

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

PERMIT ID: 2016-02139

ISSUE DATE: 10/28/2016

CBL: 028 I009001

has permission to **For the construction of a new, six- (6-) story, 24 residential unit building ("Luminato Condominium, LLC").**

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.

/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: R-2,S-2,A- **Type:**

3

24 residential units

storage

Occupant load = 265

Sprinkler System NFPA 13

ENTIRE

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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 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:

Final - DRC

Site VISIT

Setbacks and Footings Prior to Pouring

Close-in Plumbing/Framing w/Fire & Draft Stopping

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

Certificate of Occupancy/Final

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: 2016-02139	Date Applied For: 08/11/2016	CBL: 028 I009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Multi-Family ("Luminato Condominium, LLC")		Proposed Project Description: For the construction of a new, six- (6-) story, 24 residential unit building ("Luminato Condominium, LLC").		
Dept: Zoning Status: Approved		Reviewer: Caitlin Cameron	Approval Date: 09/27/2016	
Note: Front yards (Franklin and Newbury): req. max. 5' Side yards: req. min. 10' Rear yards: req. min. 10' Stepback after 45; height facing UN prop.: min. 10' Min. Height: req 3 stories Max. Height: req 6 stories Bonus Floor: 1 additional story (7 total) Max. Building Length: 200' on Franklin, 100' on Newbury Entrances: at least one req. facing Newbury and Franklin each Garage Doors: max. width 40% façade length, no more than 20', must be set back from façade on Newbury			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 10/28/2016
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) 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.				
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) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				
4) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level.				
The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.				
5) 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 prior to these inspections.				
6) The guardrail system shall meet the loading requirements of section 1607.7.1 of the IBC 2009 Building Code.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 09/01/2016
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) A separate Fire 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.				
2) All construction shall comply with City Code, Chapter 10.				
3) 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).				
4) All construction shall comply with 2009 NFPA 101, Chapter 30 New Apartment Buildings, and Chapter 42 Storage Occupancies.				

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