

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

22-28 TATE STREET LLC

Located at

22 TATE ST

PERMIT ID: 2016-00686

ISSUE DATE: 05/16/2016

CBL: 044 E015001

has permission to **Foundation Only (2,384 SF) for eight (8) residential condos with eight (8) parking spaces ("West Port Lofts").**

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 cloed-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/ Michael White

/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

Building Inspections

Fire Department

foundation for new building with 8 residential condominiums

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:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Foundation/Rebar
Final Inspection

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: 2016-00686	Date Applied For: 03/23/2016	CBL: 044 E015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Eight (8) Residential Condos - "West Port Lofts" - to be applied for on a separate permit.		Proposed Project Description: Foundation Only (2,384 SF) for eight (8) residential condos with eight (8) parking spaces ("West Port Lofts").		
Dept: Zoning	Status: Approved	Reviewer: Nell Donaldson	Approval Date: 04/26/2016	
Note: R-6 Zone Nell Donaldson did the zoning review as part of the site plan review.		Ok to Issue: <input checked="" type="checkbox"/>		
4/25 architectural plans show different footprint. Asked architect/civil engineer to confirm.				
4/26 - resolved				
Conditions:				
1) This permit is being issued for the foundation work only. A separate permit will be applied for to build the building and establish the use.				
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: Jeanie Bourke	Approval Date: 05/16/2016	
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) 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) This phased Foundation permit does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure.				
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: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 04/11/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Shall comply with City Code Chapter 10.				
Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date: 05/16/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) See site plan approval letter dated December 16, 2015, (site plan approved on December 15, 2015) for conditions of approval.				