



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 89 Warren Ave 292-D-014

Issued to D.H. Demmons Date of Issue 30 November 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950711, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Office
Fabrication Facility

Limiting Conditions: TEMPORARY

See attached memo listing (3) three conditions of approval from James Seymour, Acting Development Review Coordinator, to David Jordan, Code Enforcement Officer, dated 30 November 1995.

This certificate supersedes
certificate issued

Approved:

11-30-95 *David Jordan*

(Date) Inspector

James Seymour

Inspector of Buildings

SB

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: David Jordan, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator *JS*

DATE: November 30, 1995

SUBJECT: Temporary Certificate of Occupancy for W.H. Demmons
Industrial Building at 89 Warren Avenue

I have reviewed the site improvements associated with the 68,000 sq. ft. building for W.H. Demmons, 89 Warren Avenue and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met. All temporary conditions shall be completed and reviewed by the Development Review Coordinator by May 15, 1996 unless otherwise noted.

1. Erosion control measures including silt fence, needs to be installed around the perimeter of the detention pond where flows tend to concentrate, and be maintained on a routine basis until it can be seeded in the Spring of 1996. Siltation fencing should be installed at the top of the slope to the detention pond about 3 to 4 feet from the edge. It is very important that this fencing be properly "toed" to prohibit runoff from undermining the fence. All erosion control measures should be installed in accordance with the Maine BMP's (Best Management Practices) as published by the Maine DEP.
2. All disturbed areas which are to be either grassed or landscaped shall be winter hay mulched and/or stabilized. If areas have been hydroseeded, and have not adequately vegetated by December 4, 1995 then those areas must also be winter hay mulched immediately after December 4, 1995 and reviewed by the Development Review Coordinator of the City Arborist. The area may be subject to re-seeding in the Spring of 1996.
3. An area of pavement may need regrading to direct surface runoff toward the detention pond. The location which needs to be regraded is at the rear of the building along the southwest corner. This area appears very low next to the building and may require regrading. In March 1996 the applicant shall meet with the DRC and review this condition. All improvements shall be reviewed and approved by the DRC.

CC: KATHI STAPLES - CITY ENGINEER