

City of Portland, Maine - Building or Use Permit Application *off 637 Riverside St* 89 Congress Street, 04101, Tel: (207) 874-8703, FAX 874-8716

Location of Construction: 92 Waldron Way (Lot #4)		Owner: Icebrand Seafoods, Inc.		Phone:		Permit No: 980558 PERMIT ISSUED Permit Issued: JUN - 2 1998 CITY OF PORTLAND Zone: CBL: 306-3-004		
Owner Address:		Lessee/Buyer's Name:		Phone:			Business Name:	
Contractor Name: Sheridan Corp.		Address: P.O. Box 359 Fairfield, ME 04937		Phone: 453-9311				
Past Use: Vacant Land		Proposed Use: Industrial		COST OF WORK: \$ 1,100,000.00			PERMIT FEE: \$ 5,520.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		
Proposed Project Description: Build 21,250 Commercial/Factory Processing Building				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm		
Permit Taken By:		Date Applied For: 11 May 1998				Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied		

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

27 May 1998 - Permit Routed

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT

7

- 6/3/98 - spoke w/ ^{Ed Stealing} Larry Wood (contractor) Will start. 6/8 -
- 6/8/98 - Called For Foundation Insp. - Check area @ ~~10~~ 10' boundary still (d.g. area)
Form in place OK - Check corner set back 27 feet - \$
- 16 June 1988 site work some foundation installed, \$
- 1 July - slab work - steel erection - lobster pool started \$
- 10 July L site visit - erecting steel - placing concrete for tanks -
- 23 July - on site work going well steel erection - tank construction \$
- 28 July on site underground PLBA - wall construction \$ 4 Aug -
underground plba - placing slabs \$ -
- 28 Aug-98 Plumbing insp. work about complete closing 14 partitions \$
- 11 Sept-98 work going as per plans.
- 25/Sept-98 - Sprinkler hook-up location needs to be changed.
- 3/Oct/98 Sprinkler hook-up changed. did pre O&O inspection with
LT. McDougall -

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 92 Waldron Way (lot #4) 306-B-004

Issued to Icebrand Seafoods

Date of Issue 26 October 1998

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. 980558, 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

Limiting Conditions:

Commercial/Factory processing
Building (Industrial)
BOCA 96
2C
Sprinkled NFPA 13

This certificate supersedes
certificate issued 09 Oct 98

Approved:

(Date)

Inspector

Inspector of Buildings

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.



Certificate of Occupancy

LOCATION 92 Waldron Way Lot #4

Issued to Icebrand Seafoods Inc.

Date of Issue October 9, 1998

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. 980558, 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

Entire

APPROVED OCCUPANCY

Commercial/factory processing building (industrial)

BOCA 96
2C

Sprinkled ~~at~~ NFPA 13

Limiting Conditions:

Temporary to expire 10/23/98

This certificate supersedes certificate issued

Approved:

[Signature]
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

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.

N/A

BUILDING EVALUATION SUMMARY (continued)

Automatic fire detection: Yes _____ No _____, type and location _____
 Fire alarm system: Yes _____ No _____, type _____
 Smoke control: Yes _____ No _____, type _____
 Adequate exit routes: Yes _____ No _____ Dead ends: Yes _____ No _____
 Maximum exit access travel distance: _____ Elevator controls: Yes _____ No _____
 Means of egress emergency lighting: Yes _____ No _____ Mixed use groups: Yes _____ No _____

Safety parameters: Fire safety (FS), Means of egress (ME), General safety (GS)

3408.6.1 Building height

3408.6.2 Building area

3408.6.3 Compartmentation

3408.6.4 Tenant and dwelling unit separations

3408.6.5 Corridor walls

3408.6.6 Vertical openings

3408.6.7 HVAC systems

3408.6.8 Automatic fire detection

3408.6.9 Fire alarm system

3408.6.10 Smoke control *****

3408.6.11 Means of egress *****

3408.6.12 Dead ends *****

3408.6.13 Max. exit access travel distance *****

3408.6.14 Elevator control

3408.6.15 Means of egress emergency lighting *****

3408.6.16 Mixed use groups *****

3408.6.17 Sprinklers + 2 =

3408.6.18 Specific occupancy area protection

Building score — total value

**** No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE (Table 3408.9)

Formula	Table 3408.7	Table 3408.8	Score	Pass	Fail
FS-MFS ≥ 0	(FS)	(MFS)	=		
ME-MME ≥ 0	(ME)	(MME)	=		
GS-MGS ≥ 0	(GS)	(MGS)	=		

FS = Fire Safety MFS = Mandatory Fire Safety
 ME = Means of Egress MME = Mandatory Means of Egress
 GS = General Safety MGS = Mandatory General Safety

306-B-004

BOCA[®] NATIONAL BUILDING CODE/1996 Site Plan #
PLAN REVIEW RECORD Plan Review # 19980016

Valuation: \$1,100,000.00 Date: 1 June 98
 Fee: \$5,520.00

JURISDICTION Portland Cumberland MAINE
 BUILDING LOCATION 92 Waldron Way (Lot #4)
 BUILDING DESCRIPTION 21,270 sq ft Type 2-C bldg. Use Groups B-F-1 S2 NON-Separated
 REVIEWED BY Hoffes

Numerals indicated in parenthesis are applicable code sections of the 1996 BOCA National Building Code. The organization of this Plan Review Record follows the common Building Code format first implemented in the 1993 BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST		
No.	DESCRIPTION	Code Section
1	All site plan requirements must be met before a Certificate of occupancy can be issued.	111.0
2	NFPA 13	906.2.1
3	Fire Dept. Connections required	916.1
4	Fire Dept. connection	916.2
5	Fire Alarm System (B)	916.4.2
6	Supervised Fire system	924.0

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BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.
 4051 W. FLOSSMOOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60478-5795

ROOFS AND ROOF STRUCTURES (Chapter 15)

