

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

HEGA REALTY LLC /Dirigo Management Company

Located at

531 CONGRESS ST

PERMIT ID: 2013-02167

ISSUE DATE: 11/27/2013

CBL: 037 C014300

has permission to **Conversion of vacant space on 3rd floor into 9 residential condos and conversion of offices on 4th floor into 3 additional residential condos for a total of 11 res condos** 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 cloed-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

**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 is retail & restaurant uses; 2nd floor is offices; 3rd floor is 9 new residential condos with office space retained; 4th floor is 11 residential condos (3 new); 4th & 5th floors total 10 residential condos

Building Inspections

Use Group: R-2/B **Type:** 3B
Mixed
Use
Separate
d
Residential Condominiums
Business
Floors 3 & 4
MUBEC /IBC 2009

Fire Department

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

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

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

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: 2013-02167	Date Applied For: 09/25/2013	CBL: 037 C014300
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Change of use to 1st floor retail/restaurant; 2nd floor offices; 3rd floor 9 res condos and offices; 4th floor 11 res condos; 5th & 6th floor 10 res condos	Proposed Project Description: Conversion of vacant space on 3rd floor into 9 residential condos and conversion of offices on 4th floor into 3 additional residential condos for a total of 11 res condos			
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/30/2013	
Note:	Ok to Issue: <input checked="" type="checkbox"/>			
Conditions:				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) Separate permits are required for any new mechanical systems. All new systems that generate noise shall abide by the listed maximum decibels allowed in the B-3 zone.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 11/15/2013	
Note:	Ok to Issue: <input checked="" type="checkbox"/>			
Conditions:				
1) Permit 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) Firestopping and Smoke Seal protocol shall be followed as established in the project specifications including, but not limited to products, systems, standards, submittals and execution of field quality control.				
4) .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: 11/26/2013	
Note: Conducted Walk-through with GC Alan Folson 229-2742	Ok to Issue: <input checked="" type="checkbox"/>			
Conditions:				
1) Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.				
2) Shall comply with 2009 NFPA 101 Chapter 39 Existing Business Occupancies				
3) Shall comply with 2009 NFPA 101 Chapter 30 New Apartment Building Occupancies				
4) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf				
5) Fire Extinguishers are required per NFPA 1.				
6) Street addresses shall be marked on the structure				
7) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance				
8) Inspection, testing, and maintenance of fire alarm equipment shall be in accordance with NFPA 72 – 2010 edition. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. Provide current inspection and test reports from a certified fire alarm company.				
9) 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.				

10 A master box connection and drill switch is required. AES Zones shall be:

- 1. Water flow
- 2. City Disconnect: Water flow
- 3. Pull stations and detectors
- 4. City Disconnect: Pull stations and detectors
- 5. Not assigned
- 6. Not assigned
- 7. Not assigned
- 8. AES tamper switch

11 All new smoke detectors and smoke alarms shall be photoelectric.

12 Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.

13 A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.

14 Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

15 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.

16 Any cutting and welding done will require a Hot Work Permit from Fire Department.

17 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.

18 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.

19 Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations.

20 Shall comply with 2009 NFPA 1 Chapter 10 Emergency Plans.

21 Door to Laundry rooms shall be 1 Hour rating

22 Exit stairways need to be clearly marked for Emergency purposes.

23 Inspection, testing, and maintenance of water-based fire protection systems shall be in accordance with NFPA 25 – 2008 edition, including 5 year flow testing of standpipe systems. Provide current inspection and test reports from a State licensed sprinkler contractor.

Dept: DRC

Status: Approved w/Conditions

Reviewer: Philip DiPierro

Approval Date: 09/30/2013

Note:

Ok to Issue:

Conditions:

- 1) See Planning conditions of approval.