

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PORTLAND LODGE #188 BPOE OF USA

Located at

1945 CONGRESS ST (Unit 3)

PERMIT ID: 2016-02711

ISSUE DATE: 05/02/2017

CBL: 216 A006001

has permission to **Construct a 25,100 SF, one-story office building (Shell Only) for "Clark Insurance" (Unit 3).**

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.

/s/ Jason Grant

/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
offices

Building Inspections

Use Group: B

Type: 5B

Fire Department

Offices

Occupant load = 251

Sprinkler System NFPA 13

CORE AND SHELL ONLY

MUBEC/IBC 2009

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:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Certificate of Occupancy/Final Inspection
Final - DRC
Site VISIT

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: 2016-02711	Date Applied For: 10/17/2016	CBL: 216 A006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Offices ("Clark Insurance")	Proposed Project Description: Construct a 25,100 SF, one-story office building (Shell Only) for "Clark Insurance" (Unit 3).			
Dept: Zoning Status: Approved w/Conditions Reviewer: Nell Donaldson Approval Date: 01/03/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This building shall remain offices. Any change of use shall require a separate permit application for review and approval. 2) Separate permits shall be required for any new signage. 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: Laurie Leader Approval Date: 02/02/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program or testing standard for thermal envelope. This documentation is required prior to associated work for these items. MEP systems will be required with the interior fit out. 2) Separate building permit is required for the interior building out the tenant space. This permit approves the vanilla box only for Clark Insurance. 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 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: 12/01/2016 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 Works for any other reason than FOG, please contact 874-8801				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 02/07/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Construction projects (regardless if cost) involving: state, county or municipal, educational, health care, residential care, nursing homes, DHS licensed facilities, public assemblies, hotels, motels, dormitories, lodging houses, restaurants, business over 3000 square feet and A & B Mercantile (over 3000 square feet) require a Maine State Fire Marshal's Office construction and barrier free permit 2) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101, Chapter # 38 All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4). 3) Permit approved to construct a 25,100 SF one-story office building shell only. Future tenant fit-ups will require addition permits.				

PERMIT ID: 2016-02711

Located at: 1945 CONGRESS ST (Unit 3)

CBL: 216 A006001

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 05/01/2017

Note: **Ok to Issue:**

Conditions:

- 1) See site plan and subdivision approval letter dated September 22, 2016 (site plan and subdivision approved on September 20, 2016) for both subdivision and site plan conditions of approval.