

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**

IMMUCELL CORPORATION

**Located at**

33 CADDIE LN (Unit 11)

**PERMIT ID:** 2016-02268    **ISSUE DATE:** 10/07/2016    **CBL:** 331 A001011

has permission to **Phase I (Foundation Only): Construct a new, two- (2-) story (Nisin) production facility - 12,625 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 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.

N/A

**Fire Official**

/s/ Jonathan Rioux

**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*

*Building Inspections*

*Fire Department*

**Use Group:** F-1, S-1,    **Type:** 2B  
H-2, H-3  
& H-4

Factory Moderate Hazard  
Storage Moderate Hazard  
High Hazard Groups  
Occupant Load = 79  
NFPA 13 Sprinkler System  
ENTIRE  
MUBEC/IBC 2009

## 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 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 W Order" and subsequent release to continue.**

### **REQUIRED INSPECTIONS:**

Final - DRC

Site VISIT

Setbacks and Footings Prior to Pouring

Foundation/Rebar

Plumbing Under Slab

Close-in Plumbing/Framing

Electrical Close-in

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Fire

Final - Electric

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.

- 7) 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.
- 8) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. (2009 NFPA 101, Chapter 9.7.4.1).
- 9) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.
- 10) Sprinkler system installation shall comply with NFPA 13.
- 11) Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided. A separate Fire Alarm Permit is required from a certified fire alarm company. This review does not include approval of system design or installation.
- 12) A separate Fire 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.
- 13) Fire department connection type and location shall be approved by the AHJ.
- 14) Standpipe system installation shall comply with NFPA 14.
- 15) New buildings shall be equipped with a Class I standpipe system installed in accordance with the provisions of NFPA 1, Section 13.2 where any of the following conditions exist:
  1. More than three stories above grade
  2. More than 50 feet above grade and containing intermediate stories or balconies
  3. More than one story below grade
  4. More than 20 feet below grade
- 16) 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.

**Dept:** DRC      **Status:** Approved w/Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 09/26/2016

**Note:**      **Ok to Issue:**

**Conditions:**

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

<b>City of Portland, Maine - Building or Use Permit</b> 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		<b>Permit No:</b> 2016-02268	<b>Date Applied For:</b> 08/24/2016	<b>CBL:</b> 331 A001011
<b>Proposed Use:</b> Production Facility - ImmuCell ("Second Tee Business Park Condominium")		<b>Proposed Project Description:</b> Phase I (Foundation Only): Construct a new, two- (2-) story (Nisin) production facility - 12,625 SF		
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b>	<b>Approval Date:</b> 09/02/2016	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jonathan Rioux	<b>Approval Date:</b> 10/06/2016	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) 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.</li> <li>2) 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 IS SPECIFIC TO THE ROOF ACCESS GUARDRAIL PROTECTION PER SEC. 1013.5</li> <li>3) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.</li> <li>4) Energy Code compliance shall be confirmed via a ComCheck, <a href="http://www.energycodes.gov/software.stm#tabs-2">http://www.energycodes.gov/software.stm#tabs-2</a> certificate or alternate program or testing standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items.</li> <li>5) 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.</li> <li>6) A State Fire Marshal permit is required for this project. A copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Division as soon as it is issued.</li> <li>7) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.</li> </ol>				
<b>Dept:</b> Fire	<b>Status:</b> In Review	<b>Reviewer:</b>	<b>Approval Date:</b>	
<b>Note:</b>		<b>Ok to Issue:</b> <input type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) The Fire Alarm installation shall comply with the following: City of Portland Chapter 10, Fire Prevention and Protection; NFPA 1, Fire Code (2009 edition), as amended by City Code; NFPA 101, Life Safety Code (2009 edition), as amended by City Code; City of Portland Fire Department Rules and Regulations; NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations; and NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine.</li> <li>2) All construction shall comply with City Code, Chapter 10.</li> <li>3) 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).</li> <li>4) All construction shall comply with 2009 NFPA 101, Chapter 40 Industrial Occupancies</li> <li>5) A Knox Box is required.</li> <li>6) All smoke alarms shall be photoelectric.</li> </ol>				

PERMIT ID: 2016-02268

Located at: 33 CADDIE LN (Unit 11)

CBL: 331 A001011