

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**  
1039 RIVERSIDE LLC

**Located at**  
1077 RIVERSIDE ST (Unit 1)

**PERMIT ID:** 2017-00554    **ISSUE DATE:** 09/12/2017    **CBL:** 331 A001001

has permission to **Construct new 75' x 100' metal building for use as crossfit gym.**  
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*  
Indoor recreational center (gym)

*Building Inspections*

*Fire Department*

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Final - DRC

Site VISIT

Setbacks and Footings Prior to Pouring

Foundation/Rebar

Foundation/Backfill

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Electrical Service

Final - Electric

Certificate of Occupancy/Final Inspection

Final - Fire

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.

owner or designee before the space may be occupied.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-00554	<b>Date Applied For:</b> 04/21/2017	<b>CBL:</b> 331 A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Indoor recreational center (gym)		<b>Proposed Project Description:</b> Construct new 75' x 100' metal building for use as crossfit gym.		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jean Fraser	<b>Approval Date:</b> 09/12/2017
<b>Note:</b> Info needed has now been addressed- 6.19.17		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<p>JFas of 6.12.17 there are three conditons of site plan approval (required to be met before the issuance of a building permit) that have not been addressed, the most improtant being that that the applicant needs to revise the site Plan Layout to include a paved pedestrain facility connection from the building to the sidewalk for review and approval by the Planning Authority.</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) During operation the business shall meet all zone-based Performance Standards of Section 14-252. This includes but is not limited to a noise standard of 70 dBA from 7 AM to 10 PM and 55 dBA from 10 PM to 7 AM, as measured at the property line. Mitigation measures will be required if the noise standard is not adhered to.</li> <li>2) That the applicant shall submit the wastewater capacity letter prior to occupation.</li> <li>3) This property shall remain a indoor recreation center (gym) use only. Any change of use, interior alterations, or addition of new uses shall require a separate permit application for review and approval.</li> <li>4) Separate permits shall be required for any new signage.</li> <li>5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Greg Gilbert	<b>Approval Date:</b> 09/05/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) 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.</li> <li>2) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code</li> <li>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. Additional modification to assembly space will require additional permits.</li> </ol>				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 09/08/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10. 7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle. Emergency Lighting in accordance with 2009 NPFA 101, sections 7.9 shall be provided</li> <li>2) 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.</li> <li>3) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 12 and other applicable chapters 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).</li> </ol>				

**Dept:** DRC      **Status:** Approved w/Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 07/17/2017

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) See site plan approval letter dated May 5, 2017 (site plan approved on May 7, 2017) for site plan conditions of approval.