

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BROWN J B & SONS

Located at
101 YORK ST

PERMIT ID: 2016-00817 ISSUE DATE: 05/13/2016 CBL: 040 C022001

has permission to **For the construction of a two- (2-) story parking garage shell to include site work, foundations, steel frame, precast double T deck, sealing of deck, and paving on the lower level.**

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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ David Petrucci

/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

Parking garage

Building Inspections

Use Group: S-2 Type: 2B
Storage - Enclosed Parking Garage -
Shell Only
ENTIRE
MUBEC/IBC 2009

Fire Department

PERMIT ID: 2016-00817

Located at: 101 YORK ST

CBL: 040 C022001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

Check the Status or Schedule an Inspection On-Line 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 Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below 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 shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Final - DRC

Site VISIT

Setbacks and Footings Prior to Pouring

Foundation/Rebar

Foundation/Backfill

Plumbing Under Slab

Electrical Service

Final - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-00817	Date Applied For: 04/06/2016	CBL: 040 C022001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Vacant (future mixed retail/residential development) Two- (2-) story parking garage		Proposed Project Description: For the construction of a two- (2-) story parking garage shell to include site work, foundations, steel frame, precast double T deck, sealing of deck, and paving on the lower level.		
Dept: Zoning Status: Approved Reviewer: Nell Donaldson Approval Date: 04/11/2016 Note: Table at right not updated. See site plan review file (2015-139) for current zoning analysis. Ok to Issue: <input checked="" type="checkbox"/> Conditions:				
Dept: Building Inspection Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 05/13/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: <ol style="list-style-type: none"> 1) 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. 2) 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. 3) 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. 4) This permit approves the foundation, shell and decks, a separate permit is required for additional fit up and occupancy. 				
Dept: Fire Status: Approved w/Conditions Reviewer: David Petrucci Approval Date: 05/09/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: <ol style="list-style-type: none"> 1) A firefighter Building Marking Sign is required. 2) Construction or installation shall comply with City Code Chapter 10. 3) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. 4) A separate 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) Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer. 6) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau. 7) All means of egress to remain accessible at all times. 8) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve. 9) Any cutting and welding done will require a Hot Work Permit from Fire Department. 10) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height. 11) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector. 				

PERMIT ID: 2016-00817

Located at: 101 YORK ST

CBL: 040 C022001

- 12 Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 13 **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**
A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.
- 14 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 15 A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 05/12/2016

Note: **Ok to Issue:** ☒

Conditions:

- 1) See approval letters.