



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to D. V. W. Corporation

Date of Issue September 21, 1969

This is to certify that the building, premises, or part thereof, at the above location, built -- altered -- changed as to use under Building Permit No. 20444 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Lot #3 Evergreen Industrial Park

Limiting Conditions:

Entire Commercial Office Warehouse

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies legal use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 56 Evergreen Drive		Owner: Immacell		Phone:		Permit No: 951228	
Owner Address: SAA Pctd, NE 04103		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED NOV 21 1995 CITY OF PORTLAND </div>	
Past Use: Office/Whse		Proposed Use: Same		COST OF WORK: \$ 100,000.00		PERMIT FEE: \$ 520.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Construct Addition 100 sq ft Make Interior Renovations (existing building)				Signature: <i>[Signature]</i>		Signature:	
Permit Taken By: Mary Gresik		Date Applied For: 15 November 1995		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: CBL: 329-A-003 Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Call Michael Brigham
878-2770

2 - Single Axle Dump Trucks 00333/00334

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *[Signature]* Michael Brigham ADDRESS: 56 Evergreen Drive Portland, ME 04103
 DATE: 15 November 1995 PHONE: 878-2770
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: Michael F Brigham CFO Immacell Corp

PERMIT ISSUED WITH LETTER

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: *[Signature]*
[Signature]

CEO DISTRICT 7
 D. Jordan

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061736

Please Read Application And Notes, If Any, Attached

This is to certify that IMMUCELL CORPORATION / N.G. Bailey INC has permission to Commercial - Construct Mechanical for Storage & Service areas

AT 54 EVERGREEN DR 329 A0300

PERMIT ISSUED
JAN - 2 2007
CITY OF PORTLAND

provided that the person or persons who perform or supervise the work in accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is loaded or service is used in it. HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
Director - Building & Inspection Services 12/3/06

PENALTY FOR REMOVING THIS CARD

Scanned



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 54 EVERGREEN DR CBL 329 A003001

Issued to IMMUCELL CORPORATION /N G Bailey INC Date of Issue 03/27/2007

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 06-1736, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Business/ Storage, Type 3b, IBC 2003

Limiting Conditions:

**This certificate supersedes
certificate issued**

Approved:

3/26/07 Thomas Madley
(Date) Inspector
3-27-07 Greg Chase

Joanne Bourke 3/27/07
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0566	Date Applied For: 05/28/2009	CBL: 329 A003001
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Location of Construction: 54 EVERGREEN DR	Owner Name: IMMUCELL CORPORATION	Owner Address: 56 EVERGREEN DR	Phone: 207-878-2770
Business Name:	Contractor Name: N.G. Bailey	Contractor Address: 2 Baily Drive Gray	Phone: (207) 657-3200
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial / Office, Warehouse & manufacturing - Immucell - Install 13.5'x26'x10' Freezer to the side of the Buiding in the Parking Lot.	Proposed Project Description: Immucell - Install 13.5'x26'x10' Freezer to the side of the Buiding in the Parking Lot.
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Dept: Zoning	Status:	Reviewer: Ann Machado	Approval Date: 06/10/2009
Note: The existng use needs 29 parking spaces - 9 for office space (3781 sf) & 20 for warehouse/manufacturing (20153 sf). Thirty shown on site plan received 6/10/09. Ok to Issue: <input checked="" type="checkbox"/>			
1) The use of the property shall remain as light industrial (manufacturing), office & warehouse. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 06/11/2009
Note: Ok to Issue: <input checked="" type="checkbox"/>			
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 06/10/2009
Note: Ok to Issue: <input checked="" type="checkbox"/>			
1) No means of egress shall be affected by this renovation			
2) All construction shall comply with NFPA 101			

