

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FOUR CITY CENTER PROPERTIES LLC/Reagan & Company /Earl

Located at

4 CITY CTR

PERMIT ID: 2013-01004

ISSUE DATE: 01/28/2014

CBL: 032 P003001

has permission to **Expansion of space by 98 sf. Storefront is being moved approximately 3' x 12' x 12' to the edge of the building overhang/sidewalk**

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/ 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

1st floor - Christian Science reading room & offices
3rd & 4th floors - one dwelling unit

Building Inspections

Use Group: A-3 **Type:** 3B
Library/Reading Room
First Floor
MUBEC/IBC 2009

Fire Department

Classification:
Business
1 st Floor
2009 NFPA

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:

Framing Only

Electrical Close-in

Above Ceiling Inspection

Final - Commercial

Final - Fire

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: 2013-01004 | Date Applied For: 05/17/2013 | CBL: 032 P003001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Library/Reading Room | | Proposed Project Description: Expansion of space by 98 sf. Storefront is being moved approximately 3' x 12' x 12' to the edge of the building overhang/sidewalk | | |
| Dept: Historic | Status: Approved w/Conditions | Reviewer: Deb Andrews | Approval Date: 10/28/2013 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) Door in far right bay to be widened to fill entire width of bay. | | | | |
| 2) Approval based on revised drawings dated 10/27/13. | | | | |
| 3) Storefront glass to be clear; if low-e glass is used, it should have a Visual Transmittance Ratio (VTR) of 70 or above to read as clear | | | | |
| Dept: Zoning | Status: Approved w/Conditions | Reviewer: Ann Machado | Approval Date: 05/24/2013 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: Checked with Barbara, and this does not require an administrative authorization. | | | | |
| Conditions: | | | | |
| 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. | | | | |
| Dept: Building | Status: Approved w/Conditions | Reviewer: Jeanie Bourke | Approval Date: 01/28/2014 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| 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) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4 | | | | |
| 3) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1) | | | | |
| 4) 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: 07/02/2013 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: What is use per 2009 NFPA 101? | | | | |
| Conditions: | | | | |
| 1) 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. | | | | |
| 2) 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. | | | | |
| 3) 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. | | | | |
| 4) Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer. | | | | |
| 5) 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. | | | | |
| 6) Fire extinguishers are required per NFPA 1. | | | | |
| 7) All means of egress to remain accessible at all times. | | | | |

- 8) 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.
- 9) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 10 Construction or installation shall comply with City Code Chapter 10.
- 11 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 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 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 14 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.