

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

45 EXCHANGE STREET LLC

Located at

45 EXCHANGE ST

PERMIT ID: 2017-01469

ISSUE DATE: 10/26/2017

CBL: 032 E005001

has permission to **Replacing 15 windows in total on 3rd and 4th floors. Exact swap. Single hung windows.**

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/ Greg Gilbert

Fire Official

/s/ Greg Gilbert

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

retail 1st floor with offices above

Building Inspections

Use Group: M, B **Type:** 3B
Business offices
Not Sprinkled
No occupancy change
3rd floor & 4th floor
2009 IBC / MUBEC

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 - Commercial

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: 2017-01469	Date Applied For: 09/15/2017	CBL: 032 E005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: retail 1st floor with offices above		Proposed Project Description: Replacing 15 windows in total on 3rd and 4th floors. Exact swap. Single hung windows.		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 10/12/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) HP staff is to review and approve the window specifications for the fourth floor window replacements (understood to be planned for spring of 2018,) prior to ordering.				
2) Brick mould is understood to be shipped loose and applied after window installation, and is to have a smooth, painted finish indistinguishable from painted wood.				
3) Third floor windows are understood to have wood exteriors, per revised specifications dated 9/27/17.				
4) HP staff understands the glass size of the new windows is to be equal to or greater than the glass width of the 2nd floor windows which have been already replaced.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 09/22/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) ANY exterior work requires review and approval through Historic Preservation. This property is located within a Historic District.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 10/25/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) New Windows will meet energy code U-Factor requirements or at least be substantially better than windows being replaced				
2) 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.				
3) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code				
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.				
Dept: Engineering DPS		Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 09/19/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
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 Services for any other reason than FOG, please contact 207-874-8801.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 10/25/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

1) General Conditions

All construction shall comply with City Code, Chapter 10.

All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43

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).