

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

B & C LIMITED C/O Andrew Juris

Located at

31 Exchange St

PERMIT ID: 2013-01243

ISSUE DATE: 01/17/2014

CBL: 032 E009001

has permission to **Change of use to add 1 additional dwelling unit on the 3rd floor & Life Safety remediation per Portland Fire Dept., in conjunction with the attached 46 Market St. building**

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/ 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**

Approved Property Use - Zoning

Fuji Restaurant at #31 - retail at #33 - ground floor with offices on 2nd floor and one apartment on 3rd floor (per 1995 permit)

Building Inspections

Use Group: R-3 **Type:** 3B
Residential Apartments (2 Units)
Mixed Use NonSeparated
NFPA 13 Sprinkler combined with 46 Market
Fire Alarm combined with 46 Market
3rd 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 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

Above Ceiling Inspection

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: 2013-01243	Date Applied For: 06/14/2013	CBL: 032 E009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Change of use: 1st floor retail & restaurant with offices on the 2nd floor and 2 dwelling unit on 3rd floor		Proposed Project Description: Change of use to add 1 additional dwelling unit on the 3rd floor & Life Safety remediation per Portland Fire Dept., in conjunction with the attached 46 Market St. building		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 07/29/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) this permit is based upon new information given on the building. One of the units on the 3rd floor is actually located in an adjoining building at 46 Market Street. There will be Two dwelling unit on the 3rd floor of 31 Exchange Street with the revised application.				
Dept: Building		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 01/16/2014
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 and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) 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				
3) 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.				
4) Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12				
5) 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.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 08/12/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) 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.				
3) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
4) 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.				
5) All means of egress to remain accessible at all times.				
6) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.				
7) A separate 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.				
8) Shall comply with 2009 NFPA 101 Chapter 31 Existing Apartment Building Occupancies				
9) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.				
10 Fire extinguishers are required per NFPA 1.				

PERMIT ID: 2013-01243

Located at: 31 Exchange St

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- 11 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.
- 12 **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**
A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.
- 13 Construction or installation shall comply with City Code Chapter 10.
- 14 Shall comply with 2009 NFPA 101 Chapter 39 Existing Business Occupancy
- 15 Shall comply with 2009 NFPA 101 Chapter 13 Existing Assembly Occupancy
- 16 All outstanding code violations shall be corrected prior to final inspection.
- 17 Inspection, testing, and maintenance of water-based fire protection systems shall be in accordance with NFPA 25 – 2008 edition, including 5 year flow testing of standpipe systems. Provide current inspection and test reports from a State licensed sprinkler contractor.
- 18 Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
- 19 Inspect, repair and load test the fire escape under the direct supervision of a licensed structural engineer. Documentation shall be provided to the Fire Department on approved forms for each fire escape and a fire escape inspection tag affixed to the lowest edge of the lowest landing of the fire escape in a position that is easily read from ground. Any repair or renovation of a fire escape requires permits and all deficiencies shall be corrected by licensed contractors under the direct supervision of, and certified by, the structural engineer prior to final inspection. Notification: Fire escapes may contain lead paint and the repair or renovation, including painting, fall within EPA requirements.
- 20 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
- 21 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.