

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

COW PLAZA HOTEL LLC /Consigli Construction

**Located at**

433 FORE ST

**PERMIT ID:** 2013-00498

**ISSUE DATE:** 06/03/2013

**CBL:** 032 I042001

has permission to **New 7 story hotel; 130 rooms, retail and restaurant**

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.
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/s/ Ben Wallace Jr

/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**

130 room hotel with retail & restaurant (#  
rooms approved by planning 4/2013

**Building Inspections**

**Use Group:** R-1      **Type:** 1B  
Hotel with Restaurant/Mercantile  
MUBEC/IBC 2009  
**Level**

**Fire Department**

**Classification:**  
Hotel  
ENTIRE  
NFPA 2009

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

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 Rough  
Electrical Close-in  
Close-in Plumbing/Framing  
Above Ceiling Inspection  
Final - Electric  
Certificate of Occupancy/Final  
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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2013-00498	<b>Date Applied For:</b> 03/15/2013	<b>CBL:</b> 032 I042001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Hotel for 130 rooms with retail and restaurant - 7 stories	<b>Proposed Project Description:</b> New 7 story hotel; 130 rooms, retail and restaurant			
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<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 03/19/2013	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Separate applications are required for HVAC system. All HVAC systems shall meet the maximum decibel allowances of the B-3 Zone. Decibel levels shall be submitted with all the external HVAC permits.				
2) Separate permits shall be required for any new signage.				
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<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 05/31/2013	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) A final special inspection report 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) Permit approved based upon information provided by the applicant or design professional, and the 3rd party review letter dated 5/30/13. Any deviation from the final approved plans requires separate review and approval prior to work.				
3) Separate permits are required for the fit up of the Retail tenant space(s), this work has not been approved on this permit.				
4) A full ComCheck compliance certificate for Thermal Envelope and MEP systems or alternative is required to be submitted to this office for Energy Code compliance.				
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.				
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<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ben Wallace Jr	<b>Approval Date:</b> 06/03/2013	
<b>Note:</b> Approval based upon 3rd party review dated 5/30/2013.				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) 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.				
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) 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.				
4) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
5) Fire extinguishers are required per NFPA 1.				
6) A firefighter Building Marking Sign is required.				
7) All means of egress to remain accessible at all times.				
8) Application requires State Fire Marshal approval.				

- 9) A master box fire alarm system is required. A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation. The fire alarm system design shall be approved by the approved 3rd party reviewer prior to submitting for the fire alarm permit and a stamped approval letter from said reviewer provided with the permit application.
- 10 Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 11 A copy of the approved, City stamped plans shall be kept on site for inspection.
- 12 Separate commercial hood and Non-Water Based Suppression System permits are required. This review does not include approval of design or installation of these systems. System designs shall be approved by the approved 3rd party reviewer prior to submitting for the fire alarm permit and a stamped approval letter from said reviewer provided with the permit application.
- 13 Carbon Monoxide is detection shall be installed in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Carbon Monoxide alarms shall not activate the master box. Temporal-4 is the required audible alarm signal for carbon monoxide.
- 14 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.
- 15 Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
- 16 Commissioning of all fire protection features shall be coordinated with the 3rd party fire protection engineer and a letter provided to the City indicating all systems have passed the final inspection prior to scheduling the certificate of occupancy inspection.
- 17 Hood suppression system shall comply with NFPA 17A, 96, and UL 300. Activation of the suppression system shall activate the fire alarm system if available. A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable. The Class K fire extinguisher and proper signage should be located at the suppression system pull station.
- 18 Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.
- 19 A supervised, automatic sprinkler system shall be installed in accordance with NFPA 13 and a wet Class I standpipe shall be installed in accordance with NFPA 14. A separate Water-Based Suppression System Permit is required. This review does not include approval of system design or installation. The sprinkler and standpipe system designs shall be approved by the approved 3rd party reviewer prior to submitting for the suppression system permits and a stamped approval letter from said reviewer provided with the permit application.
- 20 Construction or installation shall comply with City Code Chapter 10. Compliance with Section 10-4, Special Hazard Dwelling Units, is required.

**Dept:** DRC                      **Status:** Approved w/Conditions                      **Reviewer:** Philip DiPierro                      **Approval Date:** 05/31/2013  
**Note:** Per email rcv'd from Nelle D.,5/30, ok to issue BP, (JMB)                      **Ok to Issue:**   
**Conditions:**