Comments:
6/10/2009-amachado: Received revised plan from Rob Wilder. Currently there are 38 parking spaces on site. 8 spaces will have to be removed to locate the freezer on the side of the buidling. There will be 30 spaces remaining. The current use only requires 29, so it is all set for parking.
6/11/2009-gg: site plan exemption with permit. /gg (Jeanie)
6/5/2009-lmd: Received original application on 5/29/2009. The applicant was informed that more information was required. He work with Jeanie B and Nelle to gather all information. I received via postal mail all final paperwork today - 6/05/2009. If you need anything additional see Jeanie. Thanks.
6/5/2009-amachado: Existing use with the freezer addition needs 29 parking spaces. Some of the existing spaces will be lost with placement of the freezer. Need to show that there will be 29 parking spaces that meet the city's parking guidelines. Can't add to pavement within 10' of the property line. Left vcm for Rob Wilder. Gave Barbara a head's up for the site plan exemption.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

IMMUCELL CORPORATION /Hodess Construction, Steve
Pitts

Located at

56 EVERGREEN DR

PERMIT ID: 2014-00137 **ISSUE DATE:** 02/10/2014 **CBL:** 329 A003001

has permission to **Convert existing manufacturing space into a clean room space on 1st & 2nd floors** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 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

Fire Official

/s/ Jeanie Bourke

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

Light Manufacturing with warehouse and offices for Immucel

Building Inspections

Use Group: F-1/B **Type:** 2B
Factory Industrial Moderate Hazard
(Immucel)
Business
Mixed Use Separated
NFPA 13 Sprinkler
Fire Alarm
ENTIRE
MUBEC/IBC2009

Fire Department

City of Portland, Maine - Building or Use Permit 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716	Permit No:	Date Applied For:	CBL:
	2014-00137	01/02/2014	329 A003001

Proposed Use: Same: Light manufacturing/labs with warehouse and offices	Proposed Project Description: Convert existing manufacturing space into a clean room space on 1st & 2nd floors
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 01/23/2014
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:			

Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 02/07/2014
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:			
<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 and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 2) A final special inspection report with sealed compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken. 3) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance. 4) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. 5) 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: Craig Messinger	Approval Date: 02/08/2014
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:			
<ol style="list-style-type: none"> 1) All means of egress to remain accessible at all times. 2) Shall comply with NFPA 101, Chapters 39 & 40. 3) 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. 4) Any cutting and welding done will require a Hot Work Permit from Fire Department. 5) 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 6) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation. 7) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation. 			

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

IMMUCELL CORPORATION

Located at

56 EVERGREEN DR

PERMIT ID: 2014-01762 ISSUE DATE: 09/05/2014 CBL: 329 A003001

has permission to **Build a 76' x 42' - Addition to the existing building** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 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

Fire Official

/s/ Jeanie Bourke

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

Light Manufacturing with warehouse and offices for Immucel

Building Inspections

Use Group: B/F-1 **Type:** 2B
Business - Immucell
Factory - Moderate Hazard, Add'l
Occupant Load = 18
Storage - Moderate Hazard, Add'l Occ
Load = 6 (2 actual)
NFPA 13 System (Required)
New 2 story addition
MUBEC/IBC 2009

Fire Department

City of Portland, Maine - Building or Use Permit 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716	Permit No: 2014-01762	Date Applied For: 08/07/2014	CBL: 329 A003001
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Proposed Use: Same: Light Manufacturing with warehouse and offices	Proposed Project Description: Build a 76' x 42' - Addition to the existing building
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/07/2014
Note: Already received sound data prior to HVAC apps			Ok to Issue: <input checked="" type="checkbox"/>
Conditions:			
1) Separate permits shall be required for any new signage.			

Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 09/05/2014
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Conditions:			
1) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items.			
2) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.			
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.			
4) 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.			

Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 08/26/2014
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Conditions:			
1) Shall comply with NFPA 101, Chapter 40, Industrial Occupancies.			
2) The sprinkler system shall be installed in accordance with NFPA 13.			
3) The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition.			
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.			
5) All construction shall comply with City Code Chapter 10.			
6) 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.			
7) 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.			
8) A Knox Box is required.			

Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date: 08/21/2014
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Conditions:			
1) See site plan approval letter dated July 10, 2014 for site plan conditions of approval.			