

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

ESSEXNORTH 20 THAMES LLC

**Located at**

158 FORE ST (168 Fore)

**PERMIT ID:** 2017-01907    **ISSUE DATE:** 02/21/2018    **CBL:** 019 B020001

has permission to **Construction of building - 27 residential condos in upper stories with two vanilla box commercial units on first floor - use to be established in future permit**

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/ Glenn Harmon*

**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***

2 commercial units on 1st floor (uses to be established in future permit)  
27 residential condominiums on floors 2-6

***Building Inspections***

**Use Group:** R2/M/S2    **Type:** IIA  
Condominium, retail, parking  
ENTIRE  
2009 IBC/MUBEC

***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:**

Certificate of Occupancy/Final Inspection  
Above Ceiling Inspection  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Final - Electric  
Final - Plumbing

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><br>2017-01907   | <b>Date Applied For:</b><br>12/06/2017 | <b>CBL:</b><br>019 B020001                              |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716   |                                      |   |  |   |
| <b>Proposed Use:</b><br>1st floor - two commercial spaces, use to be determined. Upper stories: 27 residential condos   |                                      | <b>Proposed Project Description:</b><br>Construction of building - 27 residential condos in upper stories with two vanilla box commercial units on first floor - use to be established in future permit |  |   |
| <b>Dept:</b> Historic   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Deborah Andrews  | <b>Approval Date:</b> 02/13/2018       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |   |  |   |
| <b>Conditions:</b>  |                                      |   |  |   |
| 1) Final construction to be consistent with revised plans, elevations, details and specifications provided on 8/16/17 and 8/21/17 and as approved by the Historic Preservation Board.   |                                      |   |  |   |
| 2) Applicant to provide master signage plan to serve as template for future individual sign applications.   |                                      |   |  |   |
| <b>Dept:</b> Zoning   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Matthew Grooms   | <b>Approval Date:</b> 02/08/2018       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |   |  |   |
| <b>Conditions:</b>  |                                      |   |  |   |
| 1) This permit is not establishing a use for the two commercial spaces on the first floor. Separate review and approval for fit-up shall be required before occupancy.  |                                      |   |  |   |
| 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) This property shall remain 27 residential condominium units. Any change of use shall require a separate permit application for review and approval.  |                                      |   |  |   |
| 4) Prior to issuance of Certificates of Occupancy for the residential condominium units, a revised plat must be approved by the Planning Department.  |                                      |   |  |   |
| 5) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.   |                                      |   |  |   |
| <b>Dept:</b> Building Inspecti  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Glenn Harmon   | <b>Approval Date:</b> 02/20/2018       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |   |  |   |
| <b>Conditions:</b>  |                                      |   |  |   |
| 1) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7.  |                                      |   |  |   |
| 2) 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.   |                                      |   |  |   |
| 3) Safeguards during construction shall be implemented and installed per IBC Chapter 33 and chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties.   |                                      |   |  |   |
| 4) A request shall be submitted to the Permitting and Inspections Department prior to scheduling the final inspections for consideration of any part of this building to be occupied in phases.   |                                      |   |  |   |
| 5) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8.  |                                      |   |  |   |
| 6) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual and as approved by the Design Professional in responsible charge, Sec. 107.3.4. These include products, systems, standards, design submittals and execution of field quality control. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections. |                                      |   |  |   |
| 7) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.  |                                      |   |  |   |
| 8) Separate Permits shall be required for any new signage.  |                                      |   |  |   |

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11 City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas.

1. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas

12 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.

**Dept:** DRC

**Status:** Approved w/Conditions

**Reviewer:** Philip DiPierro

**Approval Date:** 09/14/2017

**Note:**

**Ok to Issue:**

**Conditions:**