

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DELTA REALTY LLC (Art Girard)

Located at

470 RIVERSIDE ST (Unit 1B)

PERMIT ID: 2016-01214

ISSUE DATE: 07/20/2016

CBL: 321 A004001

has permission to **Change of use from office to medical marijuana cultivation facility** 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/ Michael White

/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

Unit 1B - Medical marijuana cultivation facility

Building Inspections

Use Group: U **Type:** 3B
Utility - Agriculture growing facility
Occupant Load = 16
Nonsprinkled
First Floor, Right Side
MUBEC/IBC 2009

Fire Department

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:

Electrical Close-in

Framing Only

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

Final - Fire

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: 2016-01214	Date Applied For: 05/11/2016	CBL: 321 A004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Right side of bldg - Unit 1B Medical marijuana cultivation facility		Proposed Project Description: Change of use from office to medical marijuana cultivation facility		
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 06/22/2016</p> <p>Note: I-M zone Ok to Issue: <input checked="" type="checkbox"/></p> <p>Registered medical marijuana cultivation facilities allowed per §14-427(v) Two caregivers in same family allowed to share one space per 22 MRS §2423-A(3)(D) Unit size 4,720 sf - requires 2 off-street parking spaces Total building size 9,840 sf split between two warehouse businesses, requires total of 4 off-street parking spaces, lot has 12 shared parking spaces - OK</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) Separate permits shall be required for any new signage. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 07/20/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <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, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 2) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition. 3) Wiring installations for this project or occupancy shall comply with the 2014 National Electric Code. Existing conditions for new occupancies will be required to be upgraded to prescribed standards. Loading calculations may need to be provided. 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. 				
<p>Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 05/12/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This approval is non-applicable to Engineering DPS 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 Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov 				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: Michael White Approval Date: 06/28/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. (2009 NFPA 101, Chapter 9.7.4.1). 2) If applicable, all outstanding code violations shall be corrected prior to final inspection. 3) All means of egress to remain accessible at all times. 4) All construction shall comply with 2009 NFPA 101, Chapter 39 Existing Business Occupancy. 5) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation. 6) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4). 				

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7) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.

8) All construction shall comply with City Code, Chapter 10.