# **DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**

**ITY OF PORTLAN** 





#### This is to certify that

THOMPSON'S POINT INC

#### Located at

**1 THOMPSONS POINT (Brick North Building)** 

**PERMIT ID: 2015-02878 ISSUE DATE:** 02/24/2016 **CBL:** 201 A005001

Change of Use of Tenant Space "C1" from vacant to a Museum - Interior fit up has permission to including a mezzanine, ADA bathrooms and a common corridor for this and the future tenant "C2" space

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/ David Petruccelli

### /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 - space C1, museum

**Building Inspections** 

Fire Department

Use Group: A-3 Type: 3B Assembly - Museum, Tenant Space "C1" - 42 Occupants Common Corridor - Seating for 20 Occupants NFPA 13 Sprinkler System First Floor & Mezzanine MUBEC/IBC 2009

# BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 (ONLY) or email: 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 Under Slab 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.

City of Portland, Maine - Building or Use Permit		Permit No:	Date Applied For:	CBL:
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 87	74-8716	2015-02878	11/30/2015	201 A005001
posed Use: Proposed Project Description:				
Brick North Building - Tenant Space C1 - Museum "International Cryptozoology Museum"	Interior	fit up including a	Space "C1" from vac mezzanine, ADA ba and the future tenant	throoms and a
Dept:       Zoning       Status:       Approved w/Conditions       Ref         Note:       B-5 zone       14-332.1(g)- no off-street parking required       14-332.1(g)	eviewer:	Ann Machado	Approval Da	ate: 12/14/2015 Ok to Issue: ☑
permitted as an "exhibition hall"				
Conditions:				
<ol> <li>This permit is being approved on the basis of plans submitted. A work.</li> </ol>	ny deviati	ons shall require a	a separate approval b	efore starting that
2) Separate permits shall be required for any new signage.				
Note:	eviewer:	Jeanie Bourke	Approval Da	ate: 02/02/2016 Ok to Issue: ☑
<ul><li>Conditions:</li><li>1) This permit is approved based upon information provided by the</li></ul>	applicant	or design professi	onal Any deviation f	from the final
approved plans requires separate review and approval prior to we		or design professi	onal. Any deviation i	Tom the man
<ol> <li>Separate permits are required for any electrical, plumbing, sprink pellet/wood stoves, commercial hood exhaust systems, fire suppre approval as a part of this process.</li> </ol>				
<b>Dept:</b> Engineering DPS <b>Status:</b> Not Applicable <b>Re</b>	eviewer:	Rachel Smith	Approval Da	ate: 12/02/2015
Note:				Ok to Issue: 🗹
Conditions:				
<ol> <li>This approval is non-applicable to Engineering DPS as it relates to Grease Program. If approval is needed for this project by the Eng FOG, please contact David Margolis-Pineo at 207-874-8850 or d</li> </ol>	gineering	Department of Pul		
Dept: Fire Status: Approved w/Conditions Re	eviewer:	David Petruccelli	Approval Da	ate: 02/16/2016
Note:				Ok to Issue:
Conditions:				
1) All means of egress to remain accessible at all times.				
2) Construction or installation shall comply with City Code Chapter 10.				
3) Application requires State Fire Marshal approval.				
4) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.				
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.				
6) Fire extinguishers are required per NFPA 1.				
7) Shall meet the spparation requirements as outlined in lettered submitted from Fire Risk Management FPE				
	mitted fro	om Fire Risk Mana	gement FPE	
<ol> <li>Emergency lights and exit signs are required. Emergency lights a circuit and on the same circuit as the lighting for the area they ser</li> </ol>	and exit si		-	on to the panel and

10 Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height. 11 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector. 12 Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals. 13 \*\*The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.\*\* \*\*A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.\*\* 14 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection. 15 Shall meet the requirements of NFPA 1 Fire Code (2009) 16 Shall meet the requirements of NFPA 101 Life Safety Code (2009) Ch. 12 New Assembly 17 A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation. Dept: DRC Reviewer: Philip DiPierro 02/24/2016 Status: Approved w/Conditions **Approval Date:** Note: Ok to Issue: **Conditions:** 1) See site plan approval letter dated January 21, 2016, site plan approved on January 12, 2016, for conditions of approval; and see site plan approval letter dated December 4, 2014, site plan approved on December 4, 2014 for conditions of approval. The issuance

of the Certificate of Occupancy is contingent upon completion of site plan conditions of approval.