OK Performance requirements (1505.0) ✓ Low-slope roof coverings (1507.5)
 * Fire classification (1506.0) ✓ Flashing (1508.0)
 N/A Steep-slope roof coverings (1507.4) N/A Roof structures (1510.0)

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

STEVEN PAUL DAIGY P.E. 3529 BUTLER BLDG.
STRUCTURAL LOADS (Chapter 16)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603.1) Earthquake loads (1603.6, 1610.0)
 Uniformly distributed floor live loads (1603.2, 1606.0) 0.10 Peak velocity-related acceleration, A_v (1610.1.3)
 Floor Area Use Loads Shown 0.10 Peak acceleration, A_a (1610.1.3)
 OK Seismic hazard exposure group (1610.1.5)
 Seismic performance category (1610.1.7)
 Soil-profile type (Table 1610.3.1)
 Basic structural system and seismic-resisting system (Table 1610.3.3)
 Live load reduction (1603.2, 1606.7)
 Roof live loads (1603.3, 1607.0)
 Response modification factor, R , and deflection amplification factor, C_d (Table 1610.3.3)
 Roof snow loads (1603.4, 1608.0) Analysis procedure (1610.4, 1610.5)
 50 PSF Ground snow load, P_g (1608.3)
 If $P_g > 10$ psf, flat-roof snow load, P_f (1608.4) Other loads
 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.4) N/A Attic load (1606.2.2, 1606.2.3)
 Sloped roof snowload, P_s (1608.5) Partition loads (1606.2.4)
 If $P_g > 10$ psf, snow load importance factor, I (Table 1609.5) Concentrated loads (1606.3)
 Impact loads (1606.6)
 Misc. loads (1606.4, 1606.8, 1606.9, 1607.5, 1612.0)

STRUCTURAL DESIGN CALCULATIONS
 Submitted for all structural members (107.7)
 Signed/sealed (107.7, 114.1) yes
 Deflection limits considered (1604.5)

NOTES: N.R. — Not required
 N.A. — Not applicable

ADMINISTRATION (Chapter 1)

OK Complete construction documents (107.5, 107.6, 107.7) yes Signed/sealed construction documents (107.7, 114.1)

BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

Single Use Group _____ Specific occupancy areas (302.1.1)
 ✓ Mixed Use Groups _____ Accessory areas (302.1.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503) = 100%
 % Reduction for height (Table 506.4) = 0%
 % Increase for open perimeter (506.2) = +150%
 % Increase for automatic sprinklers (506.3) = +200%
 Total percentage factor = 450%
 Conversion factor = $(450/100) = 4.5$
 (Total percentage factor/100%)

Open perimeter (506.2)	225' North	90' East	225' South	90' West
Open perim.	630 ft.			
Perimeter	630 ft.			
% Open perimeter =	$(630/630) = 100$ (Open perim./perim.) x 100%			
% Tab. area increase =	$2(100-25) = 75$ (506.2) $150\% \times (\% \text{ Open perim.} - 25\%)$			

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area 21250 ft.² Actual building height 23 feet 1 stories
 Adjusted floor area* 4722 ft.² Allowable building height 30 feet 2 stories

*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction 5A Type of construction assumed for review (602.3) 2C

14400
 4722, 222
 -5-

Using Table 503, identify the allowable height and area of each of the separated use groups within the building. Construction types that provide, for each story of the building, tabular areas which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504.0) equal to or greater than the actual height of the use group are permitted.

N/A

Story	Use Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height (Table 503)
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories

*Adjusted floor area = actual floor area/conversion factor

$$\sum \frac{\text{Adjusted floor area*}}{\text{Allowable area (Table 503)}} = \text{_____} + \text{_____} + \text{_____} + \text{_____} = \text{_____} \leq 1.00$$

Permitted types of construction _____ Type of construction assumed for review (602.3) _____

UNLIMITED AREA ONE-STORY BUILDINGS

<u>F1 S2 B</u>	Use group classification (507.1)	<u>N/A</u>	School buildings (507.1.1)
<u>1</u>	Building height (story, feet) (507.1)	<u>N/A</u>	High-hazard use groups (507.1.2)
<u>2C</u>	Type of construction (507.1)	<u>N/A</u>	Exterior walls (507.2)
<u>yes</u>	Automatic sprinkler system (507.1, 904.11)		
	Area limitation (505.2)	<u>N/A</u> MEZZANINES	Openness (505.4)
	Egress (505.3)		

N/A SPECIAL USE AND OCCUPANCY (Chapter 4)

<u>N/A</u>	COVERED MALL BUILDINGS	<u>1</u>	Parking structures (402.15)
<u>N/A</u>	Tenant separations (402.4)		HIGH-RISE BUILDINGS
<u>N/A</u>	Egress (402.5)	<u>N/A</u>	Automatic sprinkler system (403.2)
<u>N/A</u>	Mall width (402.6)		Alternative sprinkler modifications (403.3)
<u>N/A</u>	Structural elements (402.7)		Automatic fire detection (403.4)
<u>N/A</u>	Roof coverings (402.8)		Voice/alarm signaling systems (403.5)
<u>N/A</u>	A-1, A-2 occupancy (402.9)		Fire department communication (403.6)
<u>N/A</u>	Automatic sprinkler system (402.10)		Fire command station (403.7)
<u>N/A</u>	Standpipes (402.11)		Elevators (403.8)
<u>N/A</u>	Fire department access (402.12)		Standby systems (403.9)
<u>N/A</u>	Kiosk requirements (402.14)		Stairway doors (403.10)

Fire Dept.
1 June 98

MEANS OF EGRESS (continued)

