

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

PROPRIETORS OF UNION WHARF

**Located at**

218 COMMERCIAL ST (13 Widgery Wharf)

**PERMIT ID:** 2017-00246

**ISSUE DATE:** 08/23/2017

**CBL:** 031 K003001

has permission to **Construct a four-story office building with parking at grade under the building.  
Core & Shell Only**

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/ Greg Gilbert*

**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***

Offices

***Building Inspections***

**Use Group:** B, S-2      **Type:** Type 2A

Business Group B - Offices

Storage Group S-2 - Parking garage

Non-sprinkled

Core and Shell only, No C of O

ENTIRE

Mubec /2015 IBC

***Fire Department***

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:**

Setbacks and Footings Prior to Pouring  
Foundation/Backfill  
Electrical - Commercial  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Concrete Deck Pour  
Electrical Close-in w/Fire & Draftstopping  
Above Ceiling Inspection  
Final - Commercial  
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.

**PERMIT ID:** 2017-00246

**Located at:** 218 COMMERCIAL ST (13

**CBL:** 031 K003001

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-00246	<b>Date Applied For:</b> 02/27/2017	<b>CBL:</b> 031 K003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Offices	<b>Proposed Project Description:</b> Construct a four-story office building with parking at grade under the building. Core & Shell Only			
<b>Dept:</b> Zoning <b>Status:</b> Approved <b>Reviewer:</b> Jean Fraser <b>Approval Date:</b> 05/30/2017		<b>Note:</b> 5/30/17: The applicant has recently revised the plans to meet all but one of the conditions of site plan approval. The outstanding item relates to the modification of one existing light and does not impact zoning. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
5/3/17: The PB apporved elevations that showed the building was exactly at the max lallowed for this zone ie 50 ft. The elevations submitted for the BP are different and appear to be higher- reuested elevatsions with average grade and max height dimensions shown to verify. JF				
5/12/17: Rec'd revised elevs that meet zoning but unapproved site plan (In e-plan set) needs to be revised to address key PB conditions that relate to the WCZ requirements. Zoning review will be signed off when that plan is revised satisfactorily, but also waiting for other conds to be met such as landscape & lighting plans- these to be submitted for review and approval before BP can be issued. Applicants were advised these all needed on 5/2/17. JF				
<b>Conditions:</b>				
1) Separate permits shall be required for any new signage.				
2) This property shall remain offices. Any change of use or addition of new uses shall require a separate permit application for review and approval.				
3) This permit is being approved on the basis of plans 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> Greg Gilbert <b>Approval Date:</b> 06/26/2017		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Demolition of existing building must be filed separately.				
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) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code				
4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
5) MEP Systems Comcheck must be submitted prior to C of O				
6) Tenant Fit out alteration permit must be approved and completed prior to C of O				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jason Grant <b>Approval Date:</b> 06/08/2017		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) This review has determined that your project requires fire alarm system. 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. The Fire Alarm installation shall comply with the following: NFPA 72 National Fire Alarm and Signaling Code (2007 edition), NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine and the City of Portland Fire Department Rules and Regulations chapter 5.				

- 2) 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. SFMO permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories, class A & B mercantiles and buildings with multiple occupancies involving new construction or alteration including but not limited to the following:
- 1.reconfiguration of space adding or removing doors walls stairs or ramps that change parts of the means of egress.
  - 2.New additions
  - 3.Change of occupancy type
  - 4.Installation of kitchen suppression systems
  - 5.Fire alarm installations
  - 6.Sprinkler system requiring a permit
- 3) New buildings shall be equipped with a Class I standpipe system installed in accordance with the provisions of NFPA 1, Section 13.2 where any of the following conditions exist:
- 1.More than three stories above grade
  - 2.More than 50 feet above grade and containing intermediate stories or balconies
  - 3.More than one story below grade
  - 4.More than 20 feet below grade
- 4) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 5) 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.
- 6) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.  
7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.  
Emergency Lighting in accordance with section 7.9 shall be provided
- 7) Per the City of Portland Technical Manual section 3.4.6. all new elevators shall be sized to accommodate an 80 x 24 inch stretcher.
- 8) All penetrations for cables, cable trays, conduits, pipes, tubes, vents, ducts, wires and similar items that pass through or penetrate a fire rated wall ceiling or floor assembly shall be protected and sealed by a listed firestop system and installed to comply with the systems manufactures recommendation.
- 9) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 38 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).

**Dept:** DRC

**Status:** Approved w/Conditions

**Reviewer:** Philip DiPierro

**Approval Date:** 08/23/2017

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) See site plan approval letter dated October 14, 2017 (site plan approved on October 12, 2017) for conditions of approval.