BUILDING INSPECTION

CODE ENFORCEMENT INSPECTION

The building inspector verifies that the premises at which the establishment will be located complies with all ordinances and applicable codes for the following:

Town Ordinances (including food)	Electrical Code
The Building Code	Plumbing Code

- *Security (check if complied with):*

  — The licensed premises shall have lockable doors and windows and shall be served by an alarm system that includes automatic notification to the Lisbon Police Department.

  — The licensed premises shall have video surveillance capable of covering the exterior and interior of the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day, seven days per week and video shall be retained for a minimum duration of thirty (30) days. Such records shall be made available to law enforcement agencies when investigating a criminal complaint.

  — The licensed premises shall have exterior spotlights with motion sensors covering the full perimeter of the building(s).

- *Ventilation (check if complied with):*

  —The licensed premises shall comply with all odor and air pollution standards established by ordinance.

  —All medical marijuana establishments that cultivate, manufacture or extract marijuana shall have an odor mitigation system installed that has been approved by a Maine Licensed Engineer, indicating that the system will provide odor control sufficient to ensure that no odors are perceptible off the premises.

The code officer inspected the location or the proposed location to determine whether the applicable ordinances relating to land use issues and building and safety codes issues have been satisfied. See report of findings in writing to the town clerk below.

- ✓ YES ___ NO Is establishment engaging in the "preparation" of food items whether sealed or not.

Report all findings here: _____

_____

_____

Dated:_____	Medical Marijuana Retail Store	Approved: YES NO
Dated:_____	Medical Marijuana Dispensary	Approved: YES NO
Dated:_____	Medical Marijuana Testing Facility	Approved: YES NO
Dated:___✓___	Medical Marijuana Manufacturing Facility	Approved: YES NO

Dated: _____ Approved: YES NO Approved by: _____

Mark Stambach, Building Inspector

Outstanding Code/Ordinance Issues for 5 Canal Street

207 Edibles/ Lisbon Cannabis

January 28, 2025

The following are relevant portions of a Notice of Violation dated January 13, 2025 regarding issues shared by the owners as they affect the building as a whole or common areas.

** Repair holes in sheetrock in boiler and oil tank room per IBC 2015 section 708.4

** The door to the oil tank room and boiler room are required to be closed at all times per IBC 2015 section 708.6

One major life safety issue is length of the travel distance from the interior to the exit. The code allows for one exit from a space if the distance is less than 75' for the use of the building on each level. The first floor MAY meet this requirement, however, the second floor does not. Several options to correct this would be to; 1) provide a fire rated stair enclosure to protect the stairway, 2) install a fire sprinkler system, or 3) install a code-compliant second exit.

** The length of the travel distance from portions of the interior first-floor space, currently used by Lisbon Cannabis, to the exit may exceed 75', in violation of the International Building Code (IBC) section 105.1 as adopted by the Maine Uniform Building and Energy Code (MUBEC) 2015 edition, and referenced by the Town of Lisbon Ordinances Section 54-31. Correct, or obtain confirmation on inspection by each of the Code Enforcement Officer, the Chief of Police, or the Fire Chief that current conditions meet Lisbon Code.

** The length of the travel distance from potions of the interior second-floor space, that had been used by 207 Edibles, to the exit exceeds 75', in violation of the International Building Code (IBC) section 105.1 as adopted by the Maine Uniform Building and Energy Code (MUBEC) 2015 edition, and referenced by the Town of Lisbon Ordinances Section 54-31. Correct the violation, or provide code-compliant fire protection systems that meet the requirements of the IBC 2015 edition, as confirmed on inspection by each of the Code Enforcement Officer, the Chief of Police, and the Fire Chief.

In addition, on reviewing the property file for the building, I was unable to locate any building, plumbing, sign or occupancy permits for the original creation of either of the finished spaces, in the first and second floors, that 2 businesses occupy.

The file contains 3 electrical permits: a permit issued on 3-9-20 for the installation of EMT conduit for outlets: a permit issued on 1-21-22 for the Installation of a 200 amp service and panel; and a permit issued on 4-15-20 for the installation of a low voltage security system. However, the electrical work completed to finish the building is much more extensive than the work described above. It will be necessary to identify the licensed electrician that completed the remainder of the work and have them obtain a permit after-the-fact.

The owners admit that the building had been completely gutted prior to the start of work. The creation of partition walls and changing the layout of the building, and the introduction of new occupancies would all require the issuance of a building permit. It will be necessary to obtain a permit for this work after-the-fact, and make any corrections/modifications needed to bring the building into compliance with the Maine Uniform Building and Energy Code (MUBEC), 2015 edition, and the NFPA 101 Life Safety Code and NFPA 1, 2015 editions

There was also extensive plumbing work completed. It will be necessary to identify the licensed plumber who did the work, obtain permits for the work after-the-fact and have this work reviewed for code compliance.

The current sign ordinance allows for a maximum sign size with a letter height of no more than 36" and a length of no more than 75% of the total building length for a mill building such as this. The current sign is nearly 90% of the length of the building. It will be necessary to obtain a sign permit after-the-fact, and modify the existing signs to meet the requirements of the ordinance.

Accordingly, the following violations are known to exist:

** No permit was secured for the installation of the electrical system as required by the International Building Code (IBC) section 105.1 as adopted by the Maine Uniform Building and Energy Code (MUBEC) 2015 edition, and referenced by the Town of Lisbon Ordinances Section 54-31. Secure an after-the-fact permit by a master electrician licensed by the State of Maine.

** No permit was secured for the installation of the plumbing system, as required by the Maine State Plumbing Code, Uniform Plumbing Code (UPC) 2015 edition, Section 104.1.and the Lisbon Zoning Ordinance, Section 70-66. Secure an after-the-fact permit by a plumber licensed by the State of Maine.

** No building permit was secured for the construction associated with the finishing of the interior space and change of uses as required by the International Building Code (IBC) section 105.1 as adopted by the Maine Uniform Building and Energy Code (MUBEC) 2015 edition, and referenced by the Town of Lisbon Ordinances Section 54-31. Secure an after-the-fact permit.

** No permit was secured for the installation of the signs on the exterior of the building as required by the Lisbon Zoning Ordinance, Section 70-713. Secure an after-the-fact permit

As the permits described above are all being obtained after the work has been done, there will be additional fees required.

Once the permits have been obtained, the work required completed and has been inspected and signed off, a certificate of occupancy can be issued and licenses granted.