

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
DELTA REALTY LLC

Located at
457 RIVERSIDE ST

PERMIT ID: 2017-00219 **ISSUE DATE:** 05/05/2017 **CBL:** 313 A003001

has permission to **Change of use from an auto repair garage to a medical marijuana cultivation facility for single caregiver.**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/s/ Greg Gilbert

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
medical marijuana cultivation facility

Building Inspections

Fire Department

Classification:

Industrial

ENTIRE

NFPA 101 CH# 40

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Electrical - Residential
Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00219	Date Applied For: 02/22/2017	CBL: 313 A003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single-family and medical marijuana cultivation facility	Proposed Project Description: Change of use from an auto repair garage to a medical marijuana cultivation facility for single caregiver.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 03/15/2017 Note: I-L zone Ok to Issue: <input checked="" type="checkbox"/> Medical marijuana cultivation allowed per §14-232(c) Unit space 2,090 sf - does not require off-street parking since <3,000 sf Conditions: 1) Separate permits shall be required for any new signage. 2) This property shall remain a single-family dwelling with medical marijuana cultivation facility. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 05/05/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) 1.Mechanical or natural ventilation is required in the bathroom. 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) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 4) Ventilation of this space is required per ASRAE 62.2 , 2007 edition. Insulation shall comply with the IECC, 2009 (Maine State Energy Codes). 5) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 03/06/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 207-874-8801.				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 04/28/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This permit does not allow any extraction operation in this building. Any extraction operations will require additional permitting. 2) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 All construction shall comply with 2009 NFPA 1, Fire Code. This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4). All means of egress to remain accessible at all times.				

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- 3) Any grow rooms or areas that have an atmosphere that is hazardous or potentially hazardous to people shall have a NFPA 704 warning sign on all entrances to that area that identify the health hazards.
- 4) Material Safety Data Sheets (MSDS) shall be on property and made easily accessible.
Containers and/or packages related to hazardous materials shall be properly labeled and warning signage shall be properly displayed and easily visible.
All persons shall be trained on what to do in the event of an emergency involving hazardous material on the property.
- 5) The means of egress shall comply with 2009 NFPA 101 chapter 7. Any Egress Doors that are required to have a key operated lock on them per state or other regulations must be unlocked and open in the direction of egress travel when the building is occupied and must have a sign on the door in 1" or larger letters that reads as follows: THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIES.
- 6) Any heating and or ventilation systems for the space shall comply with all applicable NFPA standards for that type of HVAC equipment and will require an additional HVAC permit.
- 7) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
For light or ordinary hazard buildings a 2-A rated extinguisher (5lb. Dry Chemical Ext.) is required no more than 75 feet of travel distance from anywhere in the building and at least 1 extinguisher per story.