

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

THE VILLAGE AT OCEANGATE LLC /Metric
Construction Inc /Bob Grzyb

Located at

1-15 Middle St

PERMIT ID: 2012-65699 **ISSUE DATE:** 04/26/2013 **CBL:** 020 E009001

has permission to **retail and commercial along street level with 94 residential dwelling units above and 80 parking spaces within two towers**

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.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2012-65699

Located at: 1-15 Middle St

CBL: 020 E009001

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

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.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Electrical Close-in
Above Ceiling Inspection
Final - Electric
Certificate of Occupancy/Final
Final - Fire

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.

PERMIT ID: 2012-65699

Located at: 1-15 Middle St

CBL: 020 E009001

City of Portland, Maine - Building or Use Permit

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

Permit No: 2012-65699	Date Applied For: 01/07/2013	CBL: 020 E009001
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Location of Construction: 1-15 Middle St	Owner Name: THE VILLAGE AT OCEANGATE	Owner Address: 2730 TRANSIT RD	Phone:
Business Name: The Bay House	Contractor Name: Metric Construction Inc /Bob Grzyb	Contractor Address: 55 Henshaw Street Brighton	Phone (617) 874-7199
Lessee/Buyer's Name	Phone:	Permit Type: New Multi-Family 5+	

Proposed Use: retail and commercial along street level with 94 residential dwelling units above and 80 parking spaces within two towers	Proposed Project Description: retail and commercial along street level with 94 residential dwelling units above and 80 parking spaces within two towers
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Dept: Zoning Status: Approved w/Conditions Reviewer: Marge Schmuckal Approval Date: 01/08/2013
 Note: Ok to Issue:

- 1) Separate permits are required for each first floor tenant fit-up to establish uses.
- 2) Separate permits shall be required for any new signage.
- 3) Separate permits are required for any HVAC units. DBAs of each unit shall be submitted with each HVAC application
- 4) All conditions on the previous foundation permit are still in force.

Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 04/22/2013
 Note: Ok to Issue:

- 1) Separate permits and Certificate of Occupancy are required for the tenant fit up of the retail spaces.
- 2) 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.
- 3) A final special inspection report with 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.
- 4) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire Status: Approved w/Conditions Reviewer: Ben Wallace Jr Approval Date: 04/25/2013
 Note: Ok to Issue:

- 1) Construction or installation shall comply with City Code Chapter 10 and Fire Department Rules and Regulations which can be viewed at <http://www.portlandmaine.gov/fireprevention/>.
- **The stairs shall be labeled Stair A, Stair B, Stair C, and Stair D.****
- 2) Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.
 - 3) A two-way communications system is required per NFPA 101:7.2.12.1.1. The main panel shall be installed immediately adjacent to the fire alarm annunciator at the primary point of fire department access. Contact the Fire Department if you have any questions regarding proper location or installation.
 - 4) Carbon Monoxide detection is required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
 - 5) All smoke alarms shall be photoelectric.
 - 6) This building requires a master box fire alarm system. A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.

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- 7) A supervised, automatic sprinkler system is required in accordance with NFPA 13. A Class 1 manual standpipe is required in accordance with NFPA 14. A combination sprinkler and standpipe system will be acceptable. A separate Suppression System Permit is required. This review does not include approval of system design or installation.
- 8) Application requires State Fire Marshal approval.
- 9) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 10) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
- 11) Fire department connection. The standpipe requires four 2-1/2" inlets. The standpipe system shall have a sign indicating its service and the pressure required to deliver system demand.
- 12) A firefighter Building Marking Sign is required.
- 13) This building is a special hazards dwelling unit and shall comply with section 10-4 of City Code which can be viewed at <http://www.portlandmaine.gov/citycode/chapter010.pdf>
- 14) 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.
- 15) 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.
- 16) 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.
- 17) A copy of the state sprinkler permit with RMS sign off and the completed contractors test certificates shall be provided prior to the final inspection. A copy of the fire alarm record of completion and a fire alarm inspection sticker shall be provided by a NICET or IMSA level II fire alarm technician prior to the final inspection. The licensed sprinkler contractor and the certified fire alarm technician shall be present for the final acceptance testing with the Fire Department. Recommend scheduling the acceptance testing before the final inspection
- 18) **Per NFPA 101:7.2.2.3.3.2 stair treads and nosings shall be free of projections or lips that could trip users. Nosings are not permitted.**
- 19) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 20) Fire extinguishers are required in each occupancy, including the apartments, per NFPA 1.