

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

FIVE SEVEN LLC

**Located at**

5 CUMBERLAND AVE

**PERMIT ID:** 2017-00254

**ISSUE DATE:** 11/21/2017

**CBL:** 014 C017001

has permission to **construct a new, four story building with six residential condominiums** 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/ Jason Grant*

*/s/ Brian Stephens*

**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***

six residential condominiums

***Building Inspections***

**Use Group:** R-2      **Type:** 5A  
Apartment House (6 Condo Units)  
Occupancy Load = 38  
Sprinkled: NFPA 13R  
ENTIRE  
MUBEC/IBC-2009

***Fire Department***

**Classification:**  
Apartment Building  
ENTIRE  
NFPA 101 CH# 30

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Certificate of Occupancy/Final Inspection  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Final - Commercial  
Final - Fire  
Foundation/Rebar  
Setbacks and Footings Prior to Pouring  
Foundation/Backfill  
Final - DRC  
Site VISIT

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:** 2017-00254

**Located at:** 5 CUMBERLAND AVE

**CBL:** 014 C017001

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-00254	<b>Date Applied For:</b> 02/27/2017	<b>CBL:</b> 014 C017001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Six (6) Residential Condominium Units	<b>Proposed Project Description:</b> construct a new, four story building with six residential condominiums			
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Matthew Grooms      <b>Approval Date:</b> 10/27/2017</p> <p><b>Note:</b> R-6 Zone      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p>Original site plan 2017- 045 was reviewed by Matthew Grooms for zoning. An amended site plan has just been submitted - 2017-186. Matthew is reviewing the zoning for the amended site plan.</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.</li> <li>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.</li> <li>3) With the issuance of this permit and the certificates of occupancy, the use of this property shall remain as six residential condominiums. Any change of use shall require a separate permit application for review and approval.</li> <li>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<p><b>Dept:</b> Building Inspecti      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Brian Stephens      <b>Approval Date:</b> 08/14/2017</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) 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> <li>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.</li> <li>3) 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</li> <li>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.</li> <li>5) Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 &amp; 302.12</li> </ol>				
<p><b>Dept:</b> Fire      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Jason Grant      <b>Approval Date:</b> 07/24/2017</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) This review has determined that your project requires fire alarm system. A separate City of Portland 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.</li> </ol>				