_____	General limitations (1005.0)	_____	Ramps (1016.0)
_____	Air movement in egress elements (1005.7)	_____	Means of egress doorways (1017.0)
_____	Types and location of egress (1006.0)	_____	Number of doorways (1017.2)
_____	Exit access travel distance (1006.5 and Table 1006.5)	_____	Size of doors (1017.3)
_____	Accessible means of egress (1007.0)	_____	Door hardware (1017.4)
_____	Emergency escape (1010.4)	_____	Revolving doors (1018.0)
_____	Exit access passageways and corridors (1011.0)	_____	Horizontal exits (1019.0)
_____	Aisles and accessways (1012.0)	_____	Level of exit discharge passageway (1020.0)
_____	Grandstands (1013.0)	_____	Guards (1021.0)
_____	Interior stairways (1014.1 - 1014.11)	_____	Handrails (1022.0)
_____	Exterior stairways (1014.1 - 1014.10, 1014.12)	_____	Exit signs and lights (1023.0)
_____	Smokeproof enclosures (1015.0)	_____	Means of egress lighting (1024.0)
		_____	Access to roof (1027.0)

STATE'S APPROVAL ACCESSIBILITY (Chapter 11)

_____	Required (1103.0)	_____	Accessible entrances (1106.0)
_____	Accessible route (1104.0)	_____	Special use groups (1107.0)
_____	Parking facilities (1105.0)	_____	Features and facilities (1108.0)

INTERIOR ENVIRONMENT (Chapter 12)

<u>N/A</u>	Room dimensions (1204.0)	<u>N/A</u>	Air-borne noise (STC) (1214.2)
<u>N/A</u>	Roof spaces (1210.1, 1211.2)	<u>N/A</u>	Structure-borne sound (IIC) (1214.3)
<u>N/A</u>	Crawl spaces (1210.2, 1211.1)	<u>N/A</u>	Ratproofing (1215.0)

BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

<u>OK</u>	Performance requirements (1403.0)	<u>N/A</u>	Combustible material restrictions (1406.0)
_____	Wall sidings and veneers (1404.0, 1405.0)		

INTERIOR FINISHES (Chapter 8)

Smoke development (803.3.2)

Flame spread (803.4)

Floor finish (805.0, 806.0)

FIRE PROTECTION SYSTEMS (Chapter 9)

FIRE SUPPRESSION SYSTEMS (Where required)

- NA Assembly (A-1, A-3, A-4) (904.2)
- NA Assembly (A-2) (904.3)
- NA Educational (E) (904.4)
- NA High-hazard (H) (904.5)
- NA Institutional (I) (904.6)
- NA Mercantile (M), Moderate-hazard storage (S-1), Factory and Industrial (F-1) (904.7)
- NA Residential (R-1) (904.8)
- NA Residential (R-2) (904.9)
- NA Windowless story (904.10)
- NA Specific occupancy areas (302.1.1, 904.11)
- NA Covered mall buildings (402.10)
- NA High-rise buildings (403.2)
- NA Atriums (404.2)
- NA Underground structures (405.3)
- NA Public garages (408.3.1)
- NA Sound stages (411.7)
- NA Stages and enclosed platforms (412.6)
- NA Special amusement buildings (413.4)
- NA HPM facilities (416.4)
- NA Paint spray booths and storage rooms (419.3)
- NA Unlimited area buildings (507.1)
- NA Exit lobbies (1020.3)
- NA Drying rooms (2806.4)
- NA Waste- and linen-chutes/termination rooms (2807.6)
- NA Refuse vaults (2808.4)

FIRE SPRINKLER SYSTEMS

- NFPA 13 system (906.2.1)
- NFPA 13R system (906.2.2)
- NFPA 13D system (906.2.3)
- Design (906.3)
- Actuation (906.4)
- Sprinkler alarms (906.5)
- Sprinkler riser (906.7)

LIMITED AREA SPRINKLER SYSTEMS

- NA Where permitted (907.2)
- NA Design (907.3)
- NA Actuation (907.4)
- NA Standpipe connection (907.6)
- NA Domestic supply (907.6.1)
- NA Cross connection (907.6.2)
- NA Shutoff valve (907.6.3)

OTHER SUPPRESSION SYSTEMS

- NA Water-spray fixed systems (908.0)
- NA Carbon dioxide extinguishing systems (909.0)
- NA Dry-chemical extinguishing systems (910.0)
- NA Foam-extinguishing systems (911.0)
- NA Halogenated extinguishing systems (912.0)
- NA Clean agent fire extinguishing systems (913.0)
- NA Wet-chemical range hood extinguishing systems (914.0)

STANDPIPE SYSTEMS

- NA Building height (915.2.1)
- NA Building area (915.2.2)
- NA Malls (915.2.3)
- NA Stages (915.2.4)
- NA Approved system (915.3, 915.3.1)
- NA Piping design (915.4)
- NA Water supply (915.5)
- NA Control valves (915.6)
- NA Hose connection (915.7)

FIRE DEPARTMENT CONNECTIONS

- Required (916.1)
- Connections (916.2)

YARD HYDRANTS

- Fire Dept Fire hydrants (917.1)

FIRE ALARM SYSTEMS

- NA Approval (918.3)
- NA Assembly (A-4), Educational (E) (918.4.1)
- Business (B) (918.4.2)
- NA High-hazard (H) (918.4.3)
- NA Institutional (I) (918.4.4)
- NA Residential (R-1) (918.4.5)
- NA Residential (R-2) (918.4.6)
- NA Location/details (918.5)
- NA Power supply/wiring (918.6, 918.7)
- NA Alarm-notification appliances (918.8)
- NA Voice/alarm signaling system (918.9)

AUTOMATIC FIRE DETECTION SYSTEMS

- NA Approval (919.3)
- NA Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- NA Residential (R-1) (919.4.4)
- NA Sprinklered buildings exception (919.5)
- NA Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- NA Residential (R-1) (920.3.1)
- NA Residential (R-2, R-3) (920.3.2)
- NA Institutional (I-1) (920.3.3)
- NA Interconnection (920.4)
- NA Battery backup (920.5)

