

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

25 PEARL MHR LLC

**Located at**

31 Pearl St

**PERMIT ID:** 2014-02938

**ISSUE DATE:** 03/03/2015

**CBL:** 029 E016001

has permission to **Renovate 9,000 s.f. of first floor tenant space for bank offices and branch teller with ATM, including some new storefront windows and entrance doors**

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.
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*/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***

Bank

***Building Inspections***

**Use Group:** B

**Type:** 3B

Business - Bank and branch offices

Occupant Load = 96

NFPA 13 Sprinkler system

First Floor

MUBEC/IBC 2009

***Fire Department***

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 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  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Above Ceiling Inspection  
Final - Commercial  
Final - Electric  
Final - Fire  
Foundation/Rebar

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> 2014-02938	<b>Date Applied For:</b> 12/19/2014	<b>CBL:</b> 029 E016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Bank offices and branch	<b>Proposed Project Description:</b> Renovate 9,000 s.f. of first floor tenant space for bank offices and branch teller with ATM, including some new storefront windows and entrance doors			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 02/04/2015 <b>Note:</b> B-3 Zone - no setbacks, 100% lot coverage. <b>Ok to Issue:</b> <input checked="" type="checkbox"/> PAD - 75% of street level must be PAD approved use - bank frontage - 45' is ATM and the branch space , 15' is conference room - 45/60 = 75% - OK <b>Conditions:</b> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to implementation 3) Separate permits shall be required for any new signage.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 02/19/2015 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) 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. 2) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance. 3) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479 4) 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> Approved w/Conditions <b>Reviewer:</b> Craig Messinger <b>Approval Date:</b> 03/03/2015 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) Fire Alarm system shall comply with NFPA 72 2) All construction shall comply with City Code Chapter 10. 3) Shall meet the requirements of 2009 NFPA 1 Fire Code. 4) Shall meet NFPA 101, Chapter 38, New Business Occupancies. 5) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve. 6) Any cutting and welding done will require a Hot Work Permit from Fire Department. 7) Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code. 8) 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.				

**Dept:** DRC

**Status:** Not Applicable

**Reviewer:**

**Approval Date:** 01/16/2015

**Note:**

**Ok to Issue:**

**Conditions:**