#### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

CITY OF PORTLAND

Located at

0 HANCOCK ST

**PERMIT ID:** 2017-01676

**ISSUE DATE:** 02/09/2018

CBL: 019 A014001

has permission to

Core and shell application. Foundation and steel was submitted prior to this application. 3 and 4 story, 100,000 sf mixed use building with ~90,000 sf of office space and potentially 10,000sf retail space.

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/ Jason Grant /s/ Greg Gilbert

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 established with this permit

**Building Inspections** 

**Use Group:** B, M, A-3 **Type:** 2A

New Commerical office building Sprinkled 13

Sprinkled 13

Occupant load: 1769

**ENTIRE** 

2009 IBC / MUBEC

Fire Department Classification:

Business ENTIRE

NFPA 101 CH 38

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## 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:**

Close-in Plumbing/Framing

Electrical - Commercial

Final - Electric

Final - Commercial

Final - Fire

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:** 2017-01676 **Located at:** 0 HANCOCK ST **CBL:** 019 A014001

<u> </u>	en a lare neile ii n		Permit No:	Date Applied For:	CBL:	
City of Portland, Maine - Building or Use Permit			2017-01676	10/24/2017		
	Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 87			10/24/2017	019 A014001	_
_	ce & potential retail space	Core and to this a	pplication. 3 and 4	n. Foundation and ste 4 story, 100,000 sf n e and potentially 10,0	nixed use building	
De	ept: Zoning Status: Approved w/Conditions Re	eviewer:	Caitlin Cameron	Approval D	ate: 11/08/201	7
	Edge of property is within the Shoreland Zone but well beyon Panel 14- Zone C	nd the 75'	setback.		Ok to Issue:	
	onditions:  This permit is being approved on the basis of plans submitted. Ar work.	ny deviati	ons shall require a	separate approval b	efore starting that	
De			construction of th	e core and shell only  Approval D		8
	onditions:				Ok to Issue:	
	No Certificate of Occupancy with this permit approval					
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)	Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code					
4)	All construction shall comply with City Code Chapter 10.					
5)	Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.					
6)	Separate building permits are required for the commercial tenant	spaces. T	his permit approve	es the vanilla box on	ly.	
De	ept: Fire Status: Approved w/Conditions Re	eviewer:	Jason Grant	Approval D	ate: 01/30/201	8
No	ote:				Ok to Issue:	
Co	onditions:					
1)	All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 38 and other applicable chapters 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					

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).

All means of egress to remain accessible at all times.

If applicable, all outstanding code violations shall be corrected prior to final inspection.

- 2) 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.
- 3) This review has determined that your project requires fire sprinkler system. A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.

- 4) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 5) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 6) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
- 7) Per the City of Portland Technical Manual section 3.4.6. all new elevators shall be sized to accommodate an 80 x 24 inch stretcher.
- 8) All penetrations for cables, cable trays, conduits, pipes, tubes, vents, ducts, wires and similar items that pass through or penetrate a fire rated wall ceiling or floor assembly shall be protected and sealed by a listed firestop system and installed to comply with the systems manufactures recommendation.
- 9) Per 2009 NFPA 101 section 12.7.9.3 and 13.7.9.3 every room constituting an assembly occupancy (50+ people) and not having fixed seating shall have the occupancy load of the room posted on a sign in a conspicuous place by the main entrance to the space.
- 10 The Fire Department Chief Officers have agreed to allow the roof deck occupancy load to be posted at a maximum occupancy load of 506 people so the available egress capacity from that floor will not exceed the floor occupancy load with the following conditions. The fire alarm notification shall be extended to the roof deck area and the occupancy load of the roof deck (506) posted on a sign in a conspicuous place by every entrance / exit to the deck.

**Dept:** DRC **Status:** Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 11/01/2017 **Note:** • Ok to Issue: ✓

#### **Conditions:**

1) See site plan approval letter date October 6, 2017, (site plan approved on October 4, 2017) for conditions of site plan approval.

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