FIRE EXTINGUISHERS

- NA Approval (921.1)
- NA Required (921.2)

SMOKE CONTROL SYSTEMS

- NA Passive system (922.2.1)
- NA Mechanical system (922.2.2)
- NA Smoke removal (922.3)
- NA Activation (922.4)
- NA Standby power (922.5)

SMOKE AND HEAT VENTS

- NA Size and spacing (923.2)

SUPERVISION

- Fire suppression systems (924.1)
- Fire alarm systems (924.2)

BUILDING PERMIT REPORT

DATE: 6/1/98 ADDRESS: 92 Walden Way 306-B-004
 REASON FOR PERMIT: new construct Icebrand Seafood Inc
 BUILDING OWNER: Shredco Corp
 CONTRACTOR: _____
 PERMIT APPLICANT: _____
 USE GROUP F-1/B/S2 BOCA 1996 CONSTRUCTION TYPE 2-C

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *8, *10, *17, *19, *20, *24, *25, *27, *29, *30

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
 Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. Section 25-155 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.

24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

25. All requirements must be met before a final Certificate of Occupancy is issued.

26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

28. Please read and implement the attached Land Use-Zoning report requirements.

29. A separate permit is required for the new sprinkler system.

30. ALL site plan requirement must be met before Certificate of occupancy will be issued -

P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, BFD

Marge Schmuckal

MEMORANDUM

TO: Kandi Talbot, Planner
Sam Hoffses, Code Enforcement

FROM: Jim Wendel, P.E., Development Review Coordinator

DATE: October 27, 1998

RE: Certificate of Occupancy
Icebrand Seafoods, Inc.
Sawyer Industrial Park, (lot 4)

A site visit on 10/22/98 was made to review the completion of the conditions of the site plan approval and previous comments; my comments are:

Based on conversations with staff and a site visit, it is my opinion that all of the conditions of the site plan approval have been satisfactorily completed and a **permanent certificate of occupancy could be issued** assuming code enforcement has no outstanding issues.

1350.10/disk#8/icebrand1



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: October 27, 1998

SUBJECT: Certificate of Occupancy
Icebrand Seafoods, Inc.
Sawyer Industrial Park, (Lot 4)

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Team 2

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: September 23, 1998

SUBJECT: Certificate of Occupancy
Icebrand Seafoods, Inc.
Sawyer Industrial Park (Lot 4)

A site visit on 9-23-98 was made to review the completion of the conditions of the site plan approval; my comments are:

1. The final paving and striping has not been completed.
2. A minor amount of landscaping has not been planted and some planting have been moved around a little on the site; however it is my opinion that the intent has been achieved.
3. The filter fabric backing behind each joint of the granite curb has not been installed.
4. The emergency spillway screen and the inlet screen on the outlet control structure have not been installed.
5. The 15' square by 1' deep sump around the outlet control structure has not been installed.
6. The plan required that an erosion control blanket be installed along the back of the building and within the detention pond. This has not been completed.
7. The dumpster pad is missing the fence enclosure.
8. There is some erosion beside the riprap pad at the edge of the pavement within the detention pond. The riprap pad needs to be widened to coincide with the low point of the pavement.
9. The building has half the building mounted lights than what the site plan requires.

10. The approved revised plan that located the chiller equipment on the easterly end of the building has been altered. Due to access issues to the equipment it has been located to the opposite side of the building from the Riverton housing complex. It is my opinion that the location is a better location and resolves the concerns the planning department had with the revised plan location.
11. A few small areas need to be final seeded and mulched.
12. A chain link fence has been installed around the facility. This was not on the approved plan. Does planning require a revised site plan showing the fence?

The above items must be completed or resolved by October 30, 1998.

It is my opinion that a **temporary Certificate of Occupancy** could be issued assuming Code Enforcement has no outstanding issues.



CITY OF PORTLAND

August 18, 1998

Mr. Ken Lamoreaux
The Sheridan Corp.
P.O. Box 359
Fairfield, ME 04937

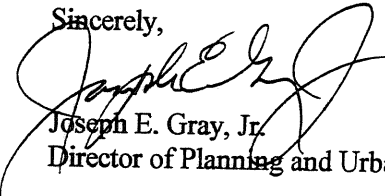
RE: Waldron Way, IceBrand Seafoods

Dear Mr. Lamoreaux:

This letter is to confirm the revision to the approved site plan of the Icebrand Seafoods project located at Waldron Way. The approved revision includes the addition of refrigeration units and air conditioning units on the side of the building. An "L"-shaped stockade fence must be located around the northern section of these units. The revised plan has been reviewed and approved with the above condition, by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8901.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Mary Gresik, Building Permit Secretary
Development Review Coordinator
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

O:\PLAN\DEVREV\WALDRON\LETTERS\SPREVLTR.WPD



EASTERN FIRE PROTECTION

FIRE SPRINKLER CONTRACTORS AND DESIGNERS

Kitty Hawk Avenue Auburn-Lewiston Industrial Airpark
P.O. Box 1390, Auburn, ME 04211
Auburn (207) 784-1507 • Bangor (207) 942-8014
FAX (207) 782-0566

DATE 10-12-98 TIME 8:35 A.M. P.M. NUMBER OF PAGES (Including Cover Letter): 2

NOTE: If you did not receive all of the pages or if you have a question, please call the verifying number (below).

TO: BLDG INSPECTOR

FROM: T.B. ELLIS

CO. NAME

NAME

ICE BRANDS

ADDRESS

SUBJECT

TEST CERT

ATTENTION

FAX NO.

FAX NO.

VERIFYING NO.

FAX Transmission

REMARKS:

CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR ABOVEGROUND PIPING

PROCEDURE

Upon completion of work, inspection and tests shall be made by the contractor's representative and witnessed by an owner's representative. All defects shall be corrected and system left in service before contractor's personnel finally leave the job.

