

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**  
BANGOR SAVINGS BANK

**Located at**  
280 Fore St

**PERMIT ID:** 2018-00243    **ISSUE DATE:** 04/09/2018    **CBL:** 029 K005001

has permission to **Change of use from retail bank to office on first floor - Interior demo (stairs, flooring, acoustical ceiling, drywall walls/partitions), steel metal deck framing for 2nd fl expansion. New interior wood stair and glass railing, sprinkler re-work.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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/ Glenn Harmon*

**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***

1st floor - offices

***Building Inspections***

**Use Group:** B

Business

Offices

Sprinklered

First floor partial

2009/IBC MUBEC

***Fire Department***

**Type:** IIA

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Construction Activity  
Electrical Close-in  
Final - Commercial  
Final - Electric

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.

|   |                                      |  |   |                            |
|---|--------------------------------------|--|---|----------------------------|
| <b>City of Portland, Maine - Building or Use Permit</b>   |                                      | <b>Permit No:</b><br>2018-00243  | <b>Date Applied For:</b><br>02/22/2018                  | <b>CBL:</b><br>029 K005001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716   |                                      |  |   |                            |
| <b>Proposed Use:</b><br>First floor Offices with offices on upper floors.   |                                      | <b>Proposed Project Description:</b><br>Change of use from retail bank to office on first floor - Interior demo (stairs, flooring, acoustical ceiling, drywall walls/partitions), steel metal deck framing for 2nd fl expansion. New interior wood stair and glass railing, sprinkler re-work. |   |                            |
| <b>Dept:</b> Zoning   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Ann Machado   | <b>Approval Date:</b> 03/12/2018                        |                            |
| <b>Note:</b> B-3, Historic<br>- office is a permitted use - 14-217(a)(2)(a)<br>- all interior work<br>- no parking required for a change of use - section 14-332.1e   |                                      |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |                            |
| <b>Conditions:</b>  |                                      |  |   |                            |
| 1) Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.  |                                      |  |   |                            |
| 2) Separate permits shall be required for any new signage.  |                                      |  |   |                            |
| 3) With the issuance of this permit and the certificate of occupancy, the use of the first floor of this building shall remain office use. Any change of use shall require a separate permit application for review and approval.   |                                      |  |   |                            |
| 4) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.   |                                      |  |   |                            |
| <b>Dept:</b> Building Inspecti  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Glenn Harmon  | <b>Approval Date:</b> 04/09/2018                        |                            |
| <b>Note:</b>  |                                      |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |                            |
| <b>Conditions:</b>  |                                      |  |   |                            |
| 1) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8.  |                                      |  |   |                            |
| 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) Interior non-bearing partitions shall be braced as needed per best engineering practices or continue to the floor deck above.  |                                      |  |   |                            |
| 4) Construction shall be in compliance with the requirements of the IBC 2009, MUBEC and ADA standards.  |                                      |  |   |                            |
| 5) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7.  |                                      |  |   |                            |
| 6) 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. |                                      |  |   |                            |
| 7) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4   |                                      |  |   |                            |
| 8) The concrete shall comply with IBC 2009 Ch. 19 for materials, quality control, design and construction as well as the anchoring of connected elements.   |                                      |  |   |                            |
| <b>Dept:</b> Engineering DPS  | <b>Status:</b> Not Applicable        | <b>Reviewer:</b> Benjamin Pearson  | <b>Approval Date:</b> 03/28/2018                        |                            |
| <b>Note:</b>  |                                      |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |                            |
| <b>Conditions:</b>  |                                      |  |   |                            |
| 1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 874-8801.        |                                      |  |   |                            |
| <b>Dept:</b> Fire   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Jason Grant   | <b>Approval Date:</b> 03/26/2018                        |                            |
| <b>Note:</b>  |                                      |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |                            |
| <b>Conditions:</b>  |                                      |  |   |                            |

PERMIT ID: 2018-00243

Located at: 280 Fore St

CBL: 029 K005001

- 1) Per 2009 NFPA 101 section 12.7.9.3 and 13.7.9.3 every room constituting an assembly occupancy (50+ people) and not having fixed seating shall have the occupancy load of the room posted on a sign in a conspicuous place by the main entrance to the space.
- 2) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters  
All construction shall comply with 2009 NFPA 1, Fire Code.  
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).  
All means of egress to remain accessible at all times.  
If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 3) This project meets the requirements for needing a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit. The City of Portland must have a copy of this permit on file before a final inspection or certificate of occupancy can be issued. If the SFMO determines that their permit is not needed then correspondence from the SFMO stating that a permit is not required shall be provided.
- 4) A separate City of Portland Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
- 5) A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.  
Sprinkler system installation and or work shall comply with 2016 NFPA 13.
- 6) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 7) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.  
Emergency Lighting in accordance with 2009 NPFA 101, sections 7.9 shall be provided.