DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

Located at

MARKET MILK PARTNERS LLC /Mark Tardiff / MTR

46 MARKET ST

LLC

PERMIT ID: 2014-00090

ISSUE DATE: 03/26/2014

CBL: 032 E010001

has permission to Change of use to fit up 3 dwelling units, life safety code upgrades in conjunction with 31 Exchange St. permit

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/ Craig Messinger

/s/ Jeanie Bourke

Fire Official

Building Official

Type: 3B

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY THERE IS A PENALTY FOR REMOVING THIS CARD

Approved Property Use - Zoning

Based upon permit #2014-00090: 1st floor vacant - 2nd floor three (3) DU -3rd floor two (2) DU **Building Inspections**

Fire Department

2/Vacant

Z/ Vacant

Basement & 1st Floors - Vacant Second Floor - 3 Residential

Apartments

Use Group: R-

Third Floor - 2 Residential Apartments

Mixed Use - NonSeparated

NFPA 13 Sprinkler System - combined

with 31 Exchange

Fire Alarm System - combined with 31

Exchange

MUBEC/IBC 2009

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 Certificate of Occupancy/Final

Final - Electric

Final - Fire

Final - DRC

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

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2014-00090

Date Applied For: 01/16/2014

CBL:

032 E010001

Proposed Use:

Change of use: 1st floor & basement vacant (future restaurant) - 2nd floor to be three (3) DU - 3rd floor will be two (2) dwelling units for a total of 5 dwelling units above the 1st floor.

Proposed Project Description:

Change of use to fit up 3 dwelling units, life safety code upgrades i conjunction with 31 Exchange St. permit

Dept: Historic

Status: Not Applicable

Reviewer: Deb Andrews

Approval Date:

01/28/2014

Note: Application calls for interior alterations only.

Ok to Issue:

Conditions:

1) *

Dept: Zoning

Status: Approved w/Conditions

Reviewer: Marge Schmuckal

Approval Date:

01/21/2014

Ok to Issue:

Note: wait for planning sign off

Conditions:

- 1) Separate permits are required for any new use going into the first floor which has been vacant for years.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) Separate permits are required for new HVAC and additional air cool water chillers on the roof. Such units shall meet the maximum allowance for noise levels within the B-3 Zone. At the time of permit application, the unit's decibel levels must be submitted for ananlysis and compliance.

Note:

Dept: Building

Status: Approved w/Conditions

Reviewer: Jeanie Bourke

Approval Date:

02/11/2014

Ok to Issue:

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.
- 2) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
- 3) 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.

Dept: Fire

Status: Approved w/Conditions

Reviewer: Craig Messinger

Approval Date:

02/05/2014

Note:

Ok to Issue:

Conditions:

- 1) Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition
- 2) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 3) 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
- 4) All means of egress to remain accessible at all times.
- 5) 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.
- 6) Fire Escape shall be certified and tested in accordance to NFPA 101, Ch 7.2.8.6.2 and City of Portland Rules and Regulations Chapter 2, section 9.
- 7) The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition. Shall meet the requirements of NFPA 13.

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- 8) Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
- 9) A copy of the required state sprinkler permit with RMS signoff shall be provided prior to the final inspection.
- 10 System acceptance and commissioning must be coordinated with a fire alarm technician and suppression system contractors and the Fire Department. Call 874-8400 to schedule.
- 11 All smoke alarms shall be photoelectric.
- 12 All Fire rated doors shall be self-closing and self-latching
- 13 A Knox box shall be installed at the Exchange street side of the building, at the entrance.
- 14 Doorways shall be installed on the Market street side of the building, on the 2nd and 3rd floor, where windows are currently located.

15 All outstanding code violations shall be corrected prior to final inspection.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 03/26/2014

 Note:
 Ok to Issue:
 ✓

Conditions:

1) See Planning conditions of approval.