

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

EAST INDIA LAND COMPANY LLC

Located at

33 INDIA ST

PERMIT ID: 2015-01851

ISSUE DATE: 11/16/2015

CBL: 020 F023001

has permission to **Construct a 4-story building with 1 commercial condo on the 1st floor and 8 residential condominiums on floors 2, 3 & 4, w/mezzanine and roof decks.**

Construct a skywalk bridge to the adjacent parking garage at the 3rd 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 clsoed-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.

/s/ Craig Messinger

/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

1 Commercial condominium and 8 residential condominiums

Building Inspections

Use Group: R-2/B Type: 5A
Residential Dwellings (8 condominiums) - Floors 2, 3 & 4,
Occupant Load = 27
Business - Floor 1, Occupant Load = 54
NFPA 13 Sprinkler System
ENTIRE
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/Rebar
Plumbing Under Slab
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Above Ceiling Inspection
Certificate of Occupancy/Final
Final - DRC
Final - Electric
Final - Fire
Site VISIT

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: 2015-01851	Date Applied For: 07/31/2015	CBL: 020 F023001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Mixed use 1 commercial and 8 residential condos	Proposed Project Description: Construct a 4-story building with 1 commercial condo on the 1st floor and 8 residential condominiums on floors 2, 3 & 4, w/mezzanine and roof decks. Construct a skywalk bridge to the adjacent parking garage at the 3rd floor			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 09/21/2015		Ok to Issue: <input checked="" type="checkbox"/>		
Note: B-5b zone See checklist in electronic files				
Conditions:				
1) This property shall remain as 1 commercial and 8 residential condominiums. Any change of use shall require a separate permit application for review and approval.				
2) Separate permits shall be required for any new signage.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
4) A separate permit is required for the tenant fit up and occupancy of the commercial unit.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 11/09/2015		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
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.				
2) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual. 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.				
3) 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.				
4) This permit was approved utilizing Sec. 104.11 for alternative materials, design and methods of construction and equipment. An 11' easement at the North wall of the building has been created in perpetuity for the purpose of construction and maintenance access for the abutting properties. The City Inspections Division shall be notified of any intention to amend this deeded agreement that will result in a change to the existing approved building structures.				
5) The commercial space is approved as designed as a Vanilla Box. Separate permits are required for the tenant fit up and occupancy of this space.				
6) 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.				
7) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. THIS PERTAINS TO THE REVISION OF THE MECHANICAL PLANS TO ADD THE INSTALLATION OF FIRE DAMPERS IN THE EXHAUST VENTS TERMINATING AT THE NORTH WALL.				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 11/10/2015		Ok to Issue: <input checked="" type="checkbox"/>		
Note: Added conditions on 11-10-15 so that Permit could be issued. AC Gautreau				
Conditions:				
1) Application requires State Fire Marshal approval.				
2) All construction shall comply with City Code Chapter 10.				

PERMIT ID: 2015-01851

Located at: 33 INDIA ST

CBL: 020 F023001

