DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

Located at

CBL: 032 C001001

390 Congress St

PRESS HOTEL LLC/Wright Ryan Construction, Inc.

PERMIT ID: 2013-02422 **ISSUE DATE:** 01/16/2014

has permission to Conversion of former Press Herald offices into a full service hotel with restaurant and meeting space.

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/ Chris Pirone

/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

<i>Approved Property Use - Zoning</i> Hotel with 110 rooms and ancillary hotel functions with restaurant	Building Inspections Use Group: R-1, A-2, Type: 1B A-3 Residential - Hotel Floors 1-7 Assembly - Restaurant Floor 1 Assembly - Meeting Rooms Floors Lower Level & First Fl. Mixed Use Separated ENTIRE	<i>Fire Department</i> Classification: Hotel/Assembly 300-1000 ENTIRE NFPA Classification: Hotel/Assembly 300-1000 ENTIRE
	ENTIRE MUBEC/IBC 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:

Plumbing Only Close-in Plumbing/Framing w/Fire & Draft Stopping Electrical Close-in w/Fire & Draftstopping Above Ceiling Inspection Final - Electric Final - Fire 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.

Cit	y of Portland, Maine - Building or Use Permit		Permit No:	Date Applied For:	CBL:				
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716			2013-02422	10/29/2013	032 C001001				
Proposed Use: Proposed Project Description:									
Но	tel with 110 rooms and ancillary hotel functions with restaurant		Conversion of former Press Herald offices into a full service hotel with restaurant and meeting space.						
	ept: Historic Status: Approved w/Conditions Re	eviewer:	Deb Andrews	Approval Da	te: 01/13/2014 Ok to Issue: ☑				
C	onditions:								
1)	Signage proposal not yet submittedrequires separate review and	l approval							
2)	2) Applicant to give further consideration to lighting level at the Exchange Street canopy to ensuse that the lighting is sufficient in relation to the lighting levels inside the entrance.								
3)	 Applicant to study/confirm that color and temperature of proposed lighting is compatible with that of buildings and sidewalk lighting in the surrounding context. 								
N	ote:	eviewer:	Marge Schmucka		te: 11/01/2013 Ok to Issue: ☑				
	onditions:								
1)) Separate permits for HVAC are required and shall meet the B-3 maximum decibel allowances. Separate decibel rating shall be submitted with equipment information.								
2)	Separate permits shall be required for any new signage.								
3)	3) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to implementation								
4)	4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.								
D	ept: Building Status: Approved w/Conditions Re	eviewer:	Jeanie Bourke	Approval Da	ite: 01/16/2014				
N	ote:				Ok to Issue: 🗹				
C	onditions:								
1)	A final special inspection report with sealed compliance letter sha certificate of occupancy. This report must demonstrate all deficie				suance of a				
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)) Firestopping and Smoke Seal protocol shall be followed as established in the project specifications including, but not limited to products, systems, standards, submittals and execution of field quality control.								
4)) Approval of City license is subject to health inspections per the Food Code.								
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)	6) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of kitchen design compliance prior to commencing work in earnest.								
D	ept: Fire Status: Approved w/Conditions Re	eviewer:	Chris Pirone	Approval Da	te: 01/16/2014				
	ote:				Ok to Issue: 🗹				
Conditions:									

- Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.
- 2) Class I standpipe system shall be installed per NFPA 14
- 3) Shall comply with 2009 NFPA 101 Chapter 12 New Assembly Occupancies 300-1000
- 4) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf
- 5) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations.
- 6) Street addresses shall be marked on the structure
- 7) 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.
- 8) Fire alarm system requires a wireless master box connection per city ordinance. Master box design and installation shall in conformance with Fire Department Regulations and approved by Fire Department Electrical Division.
- 9) 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.
- 10 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. 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.
- 11 Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 12 A separate Hood Permit is required
- 13 All new smoke detectors and smoke alarms shall be photoelectric.
- 14 Shall comply with 2009 NFPA 101 Chapter 28 New Hotels and Dormitories
- 15 At submitter's expense the 3rd party fire protection engineer is to be present when the installing contractors perform the final commissioning (testing) of the fire protection systems and issue a second stamped letter(report) that they observed the final commissioning of the systems and the systems are installed and function as required by the pertinent codes, standards, and regulations. Fire protection systems include, but are not limited to: fire alarm, sprinkler, standpipe systems and other suppression system equipment.
- 16 At submitter's expense all permits and fire protection systems design must be approved by the 3rd party fire protection engineer prior to submission for the required permits and is part of the required 3rd party review of the entire building. That would be a complete review with a stamped letter(report) from the 3rd party fire protection engineer stating that the design has been reviewed for compliance with the pertinent codes, standards, and regulations, and submitted with an electronic copy of the approved plans and documents for permitting.

Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date:	01/16/2014
Note:			Ok to	o Issue: 🗹
Conditions:				
1) See Plann	ing conditions of approval.			