

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

BUILDING PERMIT

Permit Number: 091172

DEC 1

This is to certify that Esther Albert Realty Llc/Seacoast Security

has permission to Install fire alarm system in the basement, phase I City of Portland

AT 119 Morning St City 014 N010001

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 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 lathed or otherwise dressed-in. 24 HOUR 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. CAPT. R. Southern

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Janie Bowke 12/1/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



SEACOAST SECURITY

- Home Automation
- Security Systems
- Access Control
- Long Range Radio
- CCTV
- Sound Systems
- Fire Alarms
- Environmental Alarms
- Residential & Commercial

John McDonough, Sales Associate

johnmac@seacoastsecurity.com • www.seacoastsecurity.com

4 Summer Street • P.O. Box K • Freeport, ME 04032

(207) 865-0394 • Fax (207) 865-0852

Inside Maine (800) 206-7906 • Outside Maine (800) 210-5723

Owned & Operated In State 24 Hour Central Station

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1172	Issue Date:	CBL: 014 N010001
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Location of Construction: 119 Morning St	Owner Name: Esther Albert Realty Llc	Owner Address: 225 East 36th St Apt 5n	Phone:
Business Name:	Contractor Name: Seacoast Security	Contractor Address: 4 Summer Street Freeport	Phone: 2078650394
Lessee/Buyer's Name	Phone:	Permit Type: Fire Alarm System	Zone: R-2

Past Use: Multi Family / 28 legal residential dwelling Units	Proposed Use: Multi Family (28)/ Install fire alarm system in the basement, Phase I.	Permit Fee: \$110.00	Cost of Work: \$8,261.00	CEO District: 1
Proposed Project Description: Install fire alarm system in the basement, Phase I.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: R-2 Type: Fire Alarm IBL-2003 Signature: <i>JMB 12/1/09</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 10/28/2009	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>10/28/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>S</i>

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.

PERMIT ISSUED

SIGNATURE OF APPLICANT	ADDRESS	DATE	DEC	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	City of Portland	

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1172	Date Applied For: 10/23/2009	CBL: 014 N010001
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Location of Construction: 119 Morning St	Owner Name: Esther Albert Realty Llc	Owner Address: 225 East 36th St Apt 5n	Phone:
Business Name:	Contractor Name: Seacoast Security	Contractor Address: 4 Summer Street Freeport	Phone (207) 865-0394
Lessee/Buyer's Name	Phone:	Permit Type: Fire Alarm System	

Proposed Use: Multi Family (28)/ Install fire alarm system in the basement, Phase I.	Proposed Project Description: Install fire alarm system in the basement, Phase I.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/28/2009

Note: **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a 28 residential family building.. Any change of use shall require a separate permit application for review and approval.
- 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 **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/01/2009

Note: **Ok to Issue:**

- 1) Fire Alarm systems shall be installed per Sec. 907 of the IBC 2003

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 11/24/2009

Note: **Ok to Issue:**

- 1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 2) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required.
- 3) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 4) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 5) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and 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".

PERMIT ISSUED

DEC 1 2009

Comments:

City of Portland

10/28/2009-mes: our microfiche shows a 1957 C of O for 29 du HOWEVER the actual count based on floor plans submitted is 28 residential dwelling units.

11/3/2009-gautreauk: Left Mesdage with John for more info. (battery calcs., matrix., annunciator details, etc.)

11/24/2009-gautreauk: This job will be done in phases. Phase I is panel and smokes / pull stations in common areas. Phase II will be heat detectors in units. Keith



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: 119 MORNING ST. CBL: 014 N 010
 Exact location: (within structure) BASEMENT (FACP)
 Type of occupancy(s) (NFPA & ICC): 12 UNIT APARTMENT BUILDING
 Building owner: MARK PERLIN/ESTHER ALBERT REALTY LLC
 System Designer: LOU GARZA/JOHN MC DONOUGH
 Designer phone: 865-0394 E-mail: johnmac@seacoastsecurity.com
 Installing contractor: SEACOAST SECURITY INC. License No: MC60009638
 Contractor phone: 865-0394 E-mail: SAME

This is a new application: YES NO

This is an amendment to an existing permit: YES NO Permit no: _____

The following documents have been provided with this application:

