

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

10 EXCHANGE PROPERTIES LLC

**Located at**

10 EXCHANGE ST

**PERMIT ID:** 2016-02719

**ISSUE DATE:** 05/05/2017

**CBL:** 032 I012001

has permission to **Alterations for life safety upgrades and enlarge the elevator shaft. Upgrades in units include new fire doors and glazed guardrails at lofts, replacement of skylights, new finishes, cabinetry and counters**

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.

*/s/ Jason Grant*

*/s/ Laurie Leader*

**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***

retail, personal service, office on basement, 1st & 2nd floors, third floor 14 dwelling units & 4th floor 13 dwelling units.

***Building Inspections***

**Use Group:** B/M/R2 **Type:** 3B  
retail, personal service, office on basement, 1st & 2nd floors, third floor 14 dwelling units & 4th floor 13 dwelling units.  
NFPA 13 Sprinkler System  
LIFE SAFETY UPGRADES  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Apartment Building  
3rd and 4th floors  
NFPA 101 CH# 31

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Foundation/Backfill  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Above Ceiling Inspection  
Electrical Close-in w/Fire & Draftstopping  
Final - Electric  
Final - Fire  
Final - Commercial  
Site Meeting  
Electrical Service  
Site VISIT

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.

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<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-02719	<b>Date Applied For:</b> 10/18/2016	<b>CBL:</b> 032 I012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Mixed Use- retail, personal service, office in basement, 1st, 2nd, and 3rd floors - 14 dwelling units & 4th floor -13 dwelling units.		<b>Proposed Project Description:</b> Alterations for life safety upgrades and enlarge the elevator shaft. Upgrades in units include new fire doors and glazed guardrails at lofts, replacement of skylights, new finishes, cabinetry and counters		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 01/30/2017	<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) In accordance with HP Board decision dated 7/22/15, details for the entrances facing Exchange Street and Fox Court are to be submitted to HP staff for final review prior to construction, including shop drawings for the custom wood entry doors at Exchange Street.				
2) HP staff understands the Fox Court storefront entrance is to follow the pattern used at 29 Wharf Street (rear of 416 Fore Street.)				
3) Entrance details on Exchange Street and Fox Court are to be in accordance with Historic Preservation Board Approval dated July 22, 2015.				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 01/19/2017	<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) This permit is being approved on the basis of plans 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.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 05/04/2017	<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
2) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4				
3) 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.				
4) 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.				
5) Mezzanine areas in residential dwelling units shall only be used for storage only and are not habitable spaces.				
6) Plumbing permits are required for interior plumbing.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Rachel Smith	<b>Approval Date:</b> 10/25/2016	<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 874-8801.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 04/28/2017	<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				

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- 1) Per the City of Portland Technical Manual section 3.4.6. all new elevators shall be sized to accommodate an 80 x 24 inch stretcher.
- 2) All penetrations for cables, cable trays, conduits, pipes, tubes, vents, ducts, wires and similar items that pass through a wall or floor fire rated assembly shall be protected and sealed by a listed firestop system and or device.
- 3) City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas.
  1. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
  2. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
- 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) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 6) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
- 7) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101, Chapter # 43 & 31  
All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).  
All means of egress to remain accessible at all times.
- 8) 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.
- 9) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.