

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PORTLAND NORWICH GROUP LLC

Located at

158 FORE ST (20 Thames St)

PERMIT ID: 2017-01030

ISSUE DATE: 10/26/2017

CBL: 019 B020001

has permission to **Phase 1 - Construct Foundation and Steel for six story building for future 28 residential condominiums on floors 2-6 with retail on 1st floor**

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**

Lot 3 - use will be established under future permit - proposed first floor retail & 28 residential condominiums on floors 2-6

**Building Inspections**

**Use Group:** R-2/M    **Type:** 1A/2A  
Proposed residential apartments and mercantile  
No occupancy approved on this phase  
Foundation & Steel  
MUBEC/IBC 2009

**Fire Department**

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:**

Setbacks and Footings Prior to Pouring  
Foundation/Rebar  
Framing Only  
Pre-Construction Meeting

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-01030	<b>Date Applied For:</b> 06/26/2017	<b>CBL:</b> 019 B020001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 28 Residential Condominiums floors 2-6 with Retail on 1st floor	<b>Proposed Project Description:</b> Phase 1 - Construct Foundation and Steel for six story building for future 28 residential condominiums on floors 2-6 with retail on 1st floor			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Matthew Grooms <b>Approval Date:</b> 10/03/2017 <b>Note:</b> IS-FBC <b>Ok to Issue:</b> <input checked="" type="checkbox"/> Assessing lot 019-B-020 has been subdivided into four lots - Site Plan 2017-018. This is being built on Lot 3.				
<b>Conditions:</b>				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This permit is for the foundation and steel work only for the new building. The use will be established under a future permit.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 09/20/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b>				
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 FOUNDATION AND STEEL approval does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure. The permit holder shall proceed at their own risk and without assurance that the building design is code compliant, and 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. Separate permits are required for the additional phased work.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jason Grant <b>Approval Date:</b> 09/20/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b>				
1) This project meets the requirements for needing a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit. The City of Portland must have a copy of this permit on file before a final inspection or certificate of occupancy can be issued. If the SFMO determines that their permit is not needed then correspondence from the SFMO stating that a permit is not required shall be provided. 2) This permit is approved for Foundation and Steel framing only. Additional work will require additional permits. 3) 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).				
<b>Dept:</b> DRC <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Philip DiPierro <b>Approval Date:</b> 10/26/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b>				
1) See site plan and subdivision approval letter dated 9-15-2017 (subdivision approved on June 22, 2017, site plan approved on September 14, 2017) for conditions of approval.				

**PERMIT ID:** 2017-01030

**Located at:** 158 FORE ST (20 Thames St)

**CBL:** 019 B020001