A certificate shall be filled out and signed by both representatives. Copies shall be prepared for approving authorities, owners and contractor. It is understood the owner's representative's signature in no way prejudices any claim against contractor for faulty material, poor workmanship, or failure to comply with approving authority's requirements or local ordinances.

PROPERTY NAME

ICE BRAND SEAFOODS

DATE

PROPERTY ADDRESS

SAWYER INDUSTRIAL PARK

PLANS

ACCEPTED BY APPROVING AUTHORITY(IES) NAMES

STATE FIRE MARSHALL

ADDRESS

397 WATER ST GARDINER, ME 04345

INSTALLATION CONFORMS TO ACCEPTED PLANS

EQUIPMENT USED IS APPROVED

YES NO

IF NO, EXPLAIN DEVIATIONS

YES NO

INSTRUCTIONS

HAS PERSON IN CHARGE OF FIRE EQUIPMENT BEEN INSTRUCTED AS TO LOCATION OF CONTROL VALVES AND CARE AND MAINTENANCE OF THIS NEW EQUIPMENT

YES NO

IF NO, EXPLAIN

HAVE COPIES OF APPROPRIATE INSTRUCTIONS AND CARE AND MAINTENANCE CHARTS

YES NO

AND NFPA 13A BEEN LEFT ON PREMISES

IF NO, EXPLAIN

LOCATION OF SYSTEM

SUPPLIES BLDG.

ENTIRE BLDG

SPRINKLERS

MAKE	MODEL	YEAR OF MANUFACTURE	ORIFICE SIZE	QUANTITY	TEMPERATURE RATING
CENTRAL	WRP 6B QR	98	1/2	33	155°
"	WU 6B	95	"	95	155°
"	WP 6B QR	"	"	43	"
"	WU	"	"	6	200°
"	WP 6B QR	"	"		155°

PIPE AND FITTINGS

PIPE CONFORMS TO NFPA #13 STANDARD

YES NO

FITTINGS CONFORM TO SAME STANDARD

YES NO

IF NO, EXPLAIN

ALARM VALVE OR FLOW INDICATOR

ALARM DEVICE

MAXIMUM TIME TO OPERATE THROUGH TEST PIPE

TYPE	MAKE	MODEL	MIN.	SEC.
ALARM VALVE	CENTRAL	K	0	0

DRY PIPE OPERATING TEST

DRY VALVE			O.O.D.		
MAKE	MODEL	SERIAL NO.	MAKE	MODEL	SERIAL NO.

	TIME TO TRIP THRU TEST PIPE		WATER PRESSURE PSI	AIR PRESSURE PSI	TRIP POINT AIR PRESSURE PSI	TIME WATER REACHED TEST OUTLET		ALARM OPERATED PROPERLY	
	MIN.	SEC.				MIN.	SEC.	YES	NO
Without O.O.D.									
With O.O.D.									

IF NO, EXPLAIN

DELUGE & PREACTION VALVES	OPERATION <input type="checkbox"/> PNEUMATIC <input type="checkbox"/> ELECTRIC <input type="checkbox"/> HYDRAULIC				
	PIPING SUPERVISED <input type="checkbox"/> YES <input type="checkbox"/> NO		DETECTING MEDIA SUPERVISED <input type="checkbox"/> YES <input type="checkbox"/> NO		
	DOES VALVE OPERATE FROM THE MANUAL TRIP AND/OR REMOTE CONTROL STATIONS <input type="checkbox"/> YES <input type="checkbox"/> NO				
	IS THERE AN ACCESSIBLE FACILITY IN EACH CIRCUIT FOR TESTING <input type="checkbox"/> YES <input type="checkbox"/> NO				
MAKE	MODEL	DOES EACH CIRCUIT OPERATE SUPERVISE/LOSS ALARM YES NO	DOES EACH CIRCUIT OPERATE VALVE RELEASE YES NO	MAXIMUM TIME TO OPERATE RELEASE MIN. SEC.	

TEST DESCRIPTION
HYDROSTATIC: Hydrostatic tests shall be made at not less than 200 psi (13.6 bars) for two hours or 50 psi (3.4 bars) above static pressure in excess of 150 psi (10.2 bars) for two hours. Differential dry-pipe valve clappers shall be left open during test to prevent damage. All aboveground piping leakage shall be stopped.
FLUSHING: Flow the required rate until water is clear as indicated by no collection of foreign material in burlap bags at outlets such as hydrants and blow-offs. Flush at flows not less than 400 GPM (1514 L/min) for 4-inch pipe, 600 GPM (2271 L/min) for 5-inch pipe, 750 GPM (2839 L/min) for 6-inch pipe, 1000 GPM (3785 L/min) for 8-inch pipe, 1500 GPM (5678 L/min) for 10-inch pipe and 2000 GPM (7570 L/min) for 12-inch pipe. When supply cannot produce stipulated flow rates, obtain maximum available.
PNEUMATIC: Establish 40 psi (2.7 bars) air pressure and measure drop which shall not exceed 1-1/2 psi (0.1 bars) in 24 hours. Test pressure tanks at normal water level and air pressure and measure air pressure drop which shall not exceed 1-1/2 psi (0.1 bars) in 24 hours.

