

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
167 FORE STREET LLC

Located at
167 FORE ST

PERMIT ID: 2016-02816 ISSUE DATE: 08/10/2017 CBL: 020 F001001

has permission to **Core and shell addition of five floors above the existing single story ground floor facing Fore St - for a total of 6 stories above grade. Separate buildings created by fire wall between parking garage and offices/retail**

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

retail space on ground floor (facing Fore St) and five floors of offices above

Building Inspections

Use Group: S-2/B/A **Type:** 2B/1B
Existing parking garage building/New office building
Designed for Assembly on ground floor and offices floors 1-5, mixed use nonseparated
No occupancy on this permit
NFPA 13 Sprinkler System
CORE AND SHELL ONLY
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:

Setbacks and Footings Prior to Pouring
Foundation/Rebar
Final - Electric
Final - Fire
Final - Commercial
Concrete Deck Pour
Final - DRC
Site VISIT

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: 2016-02816	Date Applied For: 11/01/2016	CBL: 020 F001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Five stories of office space above the ground floor retail space with attached parking garage behind		Proposed Project Description: Core and shell addition of five floors above the existing single story ground floor facing Fore St - for a total of 6 stories above grade. Separate buildings created by fire wall between parking garage and offices/retail		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Caitlin Cameron	Approval Date: 07/18/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Level II Site Plan approval is for existing ground floor retail and five floors of commercial office. If uses change, building is subject to off-street parking requirements based on use and a separate building permit must be applied for and reviewed,.				
2) A revocable license from the City is required for the canopy overhang into the public right-of-way.				
3) Where drawings indicate "Existing perforated panels to remain" means applicant shall refinish the existing metal panels facing Fore Street to remove rust and weathering and provide a new protective coating.				
4) Zoning requires that the ground floor storefront glazing be transparent with a VT around .7 - applicant indicated Pilkington Blue-Green Optifloat storefront.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 08/02/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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				
2) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions shall be effectively and permanently identified with signs or stenciling per IBC Sec. 703.6				
3) No occupancy is approved. Separate permits are required for interior fitout and occupancy.				
4) This phased CORE AND SHELL 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. THIS WORK IS FOR A VANILLA BOX ONLY.				
5) 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.				
6) 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: 06/30/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit approved as an empty addition to the building. Separate permits for ternate fit up are needed before building can be occupied.				
2) 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). All means of egress to remain accessible at all times. If applicable, all outstanding code violations shall be corrected prior to final inspection.				

PERMIT ID: 2016-02816

Located at: 167 FORE ST

CBL: 020 F001001

Dept: DRC

Status: Approved w/Conditions

Reviewer: Philip DiPierro

Approval Date: 08/10/2017

Note:

Ok to Issue:

Conditions:

- 1) See site plan approval letter dated September 26, 2016 (site plan approved on September 26, 2016) for conditions of approval.