

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

JJR 443 CONGRESS LLC

**Located at**

443 CONGRESS ST

**PERMIT ID:** 2016-00838

**ISSUE DATE:** 03/27/2017

**CBL:** 027 B002001

has permission to **Change of Use and alterations to add 28 Residential Units on Floors 4 thru 7** 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 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/ Michael White*

*/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***

Floors 4 through 7 - 28 residential units

***Building Inspections***

**Use Group:** R-2 & B    **Type:** 1B  
Residential Apartments - 28 Dwelling  
Units  
Occupant Load = 112  
Mixed Use Separated - Existing  
Business & New Storage  
NFPA 13 Sprinkler System  
Floors 4 thru 7, basement  
MUBEC/IBC 2009

***Fire Department***

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

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

Electrical Close-in w/Fire & Draftstopping

Setbacks and Footings Prior to Pouring

Certificate of Occupancy/Final Inspection

Final - Electric

Final - Fire

Final - DRC

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.

|   |  |   |  |                            |
|---|--|---|--|----------------------------|
| <b>City of Portland, Maine - Building or Use Permit</b>   |  | <b>Permit No:</b><br>2016-00838   | <b>Date Applied For:</b><br>04/08/2016 | <b>CBL:</b><br>027 B002001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716   |  |   |  |                            |
| <b>Proposed Use:</b><br>28 Residential Units (Floors 4 thru 7) and Business   |  | <b>Proposed Project Description:</b><br>Change of Use and alterations to add 28 Residential Units on Floor 4 thru 7 |  |                            |
| <b>Dept:</b> Zoning <b>Status:</b> Approved <b>Reviewer:</b> Shukria Wiar <b>Approval Date:</b> 05/05/2016  |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>   |  |                            |
| <b>Note:</b> B-3 zone   |  |   |  |                            |
| <b>Conditions:</b>  |  |   |  |                            |
| <b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 07/15/2016   |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>   |  |                            |
| <b>Note:</b>  |  |   |  |                            |
| <b>Conditions:</b>  |  |   |  |                            |
| 1) 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.   |  |   |  |                            |
| 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) A State Fire Marshal permit is required for this project. A copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Division as soon as it is issued.   |  |   |  |                            |
| 4) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual. 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. |  |   |  |                            |
| 5) 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.  |  |   |  |                            |
| <b>Dept:</b> Engineering DPS <b>Status:</b> Not Applicable <b>Reviewer:</b> Rachel Smith <b>Approval Date:</b> 04/13/2016   |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>   |  |                            |
| <b>Note:</b>  |  |   |  |                            |
| <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 dmp@portlandmaine.gov |  |   |  |                            |
| <b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Michael White <b>Approval Date:</b> 05/09/2016  |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>   |  |                            |
| <b>Note:</b>  |  |   |  |                            |
| <b>Conditions:</b>  |  |   |  |                            |
| 1) 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.   |  |   |  |                            |
| 2) All construction shall comply with 2009 NFPA 101, Chapter 42 Storage Occupancies.  |  |   |  |                            |
| 3) All construction shall comply with 2009 NFPA 101, Chapter 39 Existing Business.  |  |   |  |                            |
| 4) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.  |  |   |  |                            |
| 5) All construction shall comply with 2009 NFPA 101, Chapter 30 New Apartment Buildings.  |  |   |  |                            |
| 6) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).   |  |   |  |                            |
| 7) All construction shall comply with City Code, Chapter 10.  |  |   |  |                            |

|  |   |                                  |                                  |
|--|---|----------------------------------|----------------------------------|
| <b>Dept:</b> DRC   | <b>Status:</b> Approved w/Conditions                    | <b>Reviewer:</b> Philip DiPierro | <b>Approval Date:</b> 03/27/2017 |
| <b>Note:</b>   | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |                                  |                                  |
| <b>Conditions:</b>   |   |                                  |                                  |
| 1) See site plan approval letter dated March 10, 2016, (site plan approved on March 8, 2016) for all conditions of approval. |   |                                  |                                  |