TESTS	ALL PIPING HYDROSTATICALLY TESTED AT <u>200</u> PSI FOR <u>2</u> HRS. IF NO, STATE REASON	
	DRY PIPING PNEUMATICALLY TESTED <input type="checkbox"/> YES <input type="checkbox"/> NO	
	EQUIPMENT OPERATES PROPERLY <input type="checkbox"/> YES <input type="checkbox"/> NO	
	DRAIN TEST	READING OF GAGE LOCATED NEAR WATER SUPPLY TEST PIPE: RESIDUAL PRESSURE WITH VALVE IN TEST PIPE OPEN WIDE STATIC PRESSURE: _____ PSI _____ PSI
Underground mains and lead in connections to system risers flushed before connection made to sprinkler piping. VERIFIED BY COPY OF THE U FORM NO. 85B <input type="checkbox"/> YES <input type="checkbox"/> NO OTHER _____ EXPLAIN _____ FLUSHED BY INSTALLER OF UNDERGROUND SPRINKLER PIPING <input type="checkbox"/> YES <input type="checkbox"/> NO		

BLANK TESTING GASKETS	NUMBER USED <u>0</u>	LOCATIONS	NUMBER REMOVED
-----------------------	-------------------------	-----------	----------------

WELDING	WELDED PIPING <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	IF YES ...	
	DO YOU CERTIFY AS THE SPRINKLER CONTRACTOR THAT WELDING PROCEDURES COMPLY WITH THE REQUIREMENTS OF AT LEAST AWS D10.9, LEVEL AR-3 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	DO YOU CERTIFY THAT THE WELDING WAS PERFORMED BY WELDERS QUALIFIED IN COMPLIANCE WITH THE REQUIREMENTS OF AT LEAST AWS D10.9, LEVEL AR-3 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
DO YOU CERTIFY THAT WELDING WAS CARRIED OUT IN COMPLIANCE WITH A DOCUMENTED QUALITY CONTROL PROCEDURE TO INSURE THAT ALL DISCS ARE RETRIEVED, THAT OPENINGS IN PIPING ARE SMOOTH, THAT SLAG AND OTHER WELDING RESIDUE ARE REMOVED, AND THAT THE INTERNAL DIAMETERS OF PIPING ARE NOT PENETRATED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

HYDRAULIC DATA NAMEPLATE	NAMEPLATE PROVIDED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	IF NO, EXPLAIN
--------------------------	--	----------------

REMARKS	DATE LEFT IN SERVICE WITH ALL CONTROL VALVES OPEN: <u>10-7-98</u>
---------	--

NAME OF SPRINKLER CONTRACTOR	
------------------------------	--

SIGNATURES	TESTS WITNESSED BY	
	FOR PROPERTY OWNER (SIGNED) <u>PETE GAWORSKI</u> (SEE)	TITLE <u>SUPER SHERIDAN</u> DATE <u>9-23-98</u>
	FOR SPRINKLER CONTRACTOR (SIGNED) <u>[Signature]</u>	TITLE <u>FIELD SUPT</u> DATE <u>9-23-98</u>

ADDITIONAL EXPLANATION AND NOTES

PLUMBING APPLICATION

306-B-004

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: Portland, ME

Street Subdivision Lot #: WALTON WAY #92

PROPERTY OWNERS NAME

Last: ICE BRANDS SEAYARDS, INC First:

Applicant Name: ALDEN P

Mailing Address of Owner/Applicant (If Different): 11 WALLACE AVE. S. PORTLAND ME. 04106

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 6/10/98

PORTLAND PERMIT # 6524 STATE COPY

Date Permit Issued: 7 2 98 \$ 160 If Double Fee Charged

234 L.P.I. # 0124

Local Plumbing Inspector Signature: PLBG. Underground OK. \$ 28 July 98

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for:

- NEW PLUMBING
- RELOCATED PLUMBING

Type Of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER — SPECIFY MANUFACTURING / PROCESSING

Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER / MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # 105685

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	10	Hosebibb / Sillcock		Bathtub (and Shower)
	14	Floor Drain 2" min	1	Shower (Separate) 2" min
OR	1	Urinal 1 1/2" min	4	Sink 1 1/2" min
		Drinking Fountain	4	Wash Basin 1 1/2" min
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	5	Water Closet (Toilet) 3 min.
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
Number of Hook-Ups & Relocations		Dental Cuspidor		Garbage Disposal
\$ Hook-Up & Relocation Fee		Bidet		Laundry Tub
		Other: _____	1	Water Heater
OR		Fixtures (Subtotal) Column 2	15	Fixtures (Subtotal) Column 1
	TRANSFER FEE \$[6.00]		25	Fixtures (Subtotal) Column 2
			40	Total Fixtures
			\$ 160	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ 160	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

MEMORANDUM

TO: Kandi Talbot, Planner
Sam Hoffses, Code Enforcement

FROM: Jim Wendel, P.E., Development Review Coordinator

DATE: September 23, 1998

RE: Certificate of Occupancy
Icebrand Seafoods, Inc.
Sawyer Industrial Park, (lot 4)

A site visit on 9/23/98 was made to review the completion of the conditions of the site plan approval; my comments are:

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1350.10/disk#8/icebrand

From: MARK ADELSON
To: Marge Schmuckal
Date: Fri, Jun 19, 1998 5:12 PM
Subject: Re: Ice Brand Seafoods

Thanks for the heads-up. Have a great weekend. Mark A.

>>> Marge Schmuckal 06/19 5:10 PM >>>

A real important item on this is whether there septic is hooked up. They have a super-doooper holding tank because of the private system they are on that is limited in capacity. Certainly that will have to be completed prior to any occupancy, partial or otherwise.

>>> MARK ADELSON 06/19 2:43 PM >>>

Ice Brand Seafoods Inc. received their building permit for their new facility at 92 Waldron Way on June 2. Sam reports that the foundation is in and all is going well. Generally we don't like to do partial certificates of occupancy. However, a rule of thumb on these requests is that all the life safety systems must be installed and operational in the portion of the building they plan to use. If they plan to request this, they should call Sam so he can have the specific details

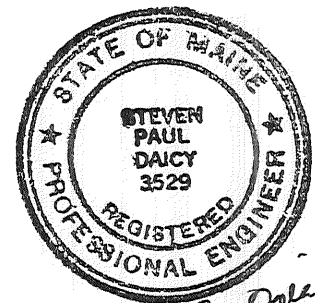


The Sheridan Corporation

Certificate of Building Design

Code Requirements for Project 9727 - IceBrand Seafoods
Located at Lot 4 of the Sawyer Industrial Park, Waldron Way, Portland, Maine

