

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

223 CUMBERLAND AVENUE LLC

**Located at**

223 CUMBERLAND AVE

**PERMIT ID:** 2015-02509

**ISSUE DATE:** 11/24/2015

**CBL:** 026 0010001

has permission to **Renovation of the existing structure for first floor office/retail space and residential apartments.**

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*

*/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***

First floor - office & retail; floors 2-4 - 6 residential units

***Building Inspections***

**Use Group:** R-2, M, B **Type:** 5B  
Residential Apartments - Floors 2-4, 6 DU, 27 Occupants  
Mercantile - 1st Floor, 27 Occupants  
Business - 1st Floor, 7 Occupants  
NFPA 13 Sprinkler System  
ENTIRE  
MUBEC/IBC 2009

***Fire Department***

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

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

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Fire - Change of Use Inspection

Certificate of Occupancy/Final

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2015-02509	<b>Date Applied For:</b> 09/30/2015	<b>CBL:</b> 026 0010001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Multi-Use - First floor -office & retail; 6 residential units on floors 2-4		<b>Proposed Project Description:</b> Renovation of the existing structure for first floor office/retail space and residential apartments.		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 10/28/2015
<b>Note:</b> B-2 zone Construction limited to interior only Conversion of unit to office - requires 2 off-street parking spaces. E-mail from applicant states that 2 spaces in adjacent lot will be dedicated to office tenant.		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) The use of this property shall remain as first floor office and retail space and six upper-story residential dwelling units as shown on the plans. Any change of use shall require a separate permit application for review and approval.				
2) Separate permits shall be required for any new signage.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
4) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only.				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 11/24/2015
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12				
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) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item.				
4) 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.				
5) 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.				
6) Separate permits are required for any additional tenant fit up work beyond the scope of this permit.				
<b>Dept:</b> Engineering DPS		<b>Status:</b> Not Applicable	<b>Reviewer:</b> Benjamin Pearson	<b>Approval Date:</b> 11/03/2015
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) This approval is non-applicable to Engineering DPS as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or <a href="mailto:dmp@portlandmaine.gov">dmp@portlandmaine.gov</a>				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> David Petrucci	<b>Approval Date:</b> 11/02/2015
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.				

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- 2) 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.
- 3) Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
- 4) 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.
- 5) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 6) \*\*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.\*\*
- 7) 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.
- 8) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 9) 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.
- 10 All means of egress to remain accessible at all times.
- 11 Fire extinguishers are required per NFPA 1.
- 12 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.
- 13 Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 14 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.
- 15 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.
- 16 Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 17 A firefighter Building Marking Sign is required.
- 18 The fire alarm system shall have a new fire alarm inspection sticker.
- 19 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.
- 20 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 21 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 22 A 4100 series Knox Box is required.
- 23 Supervising Station monitoring for addressable fire alarm systems shall be by point.
- 24 Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
- 25 Fire protection systems shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.

- 26 In field installation shall be installed per code as conditions dictate.
- 27 Fire department connection shall be two 2 ½" inlets.
- 28 The installation shall comply with the following:
  - City of Portland Chapter 10, Fire Prevention and Protection;
  - NFPA 1, Fire Code (2009 edition), as amended by City Code;
  - NFPA 101, Life Safety Code (2009 edition), as amended by City Code;
  - City of Portland Fire Department Rules and Regulations;
  - NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations; and
  - NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine
- 29 All smoke detectors shall be photoelectric.
- 30 The fire alarm technician shall be present for the fire inspection. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8400 to schedule.
- 31 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.
- 32 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.
- 33 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.
- 34 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.
- 35 All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".