

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 070081
PERMIT ISSUED
OCT 19 2007
CITY OF PORTLAND

This is to certify that SHERIDAN STREET LLC Portland Builders, Inc.

has permission to New 21 Unit Condominium

AT 129 SHERIDAN ST PL 013 K002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procured before this building or part thereof is laid or service closed-in. 24 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Debbie Bouke Permit
Director - Building & Inspection Services
10/19/07

PENALTY FOR REMOVING THIS CARD

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.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Footing/Building Location Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> Final/Certificate of Occupancy: | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. |

Previous Permit

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

Date

Signature of Inspections Official

Date

CBL: 13K2

Building Permit #: 070981

10/19/07

10-19-07

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0981	Date Applied For: 08/13/2007	CBL: 013 K002001
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Location of Construction: 129 SHERIDAN ST	Owner Name: SHERIDAN STREET LLC	Owner Address: 477 CONGRESS ST 5TH FLOOR	Phone:
Business Name:	Contractor Name: Portland Builders, Inc.	Contractor Address: P.O. Box 4902 Portland	Phone (207) 879-0118
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: New 21 Unit Condominium	Proposed Project Description: New 21 Unit Condominium
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/13/2007
Note: **Ok to Issue:**

- 1) All conditions on the foundation permit are still in force
- 2) This property shall remain a twenty one (21) residential condominium dwelling unit building. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Mike Nugent **Approval Date:** 10/18/2007
Note: **Ok to Issue:**

- 1) 4) Openings penetrating floor ceiling assemblies must be enclosed in a rated chase complying with Section 707. of the IBC.
- 2) 1)A Full set of stamped mechanical plans showing complete details including fire damper locations is required to be submitted and approved prior to installation of same , A separate permit is required for this. The Garage ventilation plans and specs must also be included with this.
- 3) 7) The entire structure must be protected with a fire supression system that complies with NFPA 13. (NFPA 13R is not acceptable in this project due to the mixed uses see section 903.3.1.1. of the 2003 IBC)
- 4) 6) The Statement of Special Inspections must be changed to "YES" where it says"No" that a Seismic Q/A plan is not required. This must be submitted prior to framing.
- 5) 5) Separate stamped plans must be submitted and separate permits are required for Fire Supression/Stand Pipe systems and Fire Alarm systems prior to installation of same.
- 6) 2)All penetrations of fire separation assemblies must be protected in accordance with Chapter 7. This includes but is not limited to vents , pipes, wires, light fixtures, any penetration.
- 7) 3) Final Carpet choice must be approved by the City . Product info establishing compliance with Chapter 8 of the IBC must be submitted.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 09/11/2007
Note: Spoke w/ consultantant this date.
List of issues w/ plans will not hold up construction. **Ok to Issue:**

- 1) The fire alarm system shall comply with NFPA 72
- 2) New elevators are required to fit an 80" x 24" stretcher.
- 3) Carbon Monoxide detection and airhandling in garage need an engineering analysis.
- 4) All construction shall comply with NFPA 101
- 5) The sprinkler system shall be installed in accordance with NFPA 13.
- 6) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

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- 7) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 8) A single source supplier should be used for all through penetrations.
- 9) Fire alarm system requires a Masterbox connection per city ordinance.

Dept: Public Works	Status: Approved	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Zoning	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Parks	Status: Approved with Conditions	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Fire	Status:	Reviewer: Greg Cass	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
1) Applicant must show hydrant within 500' path of travel.				
Dept: DRC	Status: Approved	Reviewer: Philip DiPierro	Approval Date: 07/06/2007	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Dept: Planning	Status: Approved with Conditions	Reviewer: Shukria Wiar	Approval Date: 01/09/2007	Ok to Issue: <input type="checkbox"/>
Note:				

Comments:
8/13/2007-mes: foundation only permit is under #07-0365
9/18/2007-ldobson: I have received additional plans routed to MJN

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10/10/2007-ldobson: My reponses are in caps next to the original questions

a) IMPORTANT>> The Building must be completely protected with a Full NFPA 13 System. {Please review the following code excerpts:

[F] 903.2.9 Group S-2.

