

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PERIGEE LLC

Located at

89 ANDERSON ST

PERMIT ID: 2015-01955

ISSUE DATE: 11/13/2015

CBL: 012 I001001

has permission to **Build a 4-story mixed use facility with 53 residential apartments above parking, restaurant and retail on the ground level.**

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*

**Fire Official**

*/s/ Laurie Leader*

**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***

parking, restaurant in "commercial 1" and retail in "Commerical 2 &3" on the first floor, with 53 dwelling units on the second through fourth floors.

***Building Inspections***

**Use Group:** M/B/A- **Type:** 1A/5B  
2/S2/R2

Mercantile  
Business  
Assembly - Restaurant  
Storage - Parking  
Residential - Apartments  
Occupant Load = 349  
Building is sprinkled with NFPA13  
ENTIRE  
MUBEC/IBC 2009

***Fire Department***

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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:**

Final - DRC

Site VISIT

Foundation/Backfill

Close-in Plumbing/Framing w/Fire & Draft Stopping

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Fire Inspection

Certificate of Occupancy/Final

Final - Electric

Final - Fire

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> 2015-01955	<b>Date Applied For:</b> 08/12/2015	<b>CBL:</b> 012 I001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 53 Residential Apartments above the ground level parking, restaurant & retail.		<b>Proposed Project Description:</b> Build a 4-story mixed use facility with 53 residential apartments above parking, restaurant and retail on the ground level.		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 08/31/2015
<b>Note:</b> Nell Donaldson has approved the zoning based on the site plan review and the plans submitted.				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>Per Nell: Elevations show 45' to top of roof truss at highest elevation. Exceeds the height shown on elevations submitted during site plan review, but meets dimensional standards of B-2b (45').</p> <p>Show stepback on rear property line at 35' height, but some massing in stepback area. Emailed Ryan Senatore for explanation 8/24/15. RS sent new elevations 8/25 showing building meets stepback requirement.</p>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) With the issuance of this permit and the certificate of occupancy, the use of the property shall remain as parking, restaurant in "commercial 1" and retail in "Commercial 2 &amp; 3" on the first floor, with 53 dwelling units on the second through fourth floors. Any change of use shall require a separate permit application for review and approval.</li> <li>2) Separate permits shall be required for any new signage.</li> </ol>				
<b>Dept:</b> Building Inspection		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 10/29/2015
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken.</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 REFERS TO THE FURTHER SPECIFICATIONS AND SHOP DRAWINGS FOR THE PREFABRICATED DECKS.</li> <li>3) 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>4) Alternating stair treads must comply with Section 1009.10 of the IBC. Specifications of the alternating stair treads must 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.</li> <li>5) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual. These include products, systems, standards, design submittals and execution of field quality control. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item.</li> <li>6) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention device is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.</li> <li>7) Separate building permits are required for the commercial tenant spaces. This permit approves the vanilla box only.</li> <li>8) 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> </ol>				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Craig Messinger	<b>Approval Date:</b> 10/07/2015
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				

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