

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

COW PLAZA 1 LLC

Located at

0 CANAL PLAZA

PERMIT ID: 2016-02871

ISSUE DATE: 04/26/2017

CBL: 032 I007001

has permission to **Core & shell construction of 1500 sf single story building w/the intent of commercial user-concrete and glass façade with a ballasted EPDM roof- Foundation of concrete piles/mat slab**

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**

Vacant space - no use on this permit

**Building Inspections**

**Use Group:** N/A      **Type:** 5B  
No approved occupancy - core and shell only  
Code review presumes Assembly occupancy  
ENTIRE  
MUBEC/IBC 2009

**Fire Department**

**Classification:**  
unoccupied core & shell construction only  
ENTIRE  
NFPA 101

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/Rebar

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-02871	<b>Date Applied For:</b> 11/14/2016	<b>CBL:</b> 032 I007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Single Story Commercial Building		<b>Proposed Project Description:</b> Core & shell construction of 1500 sf single story building w/the intent of commercial user-concrete and glass façade with a ballaste EPDM roof-Foundation of concrete piles/mat slab		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Caitlin Cameron	<b>Approval Date:</b> 04/11/2017
<b>Note:</b> This building is considered "structure accessory to parks and plazas" and is exempt from height minimums. Design review needed for any future hvac.		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) No use or occupancy is approved on this permit. A separate permit is required for a tenant fit up and to establish the legal use of the building.				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 04/25/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Energy Code compliance shall be confirmed via a ComCheck, <a href="http://www.energycodes.gov/software.stm#tabs-2">http://www.energycodes.gov/software.stm#tabs-2</a> certificate or alternate program or testing standard for the MEP systems. This documentation is required prior to associated work for these items.				
2) 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.				
3) 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.				
4) This phased Core and Shell permit does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure. No occupancy is approved on this permit.				
5) 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> Jason Grant	<b>Approval Date:</b> 04/11/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code 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).				
2) This permit approved as an unoccupied core & shell construction only. Feature tenant fit ups will require additional permits.				
<b>Dept:</b> DRC		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Philip DiPierro	<b>Approval Date:</b> 04/19/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) See site plan approval letter dated October 26, 2016 (site plan approved on October 24, 2016) for conditions of site plan approval.				