DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND
BUILDING PERMIT

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

This is to certify that 113 Newbury Street, LLC

Located at 40 Hancock St (113 Newbury St)

Date: 06/09/16

PERMIT ID: 2015-00072 **ISSUE DATE:** 03/23/2015 **CBL:** 020 D013001

has permission to **Build a new 4 story wood & steel frame structure with covered parking garage for 35 Residential Condominium units, including open air surface parking area**

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/ David Petruccelli
Fire Official

/s/ Jeanie Bourke
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
35 Residential Condominiums

Building Inspections
Use Group: R-2/S-2 **Type:** 5A
Residential Condominiums, Floors 1 - 4
Occupant Load = 287
Storage - Low Hazard - Parking Garage, Floor 1
NFPA 13 Sprinkler System
ENTIRE
MUBEC/IBC 2009

Fire Department
Classification:
Apartment Building
ENTIRE

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

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Check the Status or Schedule an Inspection On-Line at
http://www.portlandmaine.gov/planning/permitstatus.as| Date: 06/09/16

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:

Site VISIT
Final - DRC
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Certificate of Occupancy/Final
Final - Electric
Final - Fire
Above Ceiling Inspection

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

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

Permit No:	Date Applied F
2015-00072	01/14/2015

Proposed Use:
35 Residential Condominiums - Seaport Lofts

Proposed Project Description:
Build a new 4 story wood & steel frame parking garage for 35 Residential Cond open air surface parking area

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/09/16

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 02/26/2015

Note: Site plan approval was for 39 residential condos. The permit is proposing 35 residential condos with units 4 & 5 and units 10 & 11 combined as one unit on the third and fourth floors. **Ok to Issue:** ☑

Conditions:

1) This property shall remain as thirty-five residential condominiums. Any change of use shall require a separate permit application for review and approval.
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3) A sepearte permit must be applied for the HVAC systems. These systems will have to meet the dBA levels listed under section 14-187(b). As part of the permit submission, noise data readings in decibels must be provided.

Dept: Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 03/23/2015

Note: **Ok to Issue:** ☑

Conditions:

1) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. THIS REFERS TO THE SHOP DRAWINGS FOR ALL FIRESTOP PENETRATION AND FIRE RESISTIVE JOINT SYSTEMS
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) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program or testing standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items.
4) Firestopping Systems 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.
5) 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.
6) 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.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** David Petruccelli **Approval Date:** 03/13/2015

Note: **Ok to Issue:** ☑

Conditions:

1) Fire department connection shall be two 2 ½" inlets.
2) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at $75 for each inspector.
3) Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.
4) 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.
5) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.

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Inspections Division
Approved with Conditions

Date: 06/09/16

6) Application requires State Fire Marshal approval.

7) Construction or installation shall comply with City Code Chapter 10.

8) A separate Suppression System Permit is required for all new suppression systems, including standpipe sy effecting more than 20 heads. This review does not include approval of system design or installation.

9) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated l shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or A Providing firestop labels at each firestop system or device and an onsite manual containing the detail for ea device used for the project will streamline final inspection approvals.

10 A Knox Box is required.

11 Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.

12 System acceptance and commissioning must be coordinated with a fire alarm technician and suppression system contractors and the Fire Department. Call 874-8400 to schedule.

13 Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.

14 A sprinkler supervisory system shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided. A separate fire alarm permit is required from a certified fire alarm company.

15 Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.

16 Installation shall be in accordance with the City of Portland Fire Department Regulations and NFPA 13 as published. A copy of the State Sprinkler permit with RMS date and signature and the Contractor's Material and Test Certificate for Aboveground Piping (NFPA 13 figure 24.1) shall be provided prior to scheduling of the final inspection.

17 The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition.

18 **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**
A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.

19 FD:6.5.5 Gauges for Class I and III standpipe hose connections. The Fire Department requires the installer to provide two Kochek 2 ½" NH 45 Degree Line Gauge [LG25-45] to the Fire Department for each new Class I and III standpipe.

20 The standpipe fire department connection shall have three 2 1/2" inlets.

21 14:6.3.8 Signs for Room Identification, Valves, and Hose Connections. et al.
14:6.4.5.2 Each fire department connection shall be designated by a sign having letters, at least 1 in. in height, that reads "STANDPIPE."
14:6.4.5.2.2 A sign also shall indicate the pressure required at the inlets to deliver the system demand.
14:6.6 Installation of signs. Signs shall be secured to a device or the building wall with corrosion-resistant chains or fasteners

22 This system is a manual wet standpipe. Each hose connection shall be provided with a conspicuous sign that reads "MANUAL STANDPIPE FOR FIRE DEPARTMENT USE ONLY."(14:5.4.2) Letters shall be red with a white background and shall be 2 ½" in height. (14:6.3.8.5.2)

23 The Standpipe system shall be installed in accordance with the City of Portland Fire Department Regulations and NFPA 14 as published. A copy of the Contractor's Material and Test Certificates (NFPA 14 figure 11.1.3(a) and (b) if pertinent) shall be provided prior to scheduling of the final inspection.

24 The Standpipe system shall be installed in accordance with NFPA 14. Signed contractor's test certificate(s) are required.

25 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.

26 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.

27 A firefighter Building Marking Sign is required.

28 Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated l
shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or A
Providing firestop labels at each firestop system or device and an onsite manual containing the detail for ea
device used for the project will streamline final inspection approvals.

29 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at $7

30 Any cutting and welding done will require a Hot Work Permit from Fire Department.

31 All means of egress to remain accessible at all times.

32 Fire extinguishers are required per NFPA 1.

33 Installation shall comply with NFPA 211, Standard for Chimneys, Fireplaces, Vents, and Solid Fuel–Burning Appliances;
NFPA 31, Standard for the Installation of Oil-Burning Equipment;
NFPA 54, National Fuel Gas Code;
NFPA 90A, Standard for the Installation of Air-Conditioning and Ventilating Systems;
NFPA 91, Standard for Exhaust Systems for Air Conveying Vapors, Gases, Mists, and Noncombustible Particulate Solids;
NFPA 70, National Electrical Code; and the manufacturer's published instructions.

CITY OF PORTLAND, MAINE — RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/09/16

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 11/26/2014

Note: **Ok to Issue:** ☑

Conditions:

1) See approval letter dated October 31, 2013, site plan approval date October 22, 2013, for conditions of approval.