

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

113 NEWBURY STREET LLC

Located at

113 NEWBURY ST

PERMIT ID: 2014-01349

ISSUE DATE: 11/26/2014

CBL: 020 D032001

has permission to **Foundation and site work ONLY. Building construction permit will be separate**

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 cloed-in. 48 HOUR NOTICE IS REQUIRED.	A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
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/s/ Chris Pirone

/s/ Laurie Leader

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

39 residential dwelling units with 43 parking spaces (7 townhouses & 32 flats) (was part of the Bay House project - now called Seaport lofts)

Building Inspections

Use Group: R-2/S-2 **Type:** 5A
Condominiums and parking
Occupant load = 287
NFPA 13
Foundation only
MUBEC/IBC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line 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 Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below 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 shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Plumbing Rough Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit		Permit No: 2014-01349	Date Applied For: 06/19/2014	CBL: 020 D032001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Foundation for future 39 Residential Condominiums within 7 Town house units and 32 apartments		Proposed Project Description: Foundation and site work ONLY. Building construction permit will be separate		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 07/08/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) Separate permits are required for any work beyond the initial site work and foundation work		
Dept: Building		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 10/20/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) A final special inspection report with sealed compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken.		
		2) This phased foundation permit does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure.		
		3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.		
		4) This permit approves the foundation construction and site work only, no core and shell or building construction is allowed prior to the issuance of the applicable permit.		
		5) 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: Chris Pirone	Approval Date: 07/13/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) This is a shell/foundation permit only and the plans are not being reviewed for occupancy. All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf		
Dept: DRC		Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date: 11/26/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) See approval letter dated October 31, 2013, site plan approval date October 22, 2013, for conditions of approval.		