An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 or where located beneath other groups.

[F] 903.3.1.1 NFPA 13 sprinkler systems.

Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1.

[F] 903.3.1.1.1 Exempt locations.

Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the building official.
3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. In rooms or areas that are of noncombustible construction with wholly noncombustible contents.

b) Do we access the building on the East entry if we're in a wheelchair, and is the route entirely accessible??

1)Is there a spec book for this project, one was not provided with the plans. THIS IS OK!!!

2) The "Page 3" certification form was passed inessentially blank???? need one filled out. GOT IT!!

3) The exterior bearing walls for this project all need to be Rated as it is 5A construction, the same holds true for all interior bearing or shear walls, columns etc. Please provide these details with UL Listings. THIS IS FINE

4)Please confirm that the building will be protected with a full blown NFPA 13 sprinkler system. SEE ABOVE AND REDESIGN

5) No fire blocking or draft stopping (which may be moot if you're using the full 13 system) OK IF NFPA 13 SYSTEM

6) on page G1.1 you show alternatives to 2C which are not rated etc. You need to dcommit to the shaft wall, no alternatives. IF THE CORRECT ASSEMBLY IS USED IT IS FINE

7)We received the North elevation request for waiver for the % of unprotected openings, you failed to identify the other elevations and their percentages, It looks like they all have limtations as well, please provide all elevations and their percentages THIS IS FINE BECAUSE YOU WILL BE USING A FULL NFPA 13 SYSTEM, OTHERWISE YOU CANNOT CONSIDER THE OPENINGS AS PROTECTED>

8)Please provide exterior stair details, railings etc. THIS IS FINE

9)Accessible egress...1007 looks like we need to include the elevator, back up generator? I AGREE THAT THIS BUILDING IS TOO "SHORT" TO REQUIRE IT

10) Please provide compliance information for all doors that protect openings in fire separation assemblies (NFPA 252 or UL 10c as well as UL 1784 (smoke) and the elevator doors as well. YOUR SPEC BOOK DOES NOT INCLUDE THESE REFERENCED

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STANDARDS, PLEASE PROVIDE COMPLIANCE INFORMATION

11) It looks like we have HVAC gear stacked but not protected by a shaft. Please explain. THIS IS STILL NOT CLEAR REGARDING THE TYPE OF HVAC SYSTEM AND IF THERE ARE DAMPERS AND WHERE THEY WILL BE SPECIFICALLY. A NOTE STATING "FIRE DAMPERS WHERE REQUIRED " IS INSUFFICIENT> WE NEED THEM SHOWN ON THE PLANS> I LOOKED AT THE SPEC BOOK AND IT'S STILL NOT CLEAR TO ME WHETHER OR NOT THERE WILL BE THROUGHFLOOR PENETRATIONS OR INDIVIDUAL FORCED HOT AIR SYSTEMS IN EACH UNIT.

12)The section of the third and fourth floor corridors that abut the flat roof are not protected and have windows. Please provide a code justification , (If these are bearing they need to be rated anyway --5A constr) IF WE HAVE THIS BREACH IN RATING, AREN'T WE EXPOSED FROM FIRE FROM THE FLAT ROOF AREA?

13)Safety glass locations aren't clear on A7.0 please provide with the applicable class and testing standard. PLEASE PROVIDE BUILDING ELEVATIONS WITH SAFETY GLAZING LOCATIONS, DON'T WANT TO HAVE TO RETRO FIT THE BUILDING BECAUSE THE LOCATIONS WERE UNCLEAR...BEEN THERE DONE THAT.

14)The "M" series plans are not stamped and provide little detail, no damper locations NEED DETAIL!

