

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

EVOLUTION PORTLAND PROPERTIES LLC/Flynn
Construction

Located at

65 WARREN AVE

PERMIT ID: 2014-00728

ISSUE DATE: 06/12/2014

CBL: 292 D014001

has permission to **New 10,080 sq ft steel building with 2,800 SF mezzanine and parking lot for Evo Rock and Fitness**

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

health club/gymnasium use group -
Evolution Rock & fitness

Building Inspections

Use Group: A-3 **Type:** 2B
Assembly - Recreation Facility - Evo
Rock and Fitness
First Floor Occupant Load = 150
Mezzanine Occupant Load = 46
NFPA System (Required)
ENTIRE
MUBEC/IBC 2009

Fire Department

Classification:
Assembly
ENTIRE

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:

Setbacks and Footings Prior to Pouring
Close-in Plumbing/Framing
Electrical Close-in
Above Ceiling Inspection
Certificate of Occupancy/ Temporary
Final - Electric
Final - Fire
Final - DRC
Plumbing Rough Commercial

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: 2014-00728	Date Applied For: 04/14/2014	CBL: 292 D014001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New structure for indoor rock climbing & fitness facility		Proposed Project Description: New 10,080 sq ft steel building with 2,800 SF mezzanine and parking lot for Evo Rock and Fitness		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/02/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) When HVAC permits are applied for, they must show the dBAs emitted from the units to determine compliance with the maximum allowable noise allowances. 				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 06/11/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) 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. 2) A final special inspection report with sealed compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken. 3) 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. THIS PERTAINS TO COMPLIANCE WITH THE IECC, ENERGY CODE TO SUBMIT THE COMCHECK CERTIFICATE FOR THE THERMAL ENVELOPE AND MEP SYSTEMS. 4) 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. A SEPARATE PERMIT IS REQUIRED FOR THE INSTALLATION OF THE CLIMBING WALL SYSTEMS. THESE PLANS SHALL INCLUDE THE LOCATION OF THE ACCESS DOORS TO THE SERVICE AREAS BEHIND THE WALLS, INCLUDING COMMON PATH OF TRAVEL EGRESS DIMENSIONS. 				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 06/11/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) A copy of the required state sprinkler permit with RMS signoff shall be provided prior to the final inspection 2) Shall comply with NFPA 101, Chapter 12, New Assembly Occupancies. 3) All construction shall comply with City Code Chapter 10. 4) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve. 5) Application requires State Fire Marshal approval. 6) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information. 7) A sprinkler supervisory system shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided. 				

- 8) System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 9) Installation shall be in accordance with the City of Portland Fire Department Regulations and NFPA 13 as published. A copy of the State Sprinkler permit with RMS date and signature and the Contractor's Material and Test Certificate for Aboveground Piping (NFPA 13 figure 24.1) shall be provided prior to scheduling of the final inspection.
- 10) A Knox Box is required.

Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date: 05/08/2014
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Note:	Ok to Issue: <input checked="" type="checkbox"/>
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Conditions:

- 1) See site plan approval letter for Planning Department conditions of approval.