Floor plans: YES NO
 Wiring diagram: (RISE DIAGRAM) YES ~~NO~~
 Annunciator details: YES NO
 Bid specifications: YES NO
 Equipment data sheets: YES NO
 Battery & voltage drop calculations: YES NO
 Input/ Output Matrix: YES NO
 Designer/ personnel qualifications: YES NO

PHASE 1

COST OF WORK: 88,261.00

PERMIT FEE: _____
 (\$10 PER \$1,000 + \$30 FOR THE FIRST \$1,000)

RECEIVED

OCT 23 2009

**Dept. of Building Inspections
City of Portland Maine**

Download a new copy of this document from Inspection Division on-line at www.portlandmaine.gov for every submittal. Submit all plans on 11X17 copies or electronic PDF's 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 NFPA 70, NFPA 72, and Fire Department Technical Standard(s).

Applicant signature: *John McDonough* Date: 10/23/09

DEFINITIONS

- FIRE ALARM SYSTEM:** A combination of components consisting of initiating devices, signal devices and control devices; all of which either report to or receive a signal from a central control point (FACP).
- HIGH-RISE:** Any structure seventy-five (75) feet or more above grade level. Lineal measure shall be from the lowest point of the occupiable space to the top floor of the structure as determined by the Fire Chief.
- CLASS "C" FIRE ALARM SYSTEM:** A fire alarm system of the least degree, intended to be used in occupancies where life safety hazards are minimal and the occupant load is low.
- CLASS "B" FIRE ALARM SYSTEM:** A fire alarm system intended to be used where life safety hazards are greater than usual due to higher fire loads, larger structures or greater occupant loads.
- CLASS "A" FIRE ALARM SYSTEM:** A fire alarm system required in all structures where the greatest hazards are present due to fire loads, high occupant density or excessive size. These systems are intended for use where total evacuation is impractical and/or the earliest possible warning is desirable and a need exists for the control of panic.

-
- 1.11 All installations shall comply with the applicable requirements of NFPA 72, The National Electrical Code, and the Fire Prevention Bureau.
- 1.12 All applications for “Fire Alarm Permits” shall be made at the building inspection office on forms provided by the Fire Prevention Bureau. All information requested on the forms shall be completed when applicable to the proposed installation and all supportive documentation provided before the permit can be reviewed.
- 1.13 In addition to the “Fire Alarm Permit”, the installer shall apply for an electrical permit through the building inspection office.
- 1.14 Any application for a Class A or B fire alarm system shall include:
- 1) A copy of the Bid Specification.
 - 2) Complete descriptive data indicating “UL” listings for all system components.
 - 3) A complete description of the sequence of operation.
 - 4) A complete wiring diagram for all components being connected to the system.
 - 5) Floor plans indicating the placement of all equipment.
 - 6) Annunciator details showing the labeling of all zones.
 - 7) Battery Calculations.
- 1.14.1 Any application for a Class C fire alarm system shall include those items listed above as required by the Fire Prevention Bureau.
- 1.15 Any additions or modifications from approved plans will require the submission of an amendment and approval from the fire department.
- 1.16 After the completion of installation, the installation contractor shall provide the Fire Prevention Bureau with a “Fire Alarm Acceptance Report” per NFPA 72 before the “Certificate of Occupancy” can be issued.
- 1.17 All fire alarm wiring shall be protected from vandalism by means of electrical mechanical tubing (“EMT”) or metal conduit or concealment within the wall cavity.
- 1.18 Any fire alarm system, including all peripheral devices, shall be maintained and kept operational at all times. Whenever any initiating device is activated and rendered inoperable, it shall be repaired or replaced within twenty-four (24) hours. Any other component needing repair or replacement shall be started within twenty-four (24) hours of disablement and continued until completed as parts are received.
- 1.19 Any alarm system requiring more than one (1) zone shall be provided with individual zone disconnects.
- 1.20 Any Class “A” or “B” fire alarm system shall submit CAD drawings of said system.

INITIATING DEVICES
SECTION 3.0

- 3.1 Exhaust hood extinguishing systems, halon systems, and standpipe systems shall be electrically connected to the evacuation system.
- 3.2 Detection devices located within concealed spaces or spaces deemed inaccessible by the Fire Prevention Bureau shall have an indicator visible to the firefighter from all normally occupied spaces approved by the Fire Prevention Bureau.
- 3.3 Any initiating device not connected to the FACP shall be so labeled.
- 3.4 All fire alarm pull stations, control equipment, and audio visual equipment shall be red, with the exception that FACP may be a different color when proper labeling is provided.
- 3.5 All areas that are part of a defined exit system (hallways, stairways, lobbies, etc.) and any areas prone to smoldering fires shall be protected with smoke detectors. All other areas shall be protected with heat detectors. The heat detectors shall be rate-of-rise in all cases when practical.
- 3.6 The fusing of any sprinkler head shall activate the fire alarm.
- 3.7 All detection devices shall be protected against radio frequency activation.

