

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CASCO VIEW HOLDINGS LLC

Located at

245 COMMERCIAL ST

PERMIT ID: 2017-00868

ISSUE DATE: 08/17/2017

CBL: 038 F006001

has permission to **Interior renovations to 4500 sf of existing 4th floor office space for MEMIC** 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.
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/s/ Jason Grant

/s/ Brian Stephens

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 **Type:** 3B
Business - Professional Services (MEMIC)
Occupant Load = 96 (4th Floor)
Sprinkled: NFPA 13
4th Floor
MUBEC/IBC-2009

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:

Above Ceiling Inspection

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final Inspection

Final - Fire

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: 2017-00868	Date Applied For: 06/05/2017	CBL: 038 F006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Offices	Proposed Project Description: Interior renovations to 4500 sf of existing 4th floor office space for MEMIC			
Dept: Historic Status: Approved w/Conditions Reviewer: Deborah Andrews Approval Date: 08/08/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Approved with the condition that any rooftop mechanicals will not be taller than those already on the roof.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 06/15/2017 Note: B-3 zone Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This unit shall remain offices. Any change of use shall require a separate permit application for review and approval. 2) This permit is for interior work only. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 3) 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: Brian Stephens Approval Date: 08/17/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 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) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4 3) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7. 4) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design. 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.				
Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 06/15/2017 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 Workss for any other reason than FOG, please contact 874-8801.				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 08/16/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions:				

1) All construction shall comply with City Code, Chapter 10.

All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 39 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.