

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
CARROLL BLOCK LLC

Located at
136 COMMERCIAL ST

PERMIT ID: 2016-02082 **ISSUE DATE:** 10/31/2016 **CBL:** 030 H004001

has permission to **Change of Use from vacant space to two (2) residential dwelling units on the Fifth Floor (Carroll Block).**

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 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/ 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

Two dwelling units

Building Inspections

Use Group: R-3 **Type:** HT-4/3A
Residential Apartments (2 Units)
Occupant Load = 16
Mixed Use below B & M
NFPA 13 Sprinkler System
5th Floor
MUBEC/IBC 2009

Fire Department

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 are 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 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 w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Certificate of Occupancy/Final

Final - Electric

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02082	Date Applied For: 08/05/2016	CBL: 030 H004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two (2) residential dwelling units on the Fifth Floor (Carroll Block).		Proposed Project Description: Change of Use from vacant space to two (2) residential dwelling units on the Fifth Floor (Carroll Block).		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 09/21/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) All exterior alterations are to be consistent with Historic Preservation approved plans.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 09/15/2016
Note: B-3 zone with small strip in WCZ		Ok to Issue: <input checked="" type="checkbox"/>		
OK to use zone extension provision - lot has at least 20' of road frontage in the less restrictive B-3 zone. B-3 needs to extend approx 11' into WCZ zone to encompass entire building.				
B-3 zone - attached two-family dwellings allowed per §14-217(1)(a)				
No minimum lot area/DU				
No parking required for changes of use in the B-3 zone				
Conditions:				
1) The fifth floor shall remain two dwelling units. Any change of use shall require a separate permit application for review and approval.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 10/31/2016
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. THE SCISSOR OR INTERLOCKING STAIR IS CONSIDERED ONE EXIT PER SEC. 1015.2.1 REGARDLESS OF THE 2 SEPARATE ENTRY DOORS. THIS IS ALLOWABLE FOR AN R-3 OCCUPANCY. FURTHER ANALYSIS OF THE STAIR CONSTRUCTION IS REQUIRED TO DETERMINE IF THERE IS ADEQUATE FIRE SEPARATION OF THE STAIRS WITHIN THE ENCLOSURE PRIOR TO THEM BEING APPROVED AS 2 SEPARATE EXITS.				
2) 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.				
3) When penetrating fire resistant assemblies, ducts shall be protected per IBC Sec. 713.1.1. Ducts that are protected with dampers shall also comply with Sec. 716, and shall be installed in accordance with their listing.				
4) 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 prior to these inspections.				
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) 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.				

Dept: Engineering DPS **Status:** Not Applicable **Reviewer:** Rachel Smith **Approval Date:** 08/09/2016

Note: **Ok to Issue:**

Conditions:

- 1) This approval is non-applicable to Engineering DPW 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 Works for any other reason than FOG, please contact 207-874-8801

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Michael White **Approval Date:** 09/06/2016

Note: **Ok to Issue:**

Conditions:

- 1) All construction shall comply with 2009 NFPA 101, Chapter 30 New Apartment Buildings.
- 2) All construction shall comply with City Code, Chapter 10.
- 3) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.
- 4) All means of egress to remain accessible at all times.
- 5) If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 6) 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.
- 7) 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
- 8) 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.
- 9) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.
- 10) A separate Fire 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.
- 11) 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.
- 12) The Fire Alarm 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.
- 13) A Knox Box is required.
- 14) 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).