

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
THOMPSON'S POINT INC

Located at  
1 THOMPSONS POINT (Brick North-Phase 1)

PERMIT ID: 2014-02010      ISSUE DATE: 10/16/2014      CBL: 201 A005001

has permission to **PHASE 1 --Brick North - Change of Use from storage to Circus Conservatory Gymnasium with spectator seating, west wing of the building only, 6,349 SF and mechanical mezzanine**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Craig Messinger

/s/ Jeanie Bourke

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**Approved Property Use - Zoning**

Brick North Building - storage & Circus Conservatory Gymnasium in the west wing of the building

**Building Inspections**

Use Group: A-4      Type: 3B  
Assembly with seating - Circus Conservatory Gymnasium  
Occupant Load = 715 (Actual seating 430 + 46 performers = 476)  
Mezanine - Mechanical Storage  
NFPA 13 System  
1st fl & Mezz-West Wing  
MUBEC/IBC 2009

**Fire Department**

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

**Check the Status or Schedule an Inspection On-Line at  
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

## **REQUIRED INSPECTIONS:**

Plumbing Rough Commercial  
Close-in Plumbing/Framing  
Electrical Close-in  
Above Ceiling Inspection  
Certificate of Occupancy/Final  
Final - Electric  
Fire - Change of Use Inspection  
Final - DRC

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2014-02010	<b>Date Applied For:</b> 09/03/2014	<b>CBL:</b> 201 A005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> PHASE 1 - Brick North - West Wing - Circus conservatory gymnasium with spectator seating		<b>Proposed Project Description:</b> PHASE 1 --Brick North - Change of Use from storage to Circus Conservatory Gymnasium with spectator seating, west wing of the building only, 6,349 SF and mechanical mezzanine		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 09/11/2014	
<b>Note:</b> Approved site plan for Brick North (2013-249) showed 61 parking spaces. Space for Gym is 8885 sf. There appears to be enough parking at this point in time. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) Under Phase I, the use of the Brick North building shall remain as storage and Circus Conservatory Gymnasium (west wing). This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) Separate permits shall be required for any new signage.				
3) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 10/09/2014	
<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) This approves a reduction in the plumbing fixture count based upon the design occupant load per IBC Sec. 1004.1.1				
2) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
3) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
4) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. A PLAN FOR THE CAFÉ FIXTURE AND EQUIPMENT SHALL BE SUBMITTED FOR REVIEW PRIOR TO WORK FOR SAID AREA.				
5) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of kitchen design compliance prior to commencing work in earnest.				
6) Approval of City license is subject to health inspections per the Food Code.				
7) This phased WEST WING permit does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure.				
8) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Craig Messenger	<b>Approval Date:</b> 10/16/2014	
<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
2) Shall comply with NFPA 101, Chapter 12, New Assembly Occupancies.				
3) Private fire mains and fire hydrants shall be maintained, tested and painted in accordance with Fire Department Regulations.				
4) A firefighter Building Marking Sign is required.				
5) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.				

**PERMIT ID:** 2014-02010

**Located at:** 1 THOMPSONS POINT (Brick

**CBL:** 201 A005001

