

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
CITY OF PORTLAND

Located at
0 HANCOCK ST

PERMIT ID: 2017-01620 ISSUE DATE: 10/27/2017 CBL: 019 A014001

has permission to **Phase 1 - Piles, foundation, and steel only for 3 and 4 story, 100,000 sf mixed-use building housing approx 90,000 sf of office space and potentially 10,000 sf of retail space. Core and shell application to follow.**

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/ 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

No use applicable with this permit

Building Inspections

Use Group: N/A **Type:** 2A
Future use business and mercantile
No occupancy on this permit
piles, foundation & steel
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:

Final - DRC

Site VISIT

Setbacks and Footings Prior to Pouring

Foundation/Rebar

Framing Only

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: 2017-01620	Date Applied For: 10/17/2017	CBL: 019 A014001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Foundation for future office building (separate permit for structure and occupancy)		Proposed Project Description: Phase 1 - Piles, foundation, and steel only for 3 and 4 story, 100,000 sf mixed-use building housing approx 90,000 sf of office space and potentially 10,000 sf of retail space. Core and shell application to follow.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Caitlin Cameron	Approval Date: 10/27/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This permit is not approving the use of the future building and is approving construction of the foundation. Separate review and approval shall be required for the construction and fit-up of the building.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) Licenses and easements for footings and sidewalk should be complete prior to footing or sidewalk work commences.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 10/27/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) 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.				
2) 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				
3) This phased Pile, Foundation and Steel permit does not construe approval of compliant design requirements for all building and life safety codes for the construction, use and occupancy of the structure. The permit holder shall proceed at their own risk with building operation and without assurance that a permit for additional work will be granted.				
4) 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: Jason Grant	Approval Date: 10/27/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code All construction shall comply with 2009 NFPA 1, Fire Code. This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).				
2) The amount of assembly area that will be allowed on the 4th floor roof deck shall be determined on the core and shell permit for this building.				
3) This permit is approved for piles, foundation and steel only.				
Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date: 10/25/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) See site plan approval letter date October 6, 2017, (site plan approved on October 4, 2017) for conditions of site plan approval.				