DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

ESSEXNORTH 20 THAMES LLC

Located at

158 FORE ST (168 Fore)

PERMIT ID: 2017-01907

ISSUE DATE: 02/21/2018

CBL: 019 B020001

has permission to Construction of building - 27 residential condos in upper stories with two vanilla box commercial units on first floor - use to be established in future permit

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/ Glenn Harmon

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

2 commercial units on 1st floor (uses to be established in future permit)
27 residential condominiums on floors 2-6

Building Inspections

Use Group: R2/M/S2 **Type:** IIA Condominium, retail, parking

ENTIRE

2009 IBC/MUBEC

Fire Department

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:

Certificate of Occupancy/Final Inspection

Above Ceiling Inspection

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Plumbing

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

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

Permit No:	Date Applied For:	CBL:
2017-01907	12/06/2017	019 B020001

Proposed Use:

1st floor - two commercial spaces, use to be determined. Upper stories: 27 residential condos

Proposed Project Description:

Construction of building - 27 residential condos in upper stories with two vanilla box commercial units on first floor - use to be established in future permit

Dept: Historic **Status:** Approved w/Conditions **Reviewer:** Deborah Andrews **Approval Date:** 02/13/2018 **Note:** • Ok to Issue: ✓

Conditions:

- 1) Final construction to be consistent with revised plans, elevations, details and specifications provided on 8/16/17 and 8/21/17 and as approved by the Historic Preservation Board.
- 2) Applicant to provide master signage plan to serve as template for future individual sign applications.

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Matthew Grooms **Approval Date:** 02/08/2018 **Note:** • Ok to Issue: ✓

Conditions:

- 1) This permit is not establishing a use for the two commercial spaces on the first floor. Separate review and approval for fit-up shall be required before occupancy.
- 2) The approval of this permit entailed a review of the exterior elevations and design elements of the building. Any alterations that impact the exterior elevations, including but not limited to window specs and locations, door specs and locations, siding, etc, shall not be made without review and approval from the Planning authority.
- 3) This property shall remain 27 residential condominimum units. Any change of use shall require a separate permit application for review and approval.
- 4) Prior to issuance of Certificates of Occupancy for the residential condominimum units, a revised plat must be approved by the Planning Department.
- 5) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Glenn Harmon **Approval Date:** 02/20/2018 **Note:** • Ok to Issue: ✓

Conditions:

- 1) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Safeguards during construction shall be implemented and installed per IBC Chapter 33 and chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties.
- 4) A request shall be submitted to the Permitting and Inspections Department prior to scheduling the final inspections for consideration of any part of this building to be occupied in phases.
- 5) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8.
- 6) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual and as approved by the Design Professional in responsible charge, Sec. 107.3.4. These include products, systems, standards, design submittals and execution of field quality control. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.
- 7) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.
- 8) Separate Permits shall be required for any new signage.

- 9) 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.
- 10 Fire walls, fire barriers, fire partitions, smoke barrieres and smoke partitions shall be effectively and permanently identified with signs or stencling per IBC Sec. 703.6
- 11 Separate building permits are required for the commercial tenant spaces. This permit approves the vanilla box only.
- 12 A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken. Please email electronic documents to the plan reviewer of record and permitting@portlandmaine.gov

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 02/21/2018 **Note:** Ok to Issue:

✓

Conditions:

- All construction shall comply with City Code, Chapter 10.
 All construction shall comply with 2009 NFPA 101 Life Safety Code
 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).
- 2) This project meets the requirements for needing a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit. The City of Portland must have a copy of this permit on file before a final inspection or certificate of occupancy can be issued. If the SFMO determines that their permit is not needed then correspondence from the SFMO stating that a permit is not required shall be provided.
- 3) 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.
- 4) 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 and or work shall comply with 2016 NFPA 13 and 2016 NFPA 13R
 Standpipe system installation shall comply with NFPA 14.
- 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) 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.
- 7) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10. Emergency Lighting in accordance with 2009 NPFA 101, sections 7.9 shall be provided
- 8) Per the City of Portland Technical Manual section 3.4.6. all new elevators shall be sized to accommodate an 80 x 24 inch stretcher.
- 9) 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 manufactures recommendation.
- 10 City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment building smoke detectors must be powered by the buildings electrical service and must have a secondary power source (battery). Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations
 - 1.Inside all sleeping rooms.
 - 2. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
 - 3.On each level of the dwelling unit, including basements but excluding attics and crawl spaces.

- 11 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
- 12 Per 2009 NFPA 101 section 12.7.9.3 and 13.7.9.3 every room constituting an assembly occupancy (50+ people) and not having fixed seating shall have the occupancy load of the room posted on a sign in a conspicuous place by the main entrance to the space.

Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date:	09/14/2017
Note:			Ok to	o Issue:

Conditions: