

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
CPORT CREDIT UNION

Located at
50 India St

PERMIT ID: 2017-01518 ISSUE DATE: 12/06/2017 CBL: 028 P023001

has permission to **Construct new 4 story mixed use structure to house cPort Credit Union and single residential tenant with rooftop deck**

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 & second floors - credit union; third & fourth floors - one residential dwelling unit

Building Inspections

Use Group: B & R-3 **Type:** 2B
Business - Bank floors 1 & 2 - Occupant load = 24
Residential - 1 unit (vacant) - floors 3, 4 & roof deck - Occupant load = 14
NFPA 13 sprinkler system
ENTIRE
MUBEC/IBC 2009

Fire Department

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:

Final - DRC

Site VISIT

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 Inspection

Final - Electric

Final - Fire

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.

owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-01518	Date Applied For: 09/26/2017	CBL: 028 P023001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail bank and offices floors 1 & 2 and 1 residential dwelling floors 3 &4		Proposed Project Description: Construct new 4 story mixed use structure to house cPort Credit Union and single residential tenant with rooftop deck		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 11/27/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) Separate approval is required for all signs.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Caitlin Cameron	Approval Date: 10/16/2017
Note:		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) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain a credit union on the first and second floors and a residential dwelling unit on the third and fourth floors. Any change of use shall require a separate permit application for review and approval. 3) Separate permits shall be required for any new signage.		
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 12/05/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) A request shall be submitted to the Permitting and Inspections Department prior to scheduling the final inspections for consideration of any part of this building to be occupied in phases. 2) 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. 3) The fit up for the residential unit is not approved on this permit and is deemed a vacant space. A separate application must be submitted for review for the occupancy of this space. 4) 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. 5) 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. 6) 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 undergoing alterations, hard wired to the electrical system. Interconnection is required, where permanent wiring is feasible, which shall be verified upon inspection. Alternatively, a monitored smoke detection system is allowed to be installed in accordance with NFPA 72 for fire alarms. 7) 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. Please email electronic documents to the plan reviewer of record and permitting@portlandmaine.gov 8) 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.		

PERMIT ID: 2017-01518

Located at: 50 India St

CBL: 028 P023001

