

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BLANCHARD BLOCK LLC

Located at

111 Commercial -6th floor

PERMIT ID: 2014-01601

ISSUE DATE: 08/28/2014

CBL: 029 D003001

has permission to **6th floor with loft - Change of use from offices to 2 residential dwelling units for rent**

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.
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/s/ Chris Pirone

/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

Two retail spaces 1st floor, offices on 2-5 floor and two residential units on 6th floor

Building Inspections

Use Group: R-3/B/M **Type:** 3A
Residential dwelling units(2 units on 6th floor) Occupant load = 7 per unit
Business(Floors 2-5)
Mercantile(Floor 1)
NFPA 13 Required
6th Floor
MUBEC/IBC 2009

Fire Department

Classification:
Multiple Occupancies.
FI 6 One or Two Dwelling.
FI 2-5 Business Office.
FL1 Mercantile
ENTIRE
2009 NFPA

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

Above Ceiling Inspection

Electrical - Commercial

Certificate of Occupancy/Final

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: 2014-01601	Date Applied For: 07/21/2014	CBL: 029 D003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail & Restaurant on 1st floor, offices on 2-5 floors and 2 residential dwelling units for rent on the 6th floor with loft		Proposed Project Description: 6th floor with loft - Change of use from offices to 2 residential dwelling units for rent		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 08/18/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) Any remaining work shall be performed in accordance with previously approved proposals. No newly proposed exterior alterations are approved with this permit.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 07/24/2014
Note: Original application was for a lodging house on the sixth floor. Revised applicaion submitted on 8/13/14 to b		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.		
		3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.		
Dept: Building		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 08/18/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) The spiral stairs shall be installed per the code specifications in IRC Sec. R311.7.9 or IBC Sec. 1009.9		
		2) 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.		
		3) Penetrations 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		
		4) 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.		
		5) 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.		
		6) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 713 of IBC or R317.3.1.2 of the IRC.		
		7) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, 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.		
		8) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.		
Dept: Fire		Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 08/22/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

PERMIT ID: 2014-01601

Located at: 111 Commercial -6th floor

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- 1) 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.
- 2) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. 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.Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. 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 spaces
- 3) Shall comply with 2009 NFPA 1 Chapter 10.12 Fire Protection Markings.

Stairs shall be designated by letter.
The primary stair as determined by the Fire Prevention Bureau shall be Stair A.
Stair signage shall comply with section 7.2.2.5.4 of the Life Safety Code with the exception of existing, approved signs Suites & Units. Residential Units shall be designated using numerals.
The first numeral of each residential unit shall be the floor designation.
The plans do not indicate the labelling of the stairs.
Letters shall be used identifying the stairwells starting in the front(address side) of the building "A" rotating clockwise so front/left corner would be A, rear/left would be B, rear/right would be C and front/right would be D. Example Stair A Floor 2.
- 4) 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.
- 5) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance.

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.
A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
Fire Alarm system 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.
- 6) All construction shall comply with City Code Chapter 10.
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
- 7) Shall Comply with 2009 NFPA 101 Chapter 24 One- Two Family Occupancy.