



This is to certify that

Located at

11 BROWN ST (Eastman Block)

OLD PORT HOLDING CO LLC MARGARITAS MANAGEMENT GROU

PERMIT ID: 2015-02590 **ISSUE DATE:** 02/01/2016

CBL: 037 I007001

has permission to Change of Use - for 1 residential condo to each of the 3rd & 4th Flrs & 2 residential condos to the 2nd floor - includes interior residential fit up, some site work & a new 481 SF rooftop deck and exterior wood stair accessed by the 4th floor unit only.

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/ David Petruccelli

/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 - restaurant, 2nd floor - two residential condos, 3rd floor - residential condo & 4th floor - residential condo Building Inspections Use Group: R-2 & A-2 Type: 3B Residential Apartments (4 condominium units) Assembly - Restaurant, 1st Floor NFPA 13 Sprinkler System Floors 2-4 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:

Setbacks and Footings Prior to Pouring Foundation/Rebar Close-in Plumbing/Framing w/Fire & Draft Stopping Electrical Close-in w/Fire & Draftstopping Certificate of Occupancy/Final Final - Electric Fire - Change of Use Inspection Framing Only Final - DRC Site VISIT

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:	Date Applied For:	CBL:		
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 87	74-8716	2015-02590	10/23/2015	037 1007001		
Proposed Use:		Project Description:				
1st floor restaurant, two residential condos on the 2nd floor, one residential condo each on third floor and fourth floors	Change of Use - for 1 residential condo to each of the 3rd & 4th Fl & 2 residential condos to the 2nd floor - includes interior residentia fit up, some site work & a new 481 SF rooftop deck and exterior wood stair accessed by the 4th floor unit only.					
Dept: Historic Status: Approved w/Conditions R	eviewer:	Robert Wiener	Approval Da	ate: 01/13/2016		
Note:				Ok to Issue:		
Conditions:						
1) Cedar fence at dumpster enclosure in rear lot is to be painted or stained a dark, solid color.						
2) Railing and posts at rooftop deck are to be a dark, recessive color.						
3) Any masonry repair or repointing is to be reviewed by HP staff, with mortar or brick samples reviewed on site prior to the performance of the work.						
4) All obsolete signs, hardware, etc., and any existing wiring or con	duit are to	be removed from	exterior of building			
5) Egress door at small courtyard on southwest corner of building is to be painted wood, 2 or 4 panel door with an appearance that is more commercial than residential.						
Dept: Zoning Status: Approved w/Conditions R	eviewer:	Ann Machado	Approval Da	ate: 11/02/2015		
 Note: - Jean Fraser did the site plan review. Emailed her to coordinate the review. Jean provided the most recent sitOk to Issue: plan which was uploaded. B-3 Zone. The proposed stairs and deck are on the existing structure so setbacks are not an issue. A change of use in the zone does not require additional parking. Conditions: 						
 With the issuance of this permit and the certificates of occupancy, the use of this property shall remain as a restaurant on the first floor, two residential condos on the second floor, one residential condo on the third floor and one residential condo on the fourth floor. Any change of use shall require a separate permit application for review and approval. 						
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.						
 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 						
Dept: Building Inspecti Status: Approved w/Conditions R Note:	eviewer:	Jeanie Bourke	Approval Da	ate: 01/28/2016 Ok to Issue: ☑		
Conditions:						
 Window sills in locations more than 72 inches from finished grad room, unless a window fall prevention devices is installed in according to the second second						
 A State Fire Marshal permit is required for this project. An electronic copy of this permit shall be submitted to the Inspections Division. 						
3) 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.						
Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.						
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.						
b) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item.						

Dept: Fire

Note:

- Construction or installation shall comply with City Code Chapter 10. Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 2) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Suite/Unit numbers shall be approved by the Fire Prevention Bureau.
- 3) 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.
- 4) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 5) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations. Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 6) Shall meet the requirements of 2009 NFPA 101 Life Safety Code Ch. 30 New Apartment Building
- 7) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- **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.
- 9) All outstanding code violations shall be corrected prior to final inspection.
- 10 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 11 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.
- 12 All means of egress to remain accessible at all times.
- 13 Fire extinguishers are required per NFPA 1.
- 14 Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 15 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.
- 16 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.
- 17 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.

Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date: 01/28/2016
Note:			Ok to Issue: 🗹
Conditions:			

1) See site plan approval letter dated October 14, 2015, site plan approval dated October 13, 2015, for conditions of approval.

Reviewer: David Petruccelli