

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
DELTA REALTY LLC

Located at
470 RIVERSIDE ST (Unit 3)

PERMIT ID: 2016-02818 **ISSUE DATE:** 12/27/2016 **CBL:** 321 A004001

has permission to **Change of use and interior alterations to create a medical marijuana grow facility.
Construct a 10' security fence per State requirements.**

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/ David Petruccelli

/s/ Laurie Leader

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
Use Group: S-1/B **Type:** 2B
Medical marijuana cultivation facility
Occupant load = 28
Buidling is sprinkled
UNIT 3 (Entire)
MUBEC/IBC 2009

Fire Department
Classification:
Industrial
ENTIRE

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:

Framing Only

Final - Fire

Final - Electric

Certificate of Occupancy/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: 2016-02818	Date Applied For: 11/01/2016	CBL: 321 A004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Medical marijuana cultivation (Unit 3)	Proposed Project Description: Change of use and interior alterations to create a medical marijuana grow facility. Construct a 10' security fence per State requirements.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 12/13/2016 Note: I-M zone Ok to Issue: <input checked="" type="checkbox"/> Registered medical marijuana cultivation facilities allowed per §14-247(v) Building floor area 9,600 sf, requires 3 off-street parking spaces - 10+ spaces available for this unit.				
Conditions:				
1) This unit shall remain a medical marijuana cultivation facility. Any change of use or addition of new uses shall require a separate permit application for review and approval. 2) Separate permits shall be required for any new signage. 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: Laurie Leader Approval Date: 12/23/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions:				
1) 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 prior to any electrical installations. Please contact the City electrical inspectors with any questions. 2) 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. 3) 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.				
Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 11/08/2016 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 874-8801				
Dept: Fire Status: Approved w/Conditions Reviewer: David Petrucci Approval Date: 12/21/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions:				
1) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation. 2) This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection. 3) All outstanding code violations shall be corrected prior to final inspection. 4) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.				

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- 5) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 6) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 7) Fire extinguishers are required per NFPA 1 Table 13.6.2. Placement and Size of extinguishers shall follow NFPA 1 table 13.6.8.2.1.1.