

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

HEGA REALTY LLC /DL Electric

**Located at**

531 CONGRESS ST (3rd floor)

**PERMIT ID:** 2014-00292

**ISSUE DATE:** 03/12/2014

**CBL:** 037 C014300

has permission to **Install a fire alarm for third floor**

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/ Tammy Munson*

**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 residential condos & office space; 4th floor is 11 residential condos; 4th & 5th floors total 10 residential condos

***Building Inspections***

***Fire Department***

**PERMIT ID:** 2014-00292

**Located at:** 531 CONGRESS ST (3rd floor)

**CBL:** 037 C014300

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

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> 2014-00292	<b>Date Applied For:</b> 02/13/2014	<b>CBL:</b> 037 C014300
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 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		<b>Proposed Project Description:</b> Install a fire alarm for third floor		
<b>Dept:</b> Historic		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 02/25/2014
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) No exterior alterations are approved with this permit.				
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 02/19/2014
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Chris Pirone	<b>Approval Date:</b> 03/11/2014
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".				
2) Fire protection systems 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.				
3) The fire alarm technician shall be present for the fire inspection. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8400 to schedule.				
4) 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.				
5) All smoke detectors shall be photoelectric.				
6) The fire alarm system shall have a new fire alarm inspection sticker.				
7) Visible signals are required per NFPA 101:9.6.3.5 in accordance with NFPA 72:18.5.4.4. Audible and visible notification signals are not required in exit stair enclosures by NFPA 101:9.6.3.5.5 and NFPA 101:9.6.3.6.4.				
8) Per our on-site meeting on Friday 3/7/14 the entire building will be inspected by the fire alarm company to confirm that the entire building will meet all applicable fire alarm codes. The intent is that no occupiable spaces are left unprotected.				
9) Supervising Station monitoring for addressable fire alarm systems shall be by point.				
10 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.				
11 Completion Documents are required per NFPA 72 10.18.2 A.10.18.2.1.1 Record of Completion Form. Must be completed in its entirety and be submitted electronically to Fire Prevention. Section 16.5 of the Record of Completion Form shall not apply.				
12 Master Box is required.				

- 13 The installation shall comply with the following:  
City of Portland Chapter 10, Fire Prevention and Protection;  
NFPA 1, Fire Code (2009 edition), as amended by City Code;  
NFPA 101, Life Safety Code (2009 edition), as amended by City Code;  
City of Portland Fire Department Rules and Regulations;  
NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations; and  
NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine
- 14 Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.  
Pay special attention to:  
1.) NFPA 720 5.5.5.3 Requirements for Carbon Monoxide Detectors  
2.) NFPA 720 5.5.5.4 Carbon Monoxide Detectors for Control of Carbon Monoxide Spread  
3.) NFPA 720 9.4.1 Carbon Monoxide Alarms and Detectors.  
Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:  
(1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms  
(2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 15 Automatic fire detection devices shall be installed as follows:  
(1) Smoke detectors shall be installed in all common areas and work spaces outside the living unit, such as exit stairs, egress corridors, lobbies, storage rooms, equipment rooms, and other tenantless spaces in environments suitable for proper smoke detector operation.  
(2) Heat detectors shall be located within each room of the living unit (exception: bathrooms not exceeding 55 ft<sup>2</sup> and closets not exceeding 24 ft<sup>2</sup> and no more than 3 ft. deep).