

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
1039 RIVERSIDE LLC

Located at
1067 Riverside St (Unit 2)

PERMIT ID: 2016-01779 **ISSUE DATE:** 10/03/2016 **CBL:** 331 A001002

has permission to **Construct a 7,500 SF pre-engineered, 1-story building with two tenant spaces. This permit will also approve the fit-up and use for tenant space #1 as a retail space and warehouse for "Lynox Welding Supply"**

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 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/ 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

Tenant space 1 - retail and warehouse
(Lynox welding supply and showroom)
Tenant space 2 - no use established

Building Inspections

Use Group: M **Type:** 5B
Mercantile
Occupant load = 79
Building is not sprinkled
ENTIRE

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 are 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 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.**

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Close-in Plumbing/Framing w/Fire & Draft Stopping
Above Ceiling Inspection
Electrical Close-in w/Fire & Draftstopping
Certificate of Occupancy/Final
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: 2016-01779	Date Applied For: 07/05/2016	CBL: 331 A001002
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Commercial building with two tenant spaces		Proposed Project Description: Construct a 7,500 SF pre-engineered, 1-story building with two tenant spaces. This permit will also approve the fit-up and use for tenant space #1 as a retail space and warehouse for "Lynox Welding Supply"		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Jean Fraser	Approval Date: 08/04/2016
Note: The BP plans are exactly as approved for site plan except very slight and acceptable changes to some doors and windows in elevation- so is compliant with zoning. JF, Planner		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Although this permit is approving the creation of two tenant units within the building, the use of this single commercial condominium unit (Unit #2) of the Second Tee Business Park Condominium for two entities may entail additional legal requirements under the Maine Condominium Act.				
2) Tenant space #1 shall remain a retail showroom and warehouse. Any change of use shall require a separate permit application for review and approval. This permit is not establishing a use for tenant space #2. Separate approvals shall be required before tenant space #2 may be fit up and occupied.				
3) Separate permits shall be required for any new signage.				
4) 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: 09/01/2016
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, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) 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: Michael White	Approval Date: 08/12/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.				
2) 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.				
3) All means of egress to remain accessible at all times.				
4) All construction shall comply with 2009 NFPA 101, Chapter 36 New Mercaltile Occupancies.				
5) 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).				
6) All construction shall comply with City Code, Chapter 10.				
Dept: DRC		Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date: 10/03/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) See site plan approval letter dated May 9, 2016 (site plan approved on May 9, 2016) for conditions of approval.				