

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

PERMIT ID: 2017-00017

ISSUE DATE: 05/08/2017

CBL: 216 A006001

has permission to **New Medical Office building, core and shell only (Unit 1) - two stories - 7900 sf footprint**

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.
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/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

Medical Office Building

Building Inspections

Use Group: B

Type: 5B

Medical Office Building

Core and shell only

NFPA 13 Sprinkler System

Vanilla box only

MUBEC/IBC 2009

Fire Department

PERMIT ID: 2017-00017

Located at: 1945 CONGRESS ST

CBL: 216 A006001

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
Final - Electric
Final - Fire
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: 2017-00017	Date Applied For: 01/05/2017	CBL: 216 A006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Medical Office Building	Proposed Project Description: New Medical Office building, core and shell only (Unit 1) - two stories - 7900 sf footprint			
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Nell Donaldson Approval Date: 02/16/2017</p> <p>Note: OP zone Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) With the issuance of this permit and the certificate of occupancy, the use of unit 1 of this property shall remain as a medical office. 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 site is subject to an Office Park Master Plan as required under the provisions of the Office Park zone. The approval of this permit entailed a review of the exterior elevations and design elements of the building. Any modifications to the exterior elevations and design elements of the building s. Any alterations that impact the exterior elevations, including but not limited to window specs and locations, door specs and locations, siding, etc, shall not be made without review and approval from the Planning Authority. 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. <p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 05/08/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This phased foundation/core and shell only permit does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure. This permit is for the vanilla box only. 2) 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. 3) 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 and MEP systems. This documentation is required prior to associated work for these items. 4) A State Fire Marshal permit is required for this project. An electronic copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Office as soon as it is issued. 5) 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. <p>Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 03/22/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) 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). 				

- 2) This City of Portland Building permit is not valid unless this project also has a Maine State Fire Marshal's Office construction and or barrier free permit or correspondence form the SFMO that a permit is not required. SFMO permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories, class A & B mercantiles and buildings with multiple occupancies involving new construction or alteration including but not limited to the following:
 1. reconfiguration of space adding or removing doors walls stairs or ramps that change parts of the means of egress.
 2. New additions
 3. Change of occupancy type
 4. Installation of kitchen suppression systems
 5. Fire alarm installations
 6. Sprinkler system requiring a permit
- 3) The Fire Alarm installation shall comply with the following: City of Portland Chapter 10, Fire Prevention and Protection; NFPA 1, Fire Code (2009 edition), as amended by City Code; NFPA 101, Life Safety Code (2009 edition), as amended by City Code; City of Portland Fire Department Rules and Regulations; NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations; and NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine.
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.
- 4) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 5) A separate Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation. Sprinkler system installation shall comply with NFPA 13.

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.