

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

FOREFRONT PARTNERS I LP

Located at

1 THOMPSONS POINT

PERMIT ID: 2016-02654

ISSUE DATE: 11/22/2016

CBL: 201 A005001

has permission to **Ice Rink & Tubing Hill - Seasonal use 10/9/16 thru 4/1/17 -80'x 120' rink, 30' x 30' warming yurt, 8' x40' ticket office/skate rental, 8'x40 lounge, 20' x 20' equipment garage, 50' x 150' tubing hill, 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 closed-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/ Michael White

/s/ Jonathan Rioux

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

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 are 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 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.**

REQUIRED INSPECTIONS:

Site VISIT

Final Inspection

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: 2016-02654	Date Applied For: 10/07/2016	CBL: 201 A005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Depot building - Public Assembly		Proposed Project Description: Ice Rink & Tubing Hill - Seasonal use 10/9/16 thru 4/1/17 -80'x 12' rink, 30' x 30' warming yurt, 8' x40' ticket office/skate rental, 8'x40' lounge, 20' x 20' equipment garage, 50' x 150' tubing hill, food truck & 6'x12' bathroom trailer		
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 11/15/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note: B-5 zone - use is public assembly - proposed "structures" are beyond the flood zone - A-2 (el 10') - "structures" >42' from the 25' setback for the Shoreland Zone				
Conditions:				
1) This permit is being issued with the condition that the rink, tubing hill and all the "structures" are temporary and will be removed at the beginning of April 2017.				
Dept: Building Inspection Status: Approved w/Conditions Reviewer: Jonathan Rioux Approval Date: 11/22/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note: As discussed, a State Licensed P.E will conduct a final inspection to verify compliance with the engineered plans, the IBC, 2009 and provide documentation to the City.				
Conditions:				
1) This permit is approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work. Note: Operations Management Plan from the Design professional.				
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) 1009.4.4 Dimensional uniformity. Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch in any flight of stairs. The greatest winder tread depth at the walkline within any flight of stairs shall not exceed the smallest by more than 3/8 inch. 1009.12 Handrails. Stairways shall have handrails on each side and shall comply with Section 1012. Where glass is used to provide the handrail, the handrail shall also comply with Section 2407. 1013.2 Height. Required guards shall be not less than 42 inches high, measured vertically above the adjacent walking surfaces, adjacent fixed seating or the line connecting the leading edges of the treads. 1607.7.1 Handrails and guards. Handrails and guards shall be designed to resist a load of 50 pounds per linear foot (plf) applied in any direction at the top and to transfer this load through the supports to the structure. Glass handrail assemblies and guards shall also comply with Section 2407. 1607.7.1.1 Concentrated load. Handrails and guards shall be able to resist a single concentrated load of 200 pounds (0.89 kN), applied in any direction at any point along the top, and to transfer this load through the supports to the structure. This load need not be assumed to act concurrently with the loads specified in Section 1607.7.1. 1009.4.2 Riser height and tread depth. Stair riser heights shall be 7 inches maximum and 4 inches minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. Rectangular tread depths shall be 11 inches minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.				
4) 108.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.				
5) Prior to the City's final inspection, a letter stamped by the engineer of record shall be submitted to this office confirming, that based on their oversight and inspections performed, any discrepancies have been corrected and the structural work is in substantial compliance with the designed plans and the 2009 IBC (MUBEC).				
Dept: Fire Status: Approved w/Conditions Reviewer: Michael White Approval Date: 10/11/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) All means of emergency access, as well as building egress to remain accessible at all times.				

- 2) All construction shall comply with 2009 NFPA 101, Chapter 11 Special Structures and High Rise Buildings.
- 3) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 4) All construction shall comply with City Code, Chapter 10.