

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

MOONGATE PROPERTIES LLC

**Located at**

75 WALCH DR (1039 Riverside St.) (Unit 9)

**PERMIT ID:** 2015-03120

**ISSUE DATE:** 02/29/2016

**CBL:** 331 A001009

has permission to **Construct a 10,925 SF, one- (1-) story, pre-engineered steel building (shell only) for a future tenant for "Second Tee Condominium Association" - Unit #9.**

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 cloed-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*

*/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***

To be determined - no tenant

***Building Inspections***

**Use Group:** F-1      **Type:** 5B  
F-1  
Occupant load = 110  
Building is not sprinkled  
FOUNDATION AND SHELL ONLY  
MUBEC/IBC 2009

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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/Backfill  
Final - Commercial  
Final - Electric  
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.

|   |  |  |  |                            |
|---|--|--|--|----------------------------|
| <b>City of Portland, Maine - Building or Use Permit</b>   |  | <b>Permit No:</b><br>2015-03120  | <b>Date Applied For:</b><br>12/30/2015 | <b>CBL:</b><br>331 A001009 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716   |  |  |  |                            |
| <b>Proposed Use:</b><br>Spec Building for future tenant ("Second Tee Condominium Association" - Unit #9).   |  | <b>Proposed Project Description:</b><br>Construct a 10,925 SF, one- (1-) story, pre-engineered steel building (shell only) for a future tenant for "Second Tee Condominium Association" - Unit #9. |  |                            |
| <b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 01/27/2016<br><b>Note:</b> Jean Fraser reviewed the amended platt for this building under site plan - 2015-119. Zoning sheet is with the documents in the G drive & in eplan <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |  |  |                            |
| <b>Conditions:</b>  |  |  |  |                            |
| 1) This permit is being issued for the construction of the shell only. The use has not been established at this time. The use must be established under a separate permit when the tenant fit up is applied for.<br>2) Separate permits shall be required for any new signage.<br>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.   |  |  |  |                            |
| <b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Laurie Leader <b>Approval Date:</b> 02/23/2016<br><b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>   |  |  |  |                            |
| <b>Conditions:</b>  |  |  |  |                            |
| 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.<br>2) This phased foundation and shell only permit does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure. A separate set of plans and all required technical submissions, prepared by a registered design professional, must be filed and a separate permit is required for the establishment of the use of the structure.<br>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.   |  |  |  |                            |
| <b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Craig Messenger <b>Approval Date:</b> 02/16/2016<br><b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |  |  |                            |
| <b>Conditions:</b>  |  |  |  |                            |
| 1) Will be approved as "Shell Only" building.<br>Occupancy shall be approved as New Business Occupany. NFPA 101, Chapter 38.<br>Occupancy must be approved by the City of Portland prior to issuing Certificate of Occupancy.<br>2) 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.<br>3) 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.<br>4) Application requires State Fire Marshal approval.<br>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.<br>6) Shall meet the requirements of 2009 NFPA 1 Fire Code.<br>7) All construction shall comply with City Code Chapter 10. |  |  |  |                            |
| <b>Dept:</b> DRC <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Philip DiPierro <b>Approval Date:</b> 02/26/2016<br><b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>   |  |  |  |                            |
| <b>Conditions:</b>  |  |  |  |                            |

**PERMIT ID:** 2015-03120

**Located at:** 75 WALCH DR (1039 Riverside

**CBL:** 331 A001009

1) See site plan approval letter dated November 3, 2015, site plan approved on November 3, 2015, for conditions of approval.