

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

INDIA NEWBURY RESIDENCES LLC

Located at

62 INDIA ST

PERMIT ID: 2016-02956

ISSUE DATE: 04/12/2017

CBL: 028 P008001

has permission to **For the construction of 29 residential condominiums at the 2nd, 3rd, and 4th floors with commercial mixed use space and parking at the 1st floor/ground level & common roof decks**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/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

First floor - parking & 3 commercial units -
29 residential condominiums on floors 2-4

Building Inspections

Use Group: R-2/S-2 **Type:** 5A
& M

Fire Department

Residential Apartments - Floors 2-4,
Occupant Load = 232
Storage - Parking Garage &
Mercantile - Floor 1, Occupant Load =
272
Assembly - common decks = Occpant
Load = 118
NFPA 13 sprinkler system
ENTIRE
MUBEC/IBC 2009

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

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

Electrical Close-in w/Fire & Draftstopping

Plumbing Under Slab

Above Ceiling Inspection

Certificate of Occupancy/Final Inspection

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.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02956	Date Applied For: 12/07/2016	CBL: 028 P008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Ground Floor/First Floor - Mixed Use and Parking Second-Fourth Floors - 29 Residential Condominiums		Proposed Project Description: For the construction of 29 residential condominiums at the 2nd, 3rd and 4th floors with commercial mixed use space and parking at the 1st floor/ground level & common roof decks		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 03/13/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) All construction is to be consistent with plans and conditions approved by Historic Preservation Board on 5/18/16.				
2) Final color selection shall be from three choices agreed on with HP staff on 3/8/17, and is to be communicated to HP staff once selection is final.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Caitlin Cameron	Approval Date: 02/02/2017	
Note: IS-FBC Zone		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) The approval of this permit entailed a review of the exterior elevations and design elements of the building. Any alterations that impact the exterior elevations, including but not limited to window specs and locations, door specs and locations, siding, etc, shall not be made without review and approval from the Planning authority.				
3) This property shall remain as commercial uses on the first floor and twenty-nine residential condominiums above. Any change of use shall require a separate permit application for review and approval.				
4) Separate permits shall be required for any new signage.				
5) This permit is being issued with the condition that a separate tenant fit up permit must be submitted when each commercial tenant space is occupied to establish the use of the space.				
6) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 04/11/2017	
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) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual and as approved by the Design Professional in responsible charge, Sec. 107.3.4. 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.				
3) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions shall be effectively and permanently identified with signs or stenciling per IBC Sec. 703.6				
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) Separate permits are required for the occupancy and tenant fit up for the first floor commercial spaces.				
6) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program or testing standard for the MEP systems. This documentation is required prior to associated work for these items.				

