

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

PERMIT

Permit Number: 100115

Please Read
Application And
Notes, If Any,
Attached

This is to certify that COASTAL BAY PROPERTIES LLC/Sea City
has permission to install a building wide Fire Alarm system - CP will install in the basement
AT 7 Montgomery St CB 013 G006001

provided that the person or persons, firm or corporation accounting 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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is done-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Janet 002Health Dept. Appeal Board Other

Department Name

PERMIT ISSUED

FEB 11

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

Director - Building & Inspection Services

2/10/10

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0115	Issue Date:	CBL: 013 G006001
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Location of Construction: 7 Montgomery St	Owner Name: COASTAL BAY PROPERTIES LL	Owner Address: 223A CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: Seacoast Security	Contractor Address: P.O. Box K 4 Summer Street Freeport	Phone: 2078650394
Lessee/Buyer's Name	Phone:	Permit Type: Fire Alarm System	Zone: B-2b

Past Use: Residential multi -Legal Use: 7 Montgomery = 4 dwelling units; 9 Montgomery = 4 dwelling units.	Proposed Use: Residential Multi - install a building wide Fire Alarm System - FACP will be installed in the basement	Permit Fee: \$230.00	Cost of Work: \$20,435.00	CEO District: 1	INSPECTION: Use Group: R-2 Type: Fire Alarm JBC-2003
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Proposed Project Description: install a building wide Fire Alarm System - FACP will be installed in the basement	FIRE DEPT: w/conditions 2/9/10 Signature: [Signature] PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date: [Signature] 2/10/10
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Permit Taken By: Idobson	Date Applied For: 02/09/2010	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews

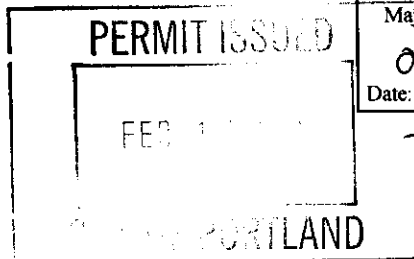
- ☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☒ Denied

Historic Preservation

- ☒ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0115	Date Applied For: 02/09/2010	CBL: 013 G006001
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Location of Construction: 7 Montgomery St	Owner Name: COASTAL BAY PROPERTIES LL	Owner Address: 223A CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: Seacoast Security	Contractor Address: P.O. Box K 4 Summer Street Freeport	Phone (207) 865-0394
Lessee/Buyer's Name	Phone:	Permit Type: Fire Alarm System	

Proposed Use: Residential Multi - install a building wide Fire Alarm System - FACP will be installed in the basement	Proposed Project Description: install a building wide Fire Alarm System - FACP will be installed in the basement
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/09/2010**Note:** I researched the legal uses - there may be 1 illegal unit in #5 Montgomery Street (only 4 du legal)**Ok to Issue:** ☒

- 1) The legal use of the property for 229 Congress and 1-9 Montgomery Street is as follows:
229 Congress Street, 1st floor = commercial/retail
1 Montgomery St = 4 DU
3 Montgomery St = 4 DU
5 Montgomery St = 4 DU
7 Montgomery St = 4 DU
9 Montgomery St = 4 DU
Total = 20 dwelling units with one commercial/retail use on Congress St
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/10/2010**Note:** **Ok to Issue:** ☒

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Fire Alarm systems shall be installed per Sec. 907 of the IBC 2003

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Ben Wallace Jr. **Approval Date:** 02/09/2010**Note:** **Ok to Issue:** ☒

- 1) System shall be monitored by Central Station which shall report the point of activation to the fire department- ie: smoke detector at 229 Congress St or Unit 4 Heat detector at 3 Montgomery Street.
- 2) Fire Alarm system shall be maintained.
If system is to be off line over 4 hours a fire watch shall be in place.
Dispatch notification required 874-8576.
- 3) The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
- 4) As-built fire alarm documents shall be submitted in pdf to the Building Inspections Office upon completion of job.
- 5) System acceptance and commissioning must be co-ordinated with the Fire Department. Call 874-8703 to schedule.
- 6) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP and keyed alike, labeled "FIRE ALARM RECORDS".
- 7) Heat detectors shall be ROR. Detectors shall be placed as far as practical from cooking and heating equipment while maintaining required spacing per NFPA 72. Commercial space shall be ROR heat or approved multicriteria photo-electric smoke.
- 8) Full function annunciators are required at 229 Congress and 5 Montgomery streets with Knox Boxes at the same locations.
- 9) FACP detector shall be ROR heat.

Location of Construction: 7 Montgomery St	Owner Name: COASTAL BAY PROPERTIES LL	Owner Address: 223A CUMBERLAND AVE	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Fire Alarm System	

Comments:

2/9/2010-mes: Marge checked the legal uses - Through out the entire bldg (229 Congress and 1-9 Montgomery Street) . There is a toatal of 20 dwelling units and a commercial/retail use on the 1st floor of 229 Congress Street. There may be one illegal unit in #5 Montgomery St - only 4 du permitted there and I have been told by fire that 5 du are in that section of the building.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Signature of Inspections Official

Date

Date

2/10/10



Fire Alarm Permit

If you or the property owner owes real estate or property taxes or user charges on any property within the city, payment arrangements must be made before permits of any kind are accepted.

Installation address: 229 Congress St. CBL: 13-66
Exact location: (within structure) Building wide - FACP will be installed in the basement
Type of occupancy(s) (NFPA & ICC): NFPA
Building owner: NAA Properties, LLC Agent: Sheldon Ashby
System Designer (point of contact): Must be Lou Garza - John McDonough
Designer phone: 207-865-0394 E-mail: johnmac@seacoastsecurity.com
Installing contractor: Seacoast Security, Inc. Certificate of Fitness No: 1006
Contractor phone: 207-865-0394 E-mail: loug@seacoastsecurity.com

This is a new application: YES ☒ NO ☐
This is an amendment to an existing permit: YES ☐ NO ☐ Permit no: _____

The following documents shall be provided with this application:

- ☒ Floor plans
- ☐ Wiring diagram
- ☒ Annunciator details
- ☒ Equipment data sheets
- ☒ Battery & voltage drop calculations
- ☒ Input/ Output Matrix
- ☐ Designer qualifications
- ☒ Electrical Permit Pulled (check alarm/com)

COST OF WORK: \$20,435.00
PERMIT FEE: \$275.00 230
($\$10$ PER $\$1,000$ + $\$30$ FOR THE FIRST $\$1,000$)

RECEIVED

FEB - 9 2010

Dept. of Building Inspections
City of Portland Maine

The designer shall be the responsible party for this application. Download a new copy of this application at www.portlandmaine.gov/fire for every submittal. Submit all plans in electronic PDF in addition to full sized plans to the Building Inspections Department, 389 Congress Street, Room 315, Portland, Maine 04101.

Prior to acceptance of any fire alarm system, a complete commissioning and acceptance test must be coordinated with all fire system contractors and the Fire Department, and proper documentation of such test(s) provided.

All installation(s) must comply with the *City of Portland Technical Standard for Signaling Systems for the Protection of Life and Property*, available at www.portlandmaine.gov/fire.

Applicant signature: [Signature] Date: 2-8-2010