

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CLEMENTINA PROPERTIES LLC

Located at

828 RIVERSIDE ST

PERMIT ID: 2014-02534

ISSUE DATE: 05/14/2015

CBL: 325 B008001

has permission to **Construct a new, slab-on-grade, single-story, wood-framed building with mezzanine, shop space with overhead doors, storage, fabrication, and office (4,534 SF)**

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/ David Petruccelli

/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

Single Family home & woodworking shop, storage & office for a general contrator

Building Inspections

Use Group: F-1/S-1/B **Type:** 5B

Factory - Moderate Hazard -
Contractor Woodworking
Storage - Warehouse & Mezzanine
Business Offices
Occupant Load = 22
NFPA 13 Sprinkler System
ENTIRE
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:

Setbacks and Footings Prior to Pouring
Foundation/Rebar
Plumbing Rough
Close-in Plumbing/Framing
Electrical Close-in
Above Ceiling Inspection
Certificate of Occupancy/ Temporary
Final - Electric
Final - Fire
Final - DRC
Site VISIT

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: 2014-02534	Date Applied For: 10/30/2014	CBL: 325 B008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Construct Woodworking/General Contractor Shop Single-family home to remain.		Proposed Project Description: Construct a new, slab-on-grade, single-story, wood-framed building with mezzanine, shop space with overhead doors, storage, fabrication, and office (4,534 SF)		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 11/17/2014
Note: IM-zone		Ok to Issue: <input checked="" type="checkbox"/>		
Impervious Surface - 75% - 57.1% given - OK Maximum height - 45' - 16'9" given - OK side yard - 16'9" min. - 16'9" shown - OK Rear yard - 16'9" min. - 16'9" shown - OK Front yard - 16'9" min. - 50.43' sclaed - OK Min. Street frontage - 60' - 105' shown - OK Pavement setback - 10' min. - parking spaces scale at just 10'				
Conditions:				
1) Separate permits shall be required for any new signage. 2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 4) The noise standards outlined in Section 14-252(a) must be maintained at all times.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 12/31/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 2) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. 3) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. THIS PERTAINS TO THE ADDITIONAL DATA FOR ELECTRICAL AND MECHANICAL SYSTEMS FOR ENERGY CODE COMPLIANCE. 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.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 12/02/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. 2) NFPA 1 - 13.3.2.26 Woodworking Operations An approved automatic sprinkler system shall be installed in buildings containing woodworking operations exceeding 2500 sq. ft. (232 sq. meters) that use equipment, machinery, or appliances that generate finely divided combustible waste, or that use finely divided combustible materials. 3) A 4100 series Knox Box is required.				

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