

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

162 EASTERN PROMENADE LLC

Located at

162 EASTERN PROMENADE

PERMIT ID: 2017-00774

ISSUE DATE: 08/02/2017

CBL: 003 A007001

has permission to **AMENDMENT 1 to 2015-02582**

Create exterior elevator shaft on south side of building. Reconfigure roof to create full third story and add a fourth story loft

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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/ 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

three dwelling units

Building Inspections

Use Group: R-2 **Type:** 5A
Residential Apartments (3 dwelling units)
Occupants = 26
NFPA 13R Sprinkler System
Elevator & 3rd/4th floors
MUBEC/IBC 2009

Fire Department

Classification:
Apartment Building
ENTIRE
NFPA 101 CH# 30

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/Rebar
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Final - Commercial
Final - Fire
Final - Electric

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: 2017-00774	Date Applied For: 05/22/2017	CBL: 003 A007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Three (3) Unit Residential		Proposed Project Description: AMENDMENT 1 to 2015-02582 Create exterior elevator shaft on south side of building. Reconfigure roof to create full third story and add a fourth story loft		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 06/21/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: R-6 zone Use §14-436(b) - 80% of 2,402 sf (first floor footprint) = 1,922 sf expansion allowed. Proposed upper story expansion is 720 sf (2nd story over garage) + 625 sf (3rd floor new floor area) + 526 sf (4th floor new loft) = 1,871 sf - OK				
Conditions:				
1) With the issuance of this permit and permit 2015-02582 and the certificate of occupancy, this property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
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: Jeanie Bourke	Approval Date: 08/02/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) .All conditions from previous permits for this project are still in effect with the issuance of this amendment.				
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.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 06/30/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas. 1. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas 2. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.				
2) All penetrations for cables, cable trays, conduits, pipes, tubes, vents, ducts, wires and similar items that pass through or penetrate a fire rated wall ceiling or floor assembly shall be protected and sealed by a listed firestop system and installed to comply with the systems manufacturers recommendation.				
3) The means of egress shall be illuminated and marked in accordance with 2009 NFPA 101, sections 7.8 and 7.10. 7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.				
4) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.				
5) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.				
6) This review has determined that your project requires fire sprinkler system. A separate City of Portland 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 2016 NFPA 13R				

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- 7) This review has determined that your project requires fire alarm system. A separate City of Portland 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. The Fire Alarm installation shall comply with the following: NFPA 72 National Fire Alarm and Signaling Code (2007 edition), NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine and the City of Portland Fire Department Rules and Regulations chapter 5.
- 8) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 30 and other applicable chapters
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
All means of egress to remain accessible at all times.
If applicable, all outstanding code violations shall be corrected prior to final inspection.