

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 0910-86	Date Applied For: 10/01/2009	CBL: 039 A013001
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Location of Construction: 600 CONGRESS ST	Owner Name: Rice Geoffrey I	Owner Address: 658 CONGRESS ST 1ST FLOOR	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Comercial/Mixed use - Change of use from 10 dwelling units to 12 dwelling units (connected to building permit#090650)	Proposed Project Description: Change of use from 10 dwelling units to 12 dwelling units (connected to building permit #090650)
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 10/01/2009

Note: The work to change the use from ten to twelve dwelling units is being done under permit #09-0650. **Ok to Issue:**

Legal number of existing dwelling units is ten (10) based on the 1957 Street Directory.

Conditions:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) With the issuance of permit #09-1086 and this permit and the certificate of occupancy, the legal use of the property will be commercial first floor, and four (4) residential units each on the second, third and fourth floors for a total of twelve (12) residential dwelling units. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/09/2010

Note: **Ok to Issue:**

Conditions:

- 1) This is a Change of Use ONLY permit. Construction activity approved on permit # 09-0650.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Benjamin Wallace Jr. **Approval Date:** 02/09/2010

Note: **Ok to Issue:**

Conditions:

- 1) Interior stair doors shall be 60-min listed fire door assemblies. No transoms, louvers, or transfer grills are permitted.
- 2) All construction shall comply with NFPA 1 and 101.
- 3) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 4) The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. A separate Fire Alarm Permit is required and shall be submitted by a NICET III or equivlant designer. This building permit has not been reviewed for this purpose.
- 5) A single source supplier should be used for all through penetrations.
- 6) 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 shall be on the lighting circuit for the area they serve.
- 7) Walls in structure are to be labeled according to fire resistance rating.
IE; 1 hr. / 2 hr. / smokeproof.
- 8) Photo-electric smoke and CO alarms shall be installed per NFPA.
- 9) All doors into a common corridor shall be 20-min listed fire door assemblies with the exception of stair doors. No transoms, louvers, or transfer grills are permitted.
- 10) Electrical service in the rear stair is to be moved to an approved electrical room. Electrical systems to be upgraded to meet NEC.

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- 11 Separation of Uses shall be maintained.
- 12 Stairwell marking shall be accomplished in accordance with NFPA 101. Stairs shall be designated A, B, etc. Floors Shall be 1 and up at level of Fire Department access and Basement. Unit designations shall indicate floor such as Unit 201 shall be on the second floor. Building shall comply with Section 10-4 of Portland City Code for Special Hazard Dwelling Units which can be viewed at <http://www.portlandmaine.gov/Chapter010.pdf>
- 13 Standpipe and Sprinkler systems shall be installed in accordance with NFPA and fire department rules.
A separate Suppression System Permit is required.