

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

LUMINATO CONDOMINIUM LLC

**Located at**

169 Newbury St (167-169)

**PERMIT ID:** 2016-01319

**ISSUE DATE:** 07/29/2016

**CBL:** 028 I009001

has permission to **Foundation only for a six story, 24 dwelling unit 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***

24 Dwelling units

***Building Inspections***

**Use Group:** S-2/A-    **Type:** 1A/3A  
3/R-2

***Fire Department***

Storage - Enclosed Parking Garage  
Assembly - Exercise Room  
Residential - Apartment Houses (24 Units)  
FOUNDATION ONLY  
MUBEC/IBC 2009

**PERMIT ID:** 2016-01319

**Located at:** 169 Newbury St (167-169)

**CBL:** 028 I009001

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/Rebar  
Foundation/Backfill

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> 2016-01319	<b>Date Applied For:</b> 05/20/2016	<b>CBL:</b> 028 I009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Six story, 24 dwelling unit building	<b>Proposed Project Description:</b> Foundation only for a six story, 24 dwelling unit building			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Caitlin Cameron <b>Approval Date:</b> 06/20/2016 <b>Note:</b> IS- FBC Zone <b>Ok to Issue:</b> <input checked="" type="checkbox"/> The front of the building will face Newbury Street. Both Newbury St & Franklin St are considered front yards - front - max. 10' setback - side - 10' min. - rear- 10' min. <b>Conditions:</b> 1) This permit is being issued to build the foundation only. A separate permit must be applied for in the future to build the structure and establish the use.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Info Needed <b>Reviewer:</b> Laurie Leader <b>Approval Date:</b> <b>Note:</b> <b>Ok to Issue:</b> <input type="checkbox"/> <b>Conditions:</b> 1) This permit application is for site and foundation only. No core or shell or building construction is allowed prior to issuance of the applicable permit. 2) 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. 3) 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. FOUNDATION ONLY. 4) 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. 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.				
<b>Dept:</b> Fire <b>Status:</b> Info Needed <b>Reviewer:</b> Michael White <b>Approval Date:</b> 06/20/2016 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) This plan is reviewed as a foundation only permit. 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). 3) All construction shall comply with City Code, Chapter 10.				
<b>Dept:</b> DRC <b>Status:</b> Pending Approval <b>Reviewer:</b> <b>Approval Date:</b> <b>Note:</b> <b>Ok to Issue:</b> <input type="checkbox"/> <b>Conditions:</b>				