

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

EMT LLC /WRIGHT RYAN CONSTRUCTION

Located at

118 CONGRESS ST

PERMIT ID: 2014-00464

ISSUE DATE: 05/19/2014

CBL: 016 D002001

has permission to **Build a new four story building - First floor - two retail spaces & parking, 2nd - 4th floors four residential condominiums per floor for a total of 12**

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 clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Chris Pirone

/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

Two retail spaces & parking on 1st floor,
12 residential condos on 2-4 floors.

Building Inspections

Use Group: R-2/M/S- **Type:** 5A
2

Residential Apartments - Floors 2 - 4,
Occupant Load = 46
Mercantile - Floor 1 (2 Units),
Occupant Load = 65
Storage - Low Hazard - Floor 1,
Occupant Load = 33
Mixed Use - Non Separated, Except to
Residential
NFPA 13 System (Required)

MUBEC/IBC 2009

Fire Department

Classification:

Mixed/Separated.
Apartment/Parking-Storage
ENTIRE
2009 NFPA

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line 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 Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below 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 shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Footings/Setbacks
Plumbing Rough Commercial
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Certificate of Occupancy/Final
Final - Electric
Final - Fire
Final - DRC

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

| | | | | |
|---|---|---|--|----------------------------|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2014-00464 | Date Applied For: 03/10/2014 | CBL: 016 D002001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: New building - First floor - two retail spaces & parking, 2nd - 4th floors four residential condominiums per floor for a total of 12 | Proposed Project Description: Build a new four story building - First floor - two retail spaces & parking, 2nd - 4th floors four residential condominiums per floor for a total of 12 | | | |
| Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 04/01/2014 | | Ok to Issue: <input checked="" type="checkbox"/> | | |
| Note: | | | | |
| Conditions: | | | | |
| <ul style="list-style-type: none"> 2) Separate permits shall be required for any new signage. 3) This property shall remain as two retail spaces and parking on the first floor and twelve residential condominiums above on floors 2 4. Any change of use shall require a separate permit application for review and approval. 4) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor. 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 6) A separate permit must be applied for to demolish the existing structure. | | | | |
| Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 05/16/2014 | | Ok to Issue: <input checked="" type="checkbox"/> | | |
| Note: | | | | |
| Conditions: | | | | |
| <ul style="list-style-type: none"> 1) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. 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) Firestopping and Smoke Seal protocol shall be followed as established in the project specifications including, but not limited to products, systems, standards, submittals and execution of field quality control. 4) Separate permits are required for the tenant fit up of the Mercantile units. 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 6) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2. 7) A final special inspection report with sealed compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken. | | | | |
| Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: 04/09/2014 | | Ok to Issue: <input checked="" type="checkbox"/> | | |
| Note: | | | | |
| Conditions: | | | | |
| <ul style="list-style-type: none"> 1) Exit signs. Marking of Means of Egress shall be provided according to NFPA 101 7.10. 2) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve. 3) NFPA 1 14.14 Marking of Means of Egress | | | | |

- 4) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
 - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spacesSingle-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
 - (1) All sleeping rooms
 - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
 - (3) On each level of the dwelling unit, including basements.
- 5) Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
Pay special attention to:
 - 1.) NFPA 720 5.5.5.3 Requirements for Carbon Monoxide Detectors
 - 2.) NFPA 720 5.5.5.4 Carbon Monoxide Detectors for Control of Carbon Monoxide Spread
 - 3.) NFPA 720 9.4.1 Carbon Monoxide Alarms and Detectors.
- 6) Shall comply with 2009 NFPA 101 Chapter 30 New Apartment Building Occupancies
Shall comply with 2009 NFPA 1 Chapter 20.9 Apartment Buildings
All construction shall comply with City Code Chapter 10.
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
- 7) Shall comply with NFPA 13 Standard for the Installation of Sprinkler Systems.
- 8) Fire extinguishers are required per NFPA 1 Table 13.6.2.
- 9) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations.
Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 10) Emergency Lighting shall be provided according to NFPA 101 7.9.
- 11) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479).
Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 12) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance.
- 13) Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
- 14) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance.
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.
A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
- 15) Street addresses shall be marked on the structure.
- 16) Shall comply with 2009 NFPA 1 Chapter 10.12 Fire Protection Markings.
- 17) Stairs shall be designated by letter.
The primary stair as determined by the Fire Prevention Bureau shall be Stair A.
Stair signage shall comply with section 7.2.2.5.4 of the Life Safety Code with the exception of existing, approved signs Suites & Units. Residential Units shall be designated using numerals.
The first numeral of each residential unit shall be the floor designation.
- 18) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance.
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.
A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
- 19) All new smoke detectors and smoke alarms shall be photoelectric