Code: 1996 B.O.C.A.
Butler Use Category: 1 (General Use)
Seismic Acceleration %: 0.10
Seismic Velocity %: 0.10
Wind Speed: 90 mph, Exposure B, Oceanline
Wind Pressure: 20.07 psf
Roof Snow Load: 50 psf
Collateral Load: 3 psf
Design Soil Bearing Pressure: 3,000 psf exterior wall
Design Soil Bearing Pressure: 2,500 psf interior isolated
Construction Type: 2C/Unprotected
Fire Protection: Fully sprinkled per NFPA 13
Building Use: Mixed use
Uses: (B) - Office, (S2) - Storage and (F1) - Factory
Note: We have chosen to use "non-separated" use group type of mix.
9,400 s.f. x 300% = 28,800 s.f.
Total building is 21,270 s.f.
(300% = 100% + 200% for sprinkled)



Steven P. Daicy



The Sheridan Corporation

Certificate of Building Design

Project Name: IceBrand Seafoods

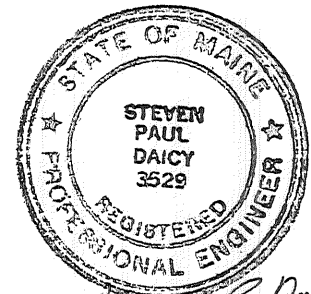
Owner: IceBrand Seafoods

Location: Portland, Maine

Designer: Steven P. Daicy, P.E.
The Sheridan Corporation
P. O. Box 359
Fairfield, ME 04937-0359

License #: 3529

Date: May 7, 1998



Steven P. Daicy

The attached plans and/or specifications for the above referenced project have been designed and prepared by the Maine Registered Professional Engineer listed.

For handicap accessibility purposes, they have been prepared in accordance with the State of Maine Human Rights Act as revised in September of 1995.

For building construction purposes, they have been prepared in accordance with the current N.F.P.A. 101 Life Safety Code in effect by the State Fire Marshal.

These plans are also in compliance with the BOCA National Code, 1996 addition or newer.

ref:eng\dc\design.doc

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19980016

I. D. Number

3/4/98

Application Date

Waldron Way Lot #4

Project Name/Description

and Seafoods, Inc

Applicant

250 W. 57th St Ste 2404, New York, NY

Applicant's Mailing Address

Sheridan Corp

Consultant/Agent

453-9311

Applicant or Agent Daytime Telephone, Fax

92 Waldron Way

Address of Proposed Site

306-B-004

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

1. that the applicant revise the plans in accordance with Tony Lombardo's memo dated 4/24/98 regarding wastewater disposal system details, force main connections, and construction details.
2. that the applicant revise the plans in accordance with Jeff Tarling's memo dated 4/27/98 regarding limits of work, marking of trees, and an additional seven (7) white pines along the property line abutting multi-family housing project.
3. that the applicant submit a revised stormwater analysis in accordance with Jim Wendel's memo dated 4/27/98 to show that the post development runoff is equal to or less than existing conditions for the standard 2, 10 and 25 year storm event.

Inspections Conditions of Approval

1. Separate permits required for signage approval.

Fire Conditions of Approval

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: LOT 4 WALDEN WAY (OFF RIVERSIDE ST)		
Total Square Footage of Proposed Structure: 21,250	Square Footage of Lot: 128,527 SQ FT	
Tax Assessor's Chart, Block & Lot Number Chart# 311/306 Block# B A Lot# 004	Owner: ICE BRAND SEAFOOD	Telephone#: SHERIDAN CORP 453-9311
Owner's Address: 250 W 57TH ST SUITE 2404 NEW YORK NY 10107-2404	Lessee/Buyer's Name (If Applicable): SHERIDAN CORP P.O. BOX 359 FAIRFIELD CT 06430	Cost Of Work: \$ 1,100,000
Proposed Project Description: (Please be as specific as possible) BUILD 21,250 COMMERCIAL/FACTORY PROCESSING BUILDINGS PER APPROVED SITE PLAN		
Contractor's Name, Address & Telephone SHERIDAN CORP		
Current Use: VACANT LAND	Proposed Use: INDUSTRIAL	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
 - All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
 - All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
 - HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.
- You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

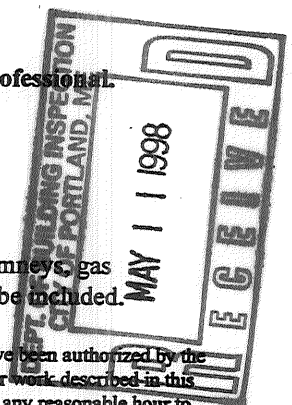
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Don B. Pinsky AGENT	Date: 5-11-98
--	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

51520
pd



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980016

I. D. Number

Icebrand Seafoods, Inc
Applicant
250 W. 57th St Ste 2404, New York, NY
Applicant's Mailing Address
Sheridan Corp
Consultant/Agent
453-9311
Applicant or Agent Daytime Telephone, Fax

3/4/98
Application Date
Waldron Way Lot #4
Project Name/Description

92 Waldron Way
Address of Proposed Site
306-B-004
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Building Addition Change Of Use Residential
 Warehouse/Distribution Parking Lot Other (specify) _____
20,250 Sq Ft **2.95 Acres** **I-M**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review **\$1,144.00** Date: **3/4/98**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

- Approved **Approved w/Conditions**
see attached Denied

Approval Date **5/29/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	5/26/98 date	\$54,000.00 amount	11/30/98 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	5/8/98 date	\$918.00 amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance _____	signature _____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount _____	expiration date _____
<input type="checkbox"/> Defect Guarantee Released			

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

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Sheridan Corp

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453-9311

Applicant or Agent Daytime Telephone, Fax

3/4/98

Application Date

Waldron Way Lot #4

Project Name/Description

Waldron Way

Address of Proposed Site

306-B-004

Assessor's Reference: Chart-Block-Lot

#92

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)