TYPE A FIRE ALARM SYSTEM PERFORMANCE STANDARDS
SECTION 5.0

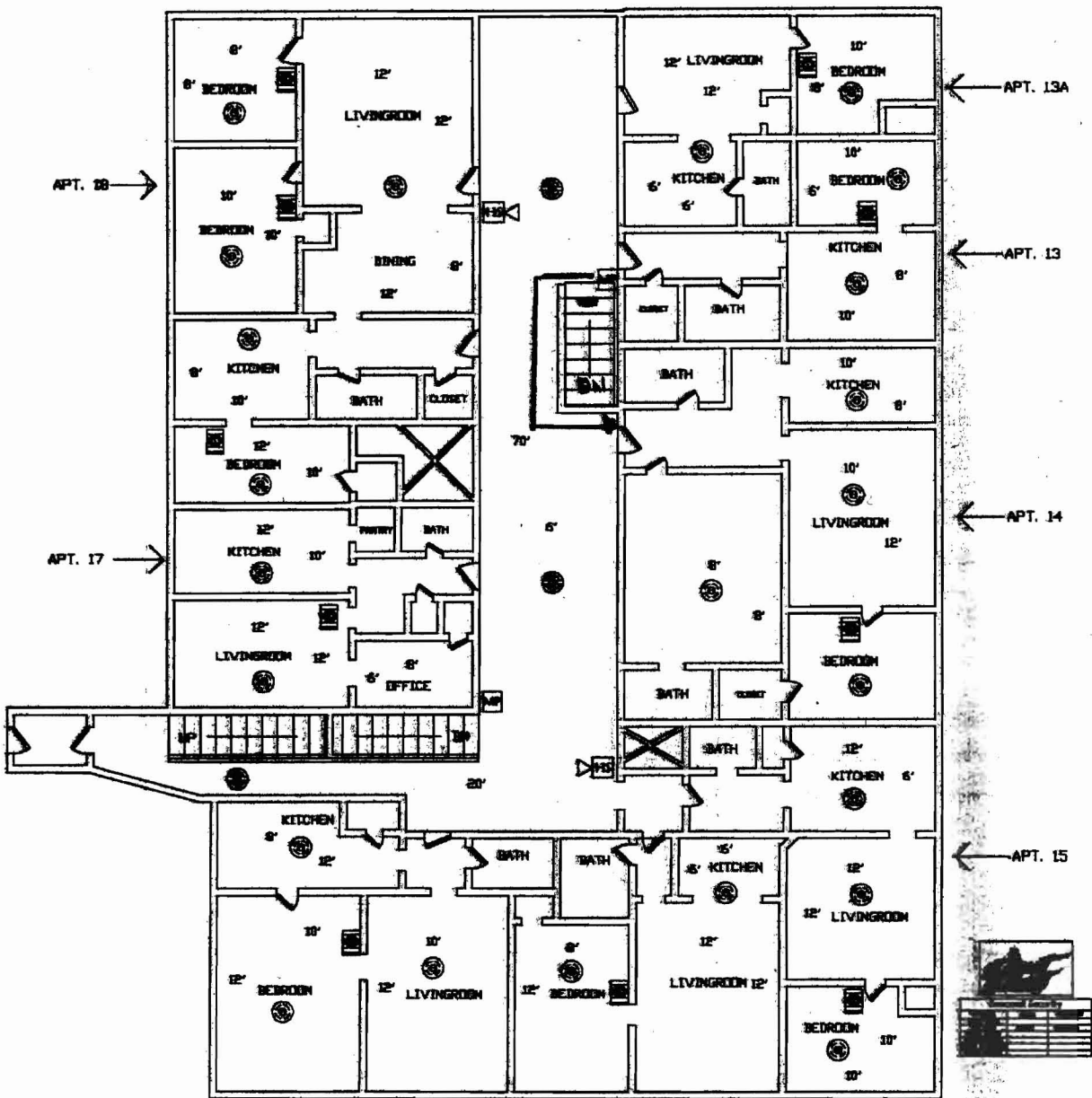
5.1 Type "A" Fire Alarm System Performance Standards.

- 1) "UL" Listed
- 2) Meet all applicable NFPA; local and state standards
- 3) Supervision of all peripheral devices
- 4) Addressable detection devices
- 5) Alarm Verification
- 6) Voice communications
- 7) Firefighter telephones and/or radio communications
- 8) Municipal connection
- 9) Separate audio and visual trouble indication
- 10) Individual zone or device disconnect
- 11) Building systems status indication
- 12) Elevator recall
- 13) Sprinkler activation and zone indication
- 14) History recall
- 15) Prerecorded messages
- 16) Drill switch
- 17) "Knox Box"
- 18) Field programmable
- 19) Two (2) separate signal circuits per floor.

TYPE C FIRE ALARM SYSTEM PERFORMANCE STANDARDS
SECTION 7.0

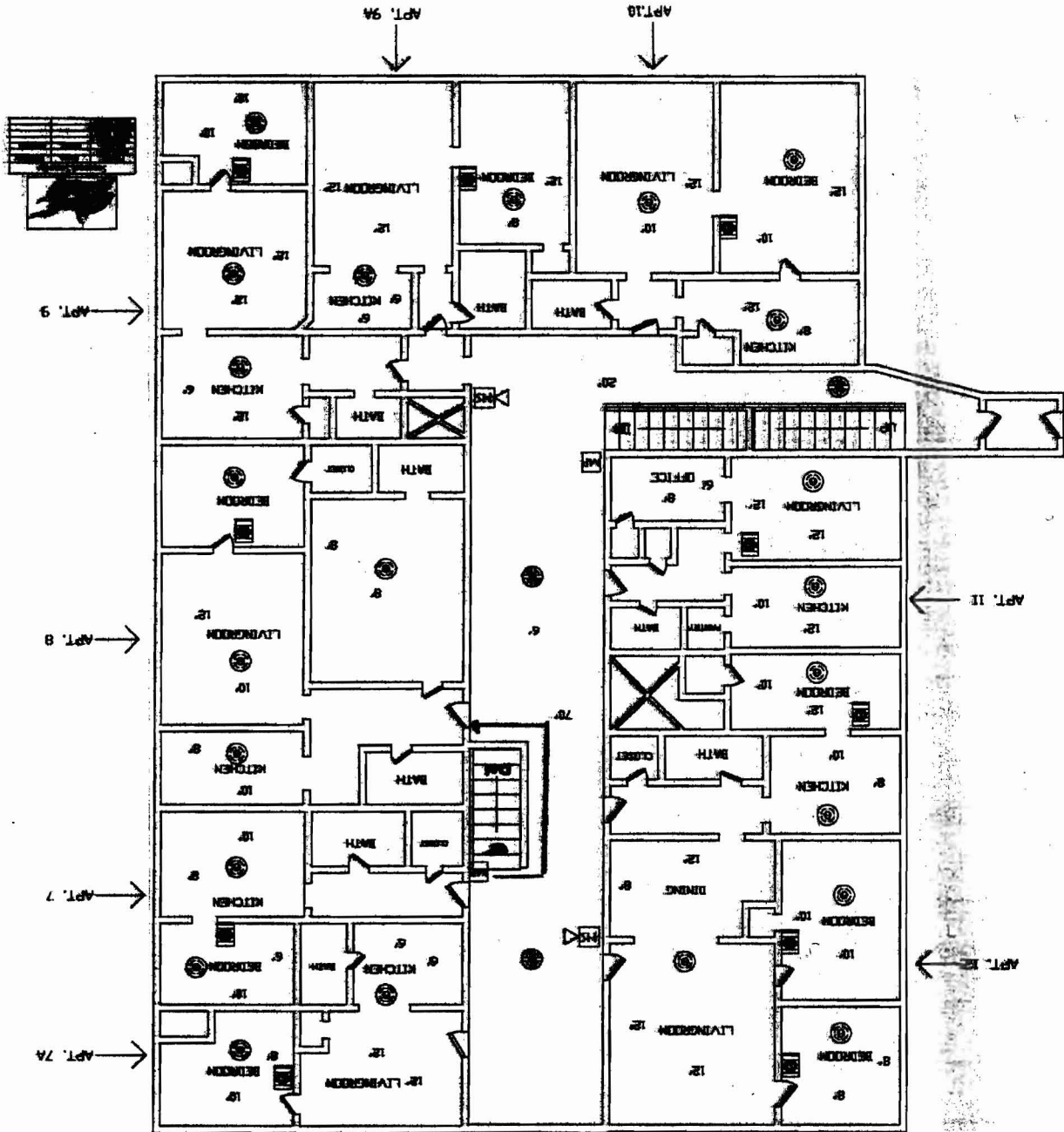
- 7.1 Type "C" Fire Alarm System Performance Standards.
- 1) "UL" Listed
 - 2) Meet all applicable NFPA, local, and state standards
 - 3) Zone indication
 - 4) Separate audio and visual trouble indication
 - 5) Supervision of all peripheral devices
 - 6) Sprinkler activation and zone indication (when applicable)

HEURING ST.



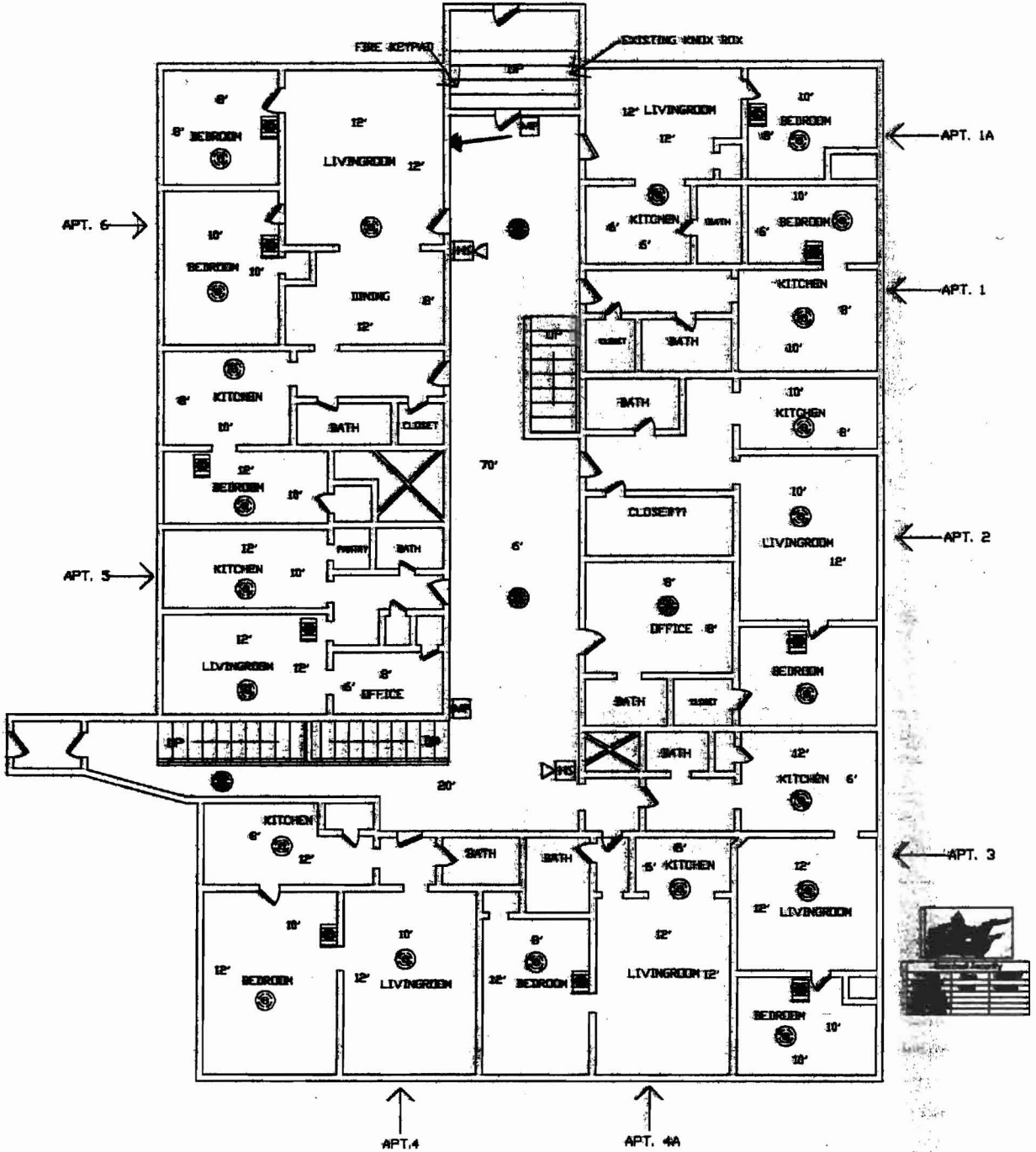
3rd Floor

2nd Floor



