

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

80 EXCHANGE LLC

Located at

80 EXCHANGE ST

PERMIT ID: 2017-01832

ISSUE DATE: 01/31/2018

CBL: 032 H008001

has permission to **Reconfigure offices on floors 2, 3 and 4 - Add forth floor dormer on west side - new windows in dormer and in stairway (on south elevation) - fire escape work - structural work - reconfigured first floor lobby w/ new fire doors at elevator - new fence.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
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/s/ Jason Grant

Fire Official

/s/ Brian Stephens

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

floors 2-4 - offices

Building Inspections

Use Group: A-2, M, B **Type:** 3B

1st Floor: Assembly - Restaurant (Grill Room) Mercantile - Retail Store (Swiss Time)

2nd thru 4th Floors: Business (Offices)

Occupant Load = 2nd Flr: 62, 3rd Flr:

56, 4th Flr: 47

Sprinkled: NFPA

ENTIRE

MUBEC/IBC-2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Above Ceiling Inspection

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-01832	Date Applied For: 11/20/2017	CBL: 032 H008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Offices (floors 2 thru 4)		Proposed Project Description: Reconfigure offices on floors 2, 3 and 4 - Add fourth floor dormer on west side - new windows in dormer and in stairway (on south elevation) - fire escape work - structural work - reconfigured first floor lobby w/ new fire doors at elevator - new fence.		
Dept: Historic	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 01/31/2018	
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 12/19/2017	
Note: B-3 & Historic no setbacks or lot coverage max height - 65' - 55' scaled - OK			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
2) Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Brian Stephens	Approval Date: 01/18/2018	
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, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
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) Construction shall be in compliance with the requirements of the IBC 2009, MUBEC and 2010 ADA Standards for Accessible Design.				
4) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.				
5) Prior to the City's final inspection, a letter stamped by the engineer of record shall be submitted to this office confirming, that based on their oversight and inspections performed, any discrepancies have been corrected and the structural work is in substantial compliance with the designed plans and the 2009 IBC (MUBEC).				
6) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101				
7) This permit is approved based on the evaluation of the existing fire escape by a professional engineer. Prior to the City's final inspection, a letter stamped by the engineer shall be submitted to this office confirming inspection and approval of the fire escape, including any completed repairs.				
8) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard at 34" to 38".				
9) Safeguards during construction shall be implemented and installed per IBC Chapter 33 and chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties.				
10) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.				

PERMIT ID: 2017-01832

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- 11 All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4
- 12 All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance.
- 13 The addition of plumbing fixtures, including water lines, drainage and vent piping shall be installed in compliance with the UPC 2015 code.

Dept: Engineering DPS **Status:** Not Applicable **Reviewer:** Benjamin Pearson **Approval Date:** 12/21/2017
Note: **Ok to Issue:**
Conditions:

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 01/25/2018
Note: **Ok to Issue:**
Conditions:

- 1) All construction shall comply with City Code, Chapter 10.
 All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
 All construction shall comply with 2009 NFPA 1, Fire Code.
 This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
 All means of egress to remain accessible at all times.
 If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 2) This project meets the requirements for needing a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit. The City of Portland must have a copy of this permit on file before a final inspection or certificate of occupancy can be issued. If the SFMO determines that their permit is not needed then correspondence from the SFMO stating that a permit is not required shall be provided.
- 3) A separate City of Portland 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.
- 4) A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 5) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 6) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
- 7) Per the 2010 Americans with Disabilities Act, business must remove architectural barriers in existing building that are readily achievable. Readily achievable means easily accomplishable without much difficulty or expense. This requirement is based on the size and resources of a business. So, business with More resources are expected to remove more barriers than business with fewer resources.

Dept: DRC **Status:** Not Applicable **Reviewer:** Philip DiPierro **Approval Date:** 01/05/2018
Note: **Ok to Issue:**
Conditions: