

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PORTLAND HOUSING AUTHORITY

Located at

44 MAYO ST (81 East Oxford St)

PERMIT ID: 2015-02191

ISSUE DATE: 01/13/2016

CBL: 022 I001001

has permission to **Construct a four- (4-) story building with 45 units of housing, head start, community policing and Portland Housing Authority offices for "Bayside Anchor".**

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

45 dwelling units, Education and Offices

Building Inspections

Use Group: R-2, B, E **Type:** 5A

Residential Apartments -45 dwelling

units=85 Occupants

Business Offices = 10 Occupants

Educational, Day Care = 42 Occupants

NFPA 13 Sprinkler System

ENTIRE

MUBEC/IBC 2009

Fire Department

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Located at: 44 MAYO ST (81 East Oxford St)

CBL: 022 I001001

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 - Electric
Final - Fire
Final - DRC
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: 2015-02191	Date Applied For: 09/11/2015	CBL: 022 I001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 45 Units of Housing, Head Start, Community Policing, and Portland Housing Authority Offices ("Bayside Anchor")		Proposed Project Description: Construct a four- (4-) story building with 45 units of housing, head start, community policing and Portland Housing Authority offices for "Bayside Anchor".		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Richard Knowland	Approval Date: 10/20/2015
Note: Rick Knowland did the site plan review so he will be doing the zoning review. See approved documents for the zoning sheet.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Separate permits shall be required for any new signage.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) With the issuance of this permit and the certificate of occupancy, the legal use of this property shall remain as 45 dwelling units, a head start program, a community policing center and Portland Housing Authority offices. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 12/23/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.				
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) 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.				
4) 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.				
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: Craig Messinger	Approval Date: 12/21/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Carbon Monoxide detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.				
2) All construction shall comply with City Code Chapter 10.				
3) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
4) Shall comply with NFPA 101, Chapter 30, New Apartment Buildings.				
5) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.				
6) A copy of the required state sprinkler permit with RMS signoff shall be provided prior to the final inspection.				
7) A 4700 series Knox Box is required.				

