

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

REBECO LLC

Located at

96 FEDERAL ST

PERMIT ID: 2015-02237

ISSUE DATE: 11/24/2015

CBL: 028 I005001

has permission to **Demolish porch and egress stair, renovate interior stair with wall fire rating upgrades and sprinklers.**

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/ Laurie Leader

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

Building Inspections

Fire Department

Use Group: R-2 Type: 5B

Multifamily - 6 units
NFPA 13R sprinkler system
ENTIRE
MUBEC/IEBC 2009

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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

Final - Fire

Final - Commercial

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		Permit No: 2015-02237	Date Applied For: 09/16/2015	CBL: 028 I005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Multi-Family Apartments	Proposed Project Description: Demolish porch and egress stair, renovate interior stair with wall fire rating upgrades and sprinklers.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 10/09/2015 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) 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. 2) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date. 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 property shall remain a multi-family dwelling with six units. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Inspection Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 11/23/2015 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) 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. 2) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection. 3) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. 4) 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 Petrucci Approval Date: 10/19/2015 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) 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. 2) Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance. 3) 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. 4) A copy of the required state sprinkler permit with RMS signoff shall be provided prior to the final inspection.				

PERMIT ID: 2015-02237

Located at: 96 FEDERAL ST

CBL: 028 I005001

- 5) Prior to final inspection the Fire Department shall be provided with the State Sprinkler Permit with RMS sign off and date, and the completed and signed Contractor's Material and Test Certificates.
- 6) Hardwired single-station smoke alarms are required within the dwelling units. Smoke alarms shall be installed in the following locations:
 - (1) All sleeping rooms
 - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
 - (3) On each level of the dwelling unit, including basements.New smoke alarms shall be photoelectric powered by the building's electrical service with battery backup.
- 7) All outstanding code violations shall be corrected prior to final inspection.
- 8) 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.
- 9) Single-station Carbon Monoxide (CO) alarms powered by the building's electrical service with battery backup are required within the dwelling units. CO alarms shall be installed in the following locations:
 - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spacesNew CO alarms shall be hardwired.