15) What is the plan for heating systems? PLEASE ELABORATE IN DETAIL

16)Need alternating tread specs and hatch details THE HATCH IS ONLY 11.25 SQ FT AND NEEDS TO BE 16 SQ.FT. THE THREADS RISERS ETC ARE FINE . DOES THE HANDRAIL MEET SECTION 1009.11, PLEASE PROVIDE CODE COMPLIANT HANDRAIL INFO?

17)Need information that established compliance with applicable smoke and flame spread standards for the interior finishes as shown in Chapter 8. YOU WILL NEED TO ADVISE THE CITY OF THE FINAL CHOICE OF CARPETING AND PROVIDE INFO THAT COMPLIES WITH CHAPTE8 8 PRIOR TO INSTALLATION.

18)Please confirm that a supervisory alarm system in compliance with NFPA 72 will be installed and that a set of plans and separate permit will be submitted. NEED THIS STILL ... DID I MISS IT IN THE SPEC BOOK< SECTION 16700 IS SKIPPED IN MY SPEC BOOK

19) Need Garage Ventilation specs and plans (M plans for everything!) I'LL NEED TO CHECK THE MECHANICAL CODE TO SEE IF THE MINIMUM CFM IS BEING PROVIDED, I DON'T HAVE A COPY HERE, I'LL CHECK IT AT CITY HALL TOMORROW

20) Need a fire separation assembly penetration protection plans for all penetrations. SPEC BOOK SECTION 7841, THANK YOU

21) Need Standpipe details....also sprinkler plans when the time comes! STILL NEED

22) No refenced standards for roofing classification, weather protection performance requirements etc...no spec book! SECTION 7 SPEC BOOK THANKS

23) I saw optional skylights, please provide specs and details. PLEASE PROVIDE INFORMATION THAT ESTABLISHES THAT THE WASCO "SPY" MEETS THE STANDARDS SET FORTH IN SECTION 2405

Thanks,

Mike Nugent
Consulting Plans Examiner
City of Portland

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9/29/2007-ldobson: I've completed the review and have the following questions/ comments or need the following info:

- 1) Is there a spec book for this project, one was not provided with the plans.
- 2) The "Page #" certification form was passed inessentially blank???? need one filled out.
- 3) The exterior bearing walls for this project all need to be Rated as it is 5A construction, the same holds true for all interior bearing or shear walls, columns etc. Please provide these details with UL Listings.
- 4) Please confirm that the building will be protected with a full blown NFPA 13 sprinkler system.
- 5) No fire blocking or draft stopping (which may be moot if you're using the full 13 system)
- 6) on page G1.1 you show alternatives to 2C which are not rated etc. You need to dcommit to the shaft wall, no alternatives.
- 7) We received the North elevation request for waiver for the % of unprotected openings, you failed to identify the other elevations and their percentages, It looks like they all have limitations as well, please provide all elevations and their percentages
- 8) Please provide exterior stair details, railings etc.
- 9) Accessible egress...1007 looks like we need to include the elevator, back up generator?
- 10) Please provide compliance information for all doors that protect openings in fire separation assemblies (NFPA 252 or UL 10c as well as UL 1784 (smoke) and the elevator doors as well.
- 11) It looks like we have HVAC gear stacked but not protected by a shaft. Please explain.
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- 15) What is the plan for heating systems?
- 16) Need alternating tread specs and hatch details
- 17) Need information that established compliance with applicable smoke and flame spread standards for the interior finishes as shown in Chapter 8.
- 18) Please confirm that a supervisory alarm system in compliance with NFPA 72 will be installed and that a set of plans and separate permit will be submitted.
- 19) Need Garage Ventilation specs and plans (M plans for everything!)
- 20) Need a fire separation assembly penetration protection plans for all penetrations.
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- 23) I saw optional skylights, please provide specs and details.

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Please provide this information. I'm going on Vacation from 10/3 to 10/9 FINALLY,
I'll drop this off at City hall until the info come is.

Thanks,

Mike Nugent
Consulting Plans Examiner
City of Portland