

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

COTTON STREET HOLDINGS LLC

Located at

93 WASHINGTON AVE

PERMIT ID: 2016-02372 **ISSUE DATE:** 02/28/2018 **CBL:** 012 P022001

has permission to **Construct a new 1-story building with 6 modified shipping containers fabricated offsite per the TPI Option 1 Policy. One partial height container added to the front elevation to create a parapet. Tenant spaces to be fit up under separate permits.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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/ Michael White

/s/ Jeanie Bourke

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

Five retail units and one common area

Building Inspections

Use Group: M & B **Type:** 5B
Mercantile - 3 units
Business - 2 units (Assembly < 50 occupants)
Total Occupant Load = 70
Nonsprinkled
ENTIRE
MUBEC/IBC 2009

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:

Setbacks and Footings Prior to Pouring
Foundation/Rebar
Above Ceiling Inspection
Certificate of Occupancy/Final Inspection
Final - Electric
Final - Fire
Final - DRC
Site VISIT
Plumbing Under Slab
Electrical - Commercial

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.

PERMIT ID: 2016-02372

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CBL: 012 P022001

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02372	Date Applied For: 09/06/2016	CBL: 012 P022001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Four retail spaces and one common rear area with electrical/mechanical/bathrooms		Proposed Project Description: Construct a new 1-story building with 6 modified shipping containers fabricated offsite per the TPI Option 1 Policy. One partial height container added to the front elevation to create a parapet. Tenant spaces to be fit up under separate permits.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Shukria Wiar	Approval Date: 11/04/2016	
Note: B-2b zone				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) This permit is approving the creation of four retail units on the first floor and two offices on the second floor. If future tenants will be using the spaces for a non-retail use, such as office, personal services, restaurant, etc., a separate change-of-use permit shall be required. Separate approval will also be required for tenant fit-up of the specific units. 2) The approval of this permit entailed a review of the exterior elevations and design elements of the building. Any alterations that impact the exterior elevations, including but not limited to window specs and locations, door specs and locations, siding, etc, shall not be made without review and approval from the Planning authority. 3) Separate permits shall be required for any new signage. 4) All requirements and external effects limitations of the B-2b zone, as outlined in Sections 14-186 and 14-187 of the city's land use ordinance shall be followed. 5) 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: Jeanie Bourke	Approval Date: 02/28/2018	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) Separate building permits are required for the commercial tenant spaces. This permit approves the vanilla box only. 2) 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. 3) This permit is approved per the requirements of the PID Shipping Container Policy and the MUBEC Third Party Inspection process. All TPI inspection reports and documentation shall be submitted to this office (PID) for review prior to locating the structures at the project site. 4) 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. 5) 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. Please email electronic documents to the plan reviewer of record and permitting@portlandmaine.gov 				
Dept: Engineering DPS	Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 09/14/2016	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 207-874-8801 				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 10/11/2016	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				

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