

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

EIGHT MIDDLE LAND COMPANY LLC

**Located at**

8 MIDDLE ST

**PERMIT ID:** 2016-01422

**ISSUE DATE:** 10/07/2016

**CBL:** 020 F002001

has permission to **Foundation only permit for five story mixed use building.**

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 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/ Michael White*

*/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*

*Building Inspections*

*Fire Department*

**Use Group:**

**Type:** 1A/2B

Foundation only

FOUNDATION ONLY

MUBEC/IBC 2009

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

#### **REQUIRED INSPECTIONS:**

Setbacks and Footings Prior to Pouring  
Foundation/Backfill  
Final Inspection

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-01422	<b>Date Applied For:</b> 05/31/2016	<b>CBL:</b> 020 F002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Foundation only for future commercial/residential bldg		<b>Proposed Project Description:</b> Foundation only permit for five story mixed use building.		
<b>Dept:</b> Zoning <b>Status:</b> Approved <b>Reviewer:</b> Shukria Wiar <b>Approval Date:</b> 07/27/2016		<b>Note:</b> IS-FBC, UT Subdistrict <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<p>Front yard (both Middle Street and Hancock Streets are considered fronts) - 10' MAXIMUM setback  Middle St - 0' setback proposed with indents setback a maximum of 4.5' - OK  Hancock St - setback ranges from 0' to 7' - OK</p> <p>Side setback (the other two property lines are considered sides) - 10' min, may be reduced to 0' if cumulative side setbacks total at least 20'.  Southern line setback - 5' proposed, western line setback (driveway side) 50' proposed, cumulative total 55' - OK</p> <p>PB Condition of approval- The project is exactly meeting the maximum 65' building height; the architect shall confirm the height of the proposed building prior to any final Certificate of Occupancy.</p> <p><b>Conditions:</b></p>				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Laurie Leader <b>Approval Date:</b> 08/05/2016		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) 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.</li> <li>2) This permit approves the foundation and site work only, no core and shell or building construction is allowed prior to the issuance of the applicable permit.</li> <li>3) 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.</li> <li>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.</li> <li>5) 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.</li> </ol>				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Michael White <b>Approval Date:</b> 08/03/2016		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Shall comply with 2009 NFPA 101, Chapter 7, Section 7.5 Arrangement of Means of Egress.</li> <li>2) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).</li> <li>3) All construction shall comply with City Code, Chapter 10.</li> </ol>				
<b>Dept:</b> DRC <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Philip DiPierro <b>Approval Date:</b> 10/07/2016		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				

**PERMIT ID:** 2016-01422

**Located at:** 8 MIDDLE ST

**CBL:** 020 F002001

1) See site plan approval letter dated May 27, 2015 (site plan approved May 26, 2015) for site plan and subdivision conditions of approval.