

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

REDFERN LONGFELLOW LLC

**Located at**

667 CONGRESS ST

**PERMIT ID:** 2016-00437

**ISSUE DATE:** 05/18/2016

**CBL:** 046 C019001

has permission to **Construction of a building with two-story parking garage, 139 residential apartments, and one ground-level retail space.**

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/ Michael White*

*/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  
Apartment Building - Floors 2-8 (139 Units)  
Mercantile - Joe's Variety Store - Lower level and 1st floor  
Storage - Parking  
Occupant Load = 933  
Building is sprinkled NFPA 13  
ENTIRE  
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:**

Final - DRC

Site VISIT

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

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Final - Fire

Final - Electric

Certificate of Occupancy/Final

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> 2016-00437	<b>Date Applied For:</b> 02/25/2016	<b>CBL:</b> 046 C019001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 139 dwelling units, one retail space, and parking garage ("667 Congress Street Apartments" and "Joe's Variety Store")		<b>Proposed Project Description:</b> Construction of a building with two-story parking garage, 139 residential apartments, and one ground-level retail space.		
<b>Dept:</b> Historic		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 05/02/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) All details of construction to be consistent with plans approved by Historic Preservation Board, together with staff-aproved revisions made in response to HP Board's conditions of approval.				
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Shukria Wiar	<b>Approval Date:</b> 04/05/2016
<b>Note:</b> Shukria did zoning review as part of Site Plan review and verified that this application meets the requirement		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
3) Separate permits shall be required for any new signage.				
4) This property shall remain a 139 dwelling units, parking garage, and one retail unit. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 05/18/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) This permit is approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
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) Separate building permits are required for the commercial tenant spaces. This permit approves the vanilla box only for Joe's Variety.				
4) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.				
5) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual. These include products, systems, standards, design submittals and execution of field quality control. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item.				
6) 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.				
7) A revised State Fire Marshal permit is shall be submitted for this project.				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Michael White	<b>Approval Date:</b> 05/05/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Shall comply with 2009 NFPA 101, Chapter 42 Storage Occupancies.				

