

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PRESS HOTEL LLC/Wright Ryan Construction, Inc.

Located at

390 Congress St

PERMIT ID: 2013-02422

ISSUE DATE: 01/16/2014

CBL: 032 C001001

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 cloed-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

Fire Official

/s/ Jeanie Bourke

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

Hotel with 110 rooms and ancillary hotel functions with restaurant

Building Inspections

Use Group: R-1, A-2, A-3 **Type:** 1B

Residential - Hotel Floors 1-7
Assembly - Restaurant Floor 1
Assembly - Meeting Rooms Floors Lower Level & First Fl.
Mixed Use Separated

ENTIRE

MUBEC/IBC 2009

Fire Department

Classification:

Hotel/Assembly 300-1000

ENTIRE

NFPA

Classification:

Hotel/Assembly 300-1000

ENTIRE

NFPA

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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.

City of Portland, Maine - Building or Use Permit		Permit No: 2013-02422	Date Applied For: 10/29/2013	CBL: 032 C001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Hotel with 110 rooms and ancillary hotel functions with restaurant		Proposed Project Description: Conversion of former Press Herald offices into a full service hotel with restaurant and meeting space.		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Deb Andrews	Approval Date: 01/13/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Signage proposal not yet submitted--requires separate review and approval. 2) Applicant to give further consideration to lighting level at the Exchange Street canopy to ensure 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. 				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/01/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 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) 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) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
Dept: Building		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 01/16/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) A final special inspection report with sealed compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken. 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) 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. 				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 01/16/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

PERMIT ID: 2013-02422

Located at: 390 Congress St

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