20,250 Sq Ft

2.95 Acres

I-M

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots _____
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review **\$1,144.00** Date **3/4/98**

Planning Approval Status:

Reviewer **Kandice Talbot**

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date **4/28/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permi **Kandice Talbot** **5/26/98**
signature date

Performance Guarantee Required* Not Required

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<input type="checkbox"/> Certificate Of Occupancy	_____ date	signature	
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980016

I. D. Number

Icebrand Seafoods, Inc

Applicant

250 W. 57th St Ste 2404, New York, NY

Applicant's Mailing Address

Sheridan Corp

Consultant/Agent

453-9311

Applicant or Agent Daytime Telephone, Fax

3/4/98

Application Date

Waldron Way Lot #4

Project Name/Description

Waldron Way

Address of Proposed Site

306-B-004

Assessor's Reference: Chart-Block-Lot

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20,250 Sq Ft

2.95 Acres

I-M

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$1,144.00 Date: 3/4/98

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attache Denied
 Approval Date 4/28/98 Approval Expiration 4/28/99 Extension to _____ Additional Sheets Attached
 Condition Compliance Jim Wendel 5/26/98
 signature date

Performance Guarantee

Required*

Not Required

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<input checked="" type="checkbox"/> Inspection Fee Paid	<u>5/8/98</u> date	<u>\$918.00</u> amount	
<input type="checkbox"/> Building Permit	_____ date		
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<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

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200 W. 57th St Ste 2404, New York, NY
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Sheridan Corp
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Applicant or Agent Daytime Telephone, Fax

3/4/98

Application Date

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Project Name/Description

Waldron Way

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| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **3/4/98**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** *[Signature]*

- Approved Approved w/Conditions
see attached Denied

Approval Date **3/4/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. Mc Dougall** **3/4/98**
signature date

Performance Guarantee Required* Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____	_____	
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

Applicant: Sheridan Corp
Address: 92 Waldron Way

Date: 5/29/98
C-B-L: 306-B-4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - I-M

Interior or corner lot - end of Road
Proposed Use/Work - industrial - Seafood processing 21,250 sq ft

Sewage Disposal - City

Lot Street Frontage - 60' - 100' + shown

Front Yard - 1' for each 1' of height - 26' shown

Rear Yard - 1' for each 1' of height up to 25' - 92' shown

Side Yard - 1' for each 1' of height - 160' shown
→ 35' from Residential Zone - + 60' shown

Projections -

Width of Lot - N/A

Height - 75' max allowed - 19' at highest point

Lot Area - None

Lot Coverage/Impervious Surface - 75%

Area per Family - N/A

Off-street Parking - office 1800 sq ft 1/400 = 5 sp
indust. 19,450 sq ft 1/1000 = 20 sp } 25 sp req - 42 shown

Loading Bays - 1 Bay req - 3 shown

Site Plan - Major site plan

Shoreland Zoning/Stream Protection - N/A

Flood Plains - N/A



The Sheridan Corporation
 P.O. Box 359
 Fairfield, Maine 04937

LETTER OF TRANSMITTAL

DATE	JULY 30, 98	JOB NO.	9727
ATTENTION	SAM		
RE	ICEBRAND SEAFOODS WALDRON WAY PORTLAND		

TO CITY of PORTLAND
BUILDING INSPECTIONS
SAM HOFFSES

GENTLEMEN:

- WE ARE SENDING YOU Attached Under separate cover via _____ the following item
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1		SET	BUTLER MANUFACTURING STRUCTURALS
1		SD/0	SITE PLAN, UTILITY AND EROSION PLAN
1		FI-7F4	FOUNDATION PLAN, DETAILS, SECTIONS
1		D1	FLOOR PLAN
1		D2	ELEVATIONS
1		D3	HC ACCESSIBILITY REQUIREMENTS
1		D5	FLOOR PLAN BLOW UPS
1		D6	BUILDING CROSS SECTIONS
1		E1	ELECTRICAL LIGHTING

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS LATEST UPDATED PLANS FOR THIS PROJECT.

COPY TO _____

SIGNED: STEVE DAICY

A-012
Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

February 2, 1998

Joseph T. Kotrosits
Regional Transportation Compliance Manager
Philip Services Corp.
2337 North Penn Road
Hatfield, PA 19440-1908

RE: 31 Waldron Way - 10-Day Transfer Station Proposal - I-M Zone

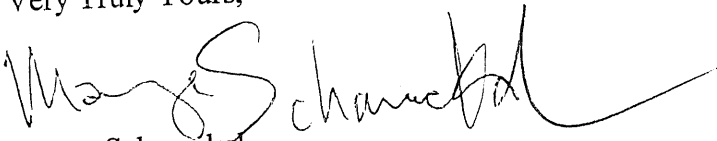
Dear Mr. Kotrosits,

Thank you for your informative meeting on January 27, 1998. As I mentioned to you at that time, you will be required to obtain a change of use permit from this Department prior to the start-up of your proposed operations. I can not make a formal determination until I receive an application. You are in an I-M Moderate Industrial Zone. You would need to apply under 14-248 "Performance Based Uses". Please note that I do have reservations as to whether you can meet those requirements. Your use might be better suited in an I-H High Impact Zone. However, I can not make any determination without an application. I encourage your to apply as soon as possible.

I have also enclosed a copy of our Site Plan review ordinance. Under "change of use", you would need to apply for a site plan review.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very Truly Yours,


Marge Schmuckal
Zoning Administrator

cc: Joseph Gray, Jr., Dir. of Planning & Urban Dev.
Mark Adelson, Housing & Neighborhood Services
Corporation Counsel
Maine Dept. of Environmental Protection
Robert Payne, Lab Pack Specialist, 31 Waldron Way, Portland, ME 04103

File