

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

PERMIT ID: 2015-02209      ISSUE DATE: 11/13/2015      CBL: 201 A005001

has permission to "Ice Rink at Thompson's Point." Seasonal use November 2, 2015 thru February 29, 2016 -60'x 120' skating rink, 30' x 30' warming tent, 8' x40' ticket office/skate rental shop, 8'x40 lounge, 12' x 20' equipment garage, food truck & 6'x12' bathroom trailer

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 cloed-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/ Tammy Munson*

**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*

*Building Inspections*

*Fire Department*

**Use Group:** A-3      **Type:**  
Temporary Ice Rink  
ENTIRE

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:**

Certificate of Occupancy/ Temporary

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> 2015-02209	<b>Date Applied For:</b> 09/14/2015	<b>CBL:</b> 201 A005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> For the Pavillion Frame (Depot Building) : "Theater & Places of Assembly & accessory events		<b>Proposed Project Description:</b> "Ice Rink at Thompson's Point." Seasonal use November 2, 2015 thru February 29, 2016 -60'x 120' skating rink, 30' x 30' warming tent, 8' x40' ticket office/skate rental shop, 8'x40 lounge, 12' x 20' equipment garage, food truck & 6'x12' bathroom trailer		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 09/24/2015
<b>Note:</b> B-5 zone allows places of public assembly [14-230.1(7)]. This use would fall under this category although it is not fully enclosed. Site Plan shows that the proposed structures are beyond 25' shoreland setback requirement (section 14-449). Flood Plain - panel 13 (7/17/1986) shows the property is in the A2 (elevation 10) Zone and Zone C. The site plan shows that the proposed structures are beyond the A2 zone -elevation 10'.		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b> 1) This permit is being issued with the condition that the rink and all the "structures" are temporary and will be removed at the beginning of March 2016.				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 11/12/2015
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b> 1) Please note: This permit expires on April 15th 2016. At which time, all temporary structures associated with this permit shall be removed. 2) In addition to the two bathroom stalls shown on your plan, you must have an additional 14 bathroom stalls. There shall be an additional 3 male stalls and 11 female stalls. They must be also be designated by sex and labeled. 3) 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 the kitchen/bar design compliance prior to commencing work in earnest. 4) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. 5) 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.				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> David Petrucci	<b>Approval Date:</b> 09/21/2015
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b> 1) The fire department shall inspect the premise prior to the event. 2) If the sides of the tents are to be enclosed at least two remotely located and marked exits shall be provided. 3) Fuel-fired heating equipment and propane tanks shall be installed outside of the tents and not with 5 feet of the tents or an exit discharge. 4) Cooking within the tents has not been reviewed and approved. 5) All tents shall meet the flame propagation performance criteria contained in NFPA 701. A certificate or other evidence of acceptance by an organization acceptable to the AHJ shall serve as evidence that the tent fabric materials have the required flame propagation performance. 6) Emergency lighting and approved illuminated EXIT signs are required for events held outside of day light hours. A back up generator with transfer switch shall meet this requirement if the following is met: a.All lighting is powered from the generator circuit. B.The lighting illuminates the face of the EXIT signs. C.An auto transfer and start shall be provided or dedicated staff shall be provided for that purpose.				

- 7) EXITS
  - a. The main entrance shall have minimum clear width of 10 feet.
  - B. The divider in the main tent shall maintain an exit opening of 6 feet.
  - C. A main corridor for the main tent shall be maintained a minimum of 50 inches. Where a chair is placed between a table and the corridor the measurement shall be made from the table and add 19 inches for each chair (ie. Chair at both sides  $38" + 50" = 88"$ ).
  - D. An exit from the main tent to the outside directly across from the main entrance shall be provided. Minimum clear width shall be 6 feet.
  - E. The auction tent shall have 2 exits perpendicular from the main tent. Minimum clear width shall be 36".
  - F. The catering tent shall have one additional exit across from the main tent. Minimum clear width shall be 36".
- 8) Tents shall have an approved fire resistant rating and maintain 10' between stake lines. No smoking or open flame allowed within 10'. Provide at least one 2A:10 BC fire extinguisher.
- 9) Fire extinguishers will be required per NFPA 10.
- 10) The cooking equipment arrangement and type shall be evaluated at the inspection.
- 11) This review is for the tent installation only. Event set up and Emergency Vehicle access shall be reviewed further before event is approved.
- 12) A minimum of one trained crowd manager shall be provided and on duty inside of the occupied tents during the event.