

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
1039 RIVERSIDE LLC

Located at
71 CADDIE LN (Unit 15)

PERMIT ID: 2017-00559 **ISSUE DATE:** 07/28/2017 **CBL:** 331 A001015

has permission to **Construct new 80' x 100' warehouse, Foundation & Shell Only.**
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/ Greg Gilbert

Fire Official

/s/ Greg Gilbert

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

warehouse

Building Inspections

Use Group: F **Type:** 2B
Designed Per Factory use
No Occupancy approved
Non Sprinkled
Foundation & Shell
MUBEC 2009 IBC

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: 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/Backfill

Electrical - Commercial

Final - Commercial

Electrical Close-in

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00559	Date Applied For: 04/21/2017	CBL: 331 A001015
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Warehouse	Proposed Project Description: Construct new 80' x 100' warehouse, Foundation & Shell Only.			
Dept: Zoning Status: Approved Reviewer: Jean Fraser Approval Date: 06/23/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note: I-M zone				
(Note: Applicant has just addressed a substantive cond of site plan approval regarding parking, which was a zoning issue 6.23.17 JF)				
Conditions:				
<ol style="list-style-type: none"> 1) That the applicant shall submit a wastewater capacity to serve letter prior to occupation. 2) This property shall remain a warehouse. Any change of use, interior alterations, or addition of new uses shall require a separate permit application for review and approval. 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: Greg Gilbert	Approval Date: 07/27/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) This phased Foundation & Shell approval does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure. The permit holder shall proceed at their own risk and without assurance that the building design is code compliant, and that a permit for additional work will be granted. Interior Fit up Requires separate Permit. 2) 1607.7.1 Handrails and guards. Handrails and guards shall be designed to resist a load of 50 pounds per linear foot (plf) applied in any direction at the top and to transfer this load through the supports to the structure. Glass handrail assemblies and guards shall also comply with Section 2407. 1607.7.1.1 Concentrated load. Handrails and guards shall be able to resist a single concentrated load of 200 pounds (0.89 kN), applied in any direction at any point along the top, and to transfer this load through the supports to the structure. This load need not be assumed to act concurrently with the loads specified in Section 1607.7.1. 3) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate approvals may be need prior to their respective installations. 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: Greg Gilbert	Approval Date: 07/27/2017
Note:		Ok to Issue: <input type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 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 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. 				