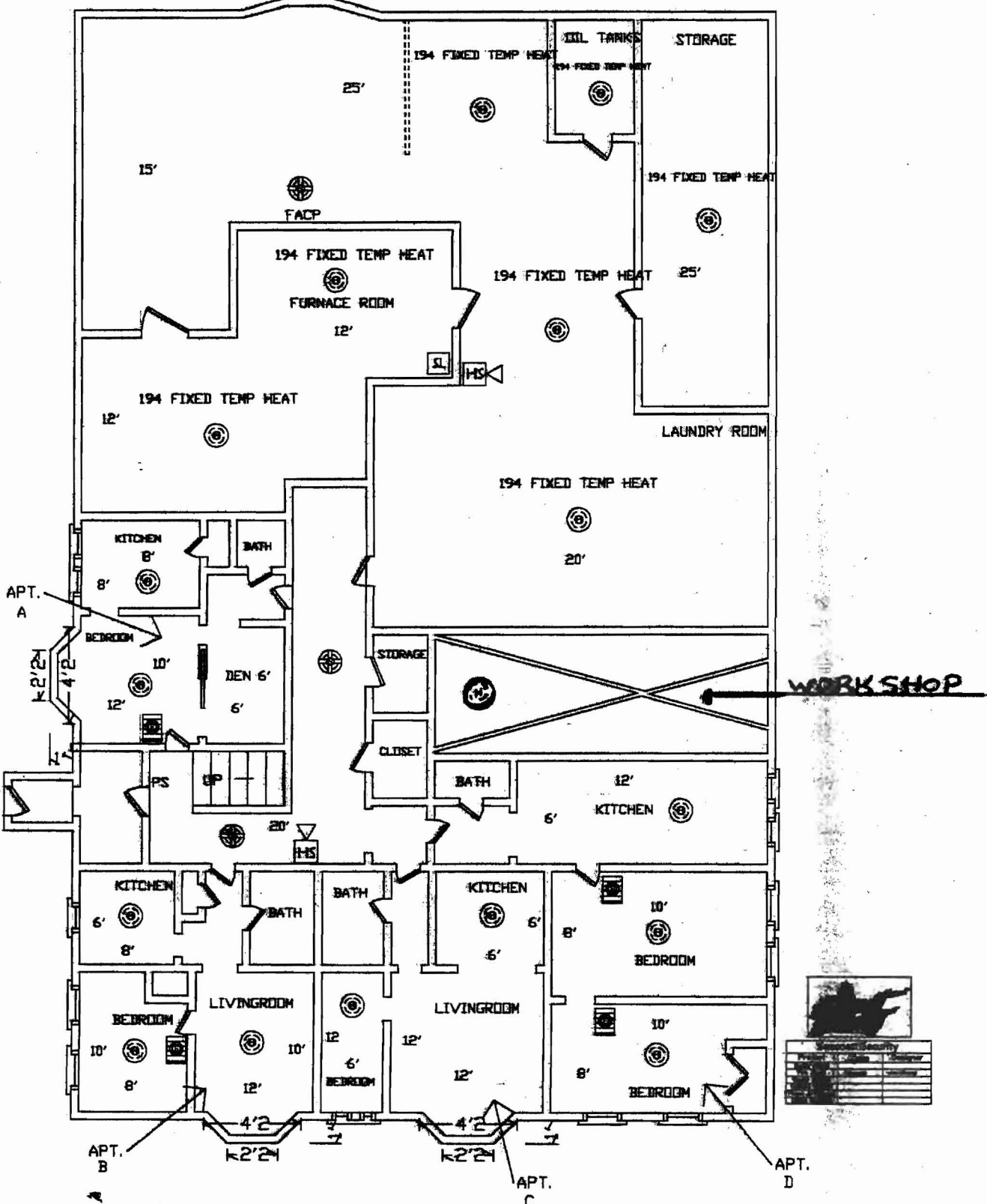
MORNING ST.

HERRING ST.



1st Floor

MORNING ST.



Basement