

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

STADLER CECILE /Robert Connolly & Company, Inc.

Located at

133 SPRING ST

PERMIT ID: 2013-01167

ISSUE DATE: 09/05/2013

CBL: 039 A029001

has permission to **Remodel & expansion of existing unit at rear; excavation & remodel of basement below unit - adding 2 ADA bathrooms, and add second floor & loft in rear**

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

retail & two dwelling units

Building Inspections

Use Group: R-3, M **Type:** 5B

Mixed Use - Two Residential Dwelling

Units Flrs 1, 2, & 3

Mercantile - Flr 1 & Basement

Entire

MUBEC/IBC 2009

Fire Department

Classification:

Mixed:Mercantile/One-and

Two-Family

ENTIRE

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:

Foundation/Rebar

Framing Only

Electrical Close-in

Close-in Plumbing/Framing

Final - Electric

Final - Commercial

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: 2013-01167	Date Applied For: 06/07/2013	CBL: 039 A029001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail 1st floor front, one dwelling unit in rear 1st, 2nd & 3rd floors & one dwelling unit on 2nd & 3rd floor, front		Proposed Project Description: Remodel & expansion of existing unit at rear; excavation & remodel of basement below unit - adding 2 ADA bathrooms, and add second floor & loft in rear		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Deb Andrews	Approval Date: 07/02/2013	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Exterior elevations and details to conform with plans approved by Historic Preservation Board. Any requested changes to approved plans must be submitted to Historic Preservation staff for approval.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 06/12/2013	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
3) This property shall remain as retail & two dwelling units. Any change of use shall require a separate permit application for review and approval.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 09/05/2013	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717.				
2) 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.				
3) Penetrations 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				
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.				
5) 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.				
6) Separate permits are required for additional fit up alterations or change of use to the retail space.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 08/08/2013	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.				
2) 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.				
3) 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.				

PERMIT ID: 2013-01167

Located at: 133 SPRING ST

CBL: 039 A029001

- 4) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 5) Fire extinguishers are required per NFPA 1.
- 6) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 7) 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.
- 8) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 9) Construction or installation shall comply with City Code Chapter 10.
- 10) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 11) Shall Comply with 2009 NFPA 101 Chapter 24 One- Two Family Occupancy.
- 12) Shall comply with 2009 NFPA 101 Chapter 37 Existing Mercantile Occupancies
- 13) A sprinkler supervisory system shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided.
- 14) Any doors entering into Exit shall be 60-min rated self closing/latching.
- 15) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 16) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
 - (1) All sleeping rooms
 - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
 - (3) On each level of the dwelling unit, including basements.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
- 17) The sprinkler system shall be installed in accordance with NFPA 13.
- 18) 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.
- 19) System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8405 to schedule.