

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
MSD PROPERTIES LLC

Located at  
667 CONGRESS ST

PERMIT ID: 2015-02773    ISSUE DATE: 01/07/2016    CBL: 046 C019001

has permission to **Foundation and Foundation-Related Sitework Only - for 8 story building - two levels of parking in rear (82 spaces) - one retail space - 1st floor front - 139 Residential Apartments**

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 clsoed-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/ Craig Messinger*

*/s/ Laurie Leader*

**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***

1st floor retail space, two levels of parking & 139 dwelling units.

***Building Inspections***

**Use Group:** R2,S2,M    **Type:** 1B  
R2 - Apartment house  
S2 - Parking garage  
M - Retail  
Occupant Load = 933  
Building is sprinkled NFPA 13  
Foundation Only  
MUBEC/IBC 2009

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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  
Final - Commercial  
Site Meeting  
Site VISIT

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2015-02773	<b>Date Applied For:</b> 11/13/2015	<b>CBL:</b> 046 C019001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 8 story building - two levels of parking in rear (82 spaces) - one retail space - 1st floor front - 139 Residential Apartments		<b>Proposed Project Description:</b> Foundation and Foundation-Related Sitework Only - for 8 story building - two levels of parking in rear (82 spaces) - one retail space - 1st floor front - 139 Residential Apartments		
<b>Dept:</b> Historic	<b>Status:</b> Approved	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 12/22/2015	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Shukria Wiar	<b>Approval Date:</b> 11/20/2015	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> 11-17-15 Shukria did the Site Plan review. Emailed her to check the zoning. Zoning is being met for use, building height, parking (81 spaces required by the Board) and setbacks none for B-3 zone, can build to property line).				
<b>Conditions:</b>				
1) This permit is approving only the construction of the foundation and related site work. A separate permit must be applied for to construct the building. The certificate of occupancy will be paid for as part of this separate permit.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 01/06/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) This permit approves the foundation and site work only. No core or shell or building construction is allowed prior to the issuance of the applicable permit.				
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) 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.				
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> Craig Messenger	<b>Approval Date:</b> 01/07/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) All construction shall comply with City Code Chapter 10.				
<b>Dept:</b> DRC	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Philip DiPierro	<b>Approval Date:</b> 12/22/2015	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) See site plan approval letter dated October 29, 2015, site plan approved by the Planning Board on October 27, 2015, for conditions of approval.				

PERMIT ID: 2015-02773

Located at: 667 CONGRESS ST

CBL: 046 C019001

