

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

CARPENTERS LOCAL UNION NO 1996

**Located at**

585 RIVERSIDE ST (Unit 304)

**PERMIT ID:** 2015-00557

**ISSUE DATE:** 05/07/2015

**CBL:** 306 B006304

has permission to **AMENDMENT NO. 1 to Building Permit #2014-02428 - Addition of a wood-framed second floor and new compliant stair in existing pre-engineered building. First Floor - four (4) new offices. Second Floor - storage only**

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***

Offices in unit #304 - Carpenter's Union

***Building Inspections***

**Use Group:** B

**Type:** 3B

Business - 1st Floor, Occ Load = 14

Business Storage - Moderate Hazard -

2nd Floor, Occ Load = 9

NFPA 13 Sprinkler System

Unit 304

MUBEC/IBC 2009

***Fire Department***

**PERMIT ID:** 2015-00557

**Located at:** 585 RIVERSIDE ST (Unit 304)

**CBL:** 306 B006304

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:**

Framing Only

Electrical Close-in

Certificate of Occupancy/Final

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> 2015-00557	<b>Date Applied For:</b> 03/24/2015	<b>CBL:</b> 306 B006304
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Change of use from warehouse & offices to just offices - "Rainmaker Business Park Condo" (Unit 304)		<b>Proposed Project Description:</b> AMENDMENT NO. 1 to Building Permit #2014-02428 - Addition of a wood-framed second floor and new compliant stair in existing pre-engineered building. First Floor - four (4) new offices. Second Floor - storage only		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 03/26/2015	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 05/07/2015	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) All conditions apply from the previous permit approval				
2) The 2nd floor is approved for storage only and shall be posted as such per the approved plans. Any change of use or fit up of the area requires a separate building permit approval.				
3) Permit approved based upon information provided by the applicant, This is an After the Fact permit for work that was performed prior to approvals. Inspections are required to confirm Life Safety, electrical and structural compliance. Additional work and design approvals may be required.				
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.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Craig Messinger	<b>Approval Date:</b> 04/07/2015	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Shall meet the requirements of NFPA 39, Existing Business Occupancies.				
2) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
3) All construction shall comply with City Code Chapter 10.				