

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**  
BROWN J B & SONS

**Located at**  
101 YORK ST

**PERMIT ID:** 2016-01376    **ISSUE DATE:** 09/20/2016    **CBL:** 040 C005001

has permission to **Construct a new 5 story multi-use building with commercial uses on first floor (shell only) and 63 residential units on floors 2-5.**

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 closed-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/ Michael White*

*/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***

Commercial-1st floor, Residential 2-5, parking garage

***Building Inspections***

**Use Group:** R-2    **Type:** 2B  
Mixed Use - Floor 1-shell only, presumed A-2  
Residential Apartments - Floors 2-5 w/Accessory B/S/A-3  
Occupant Load Residential floors = 424, Total = 1, 388  
NFPA 13 sprinkler system  
ENTIRE  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Apartment Building  
ENTIRE

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 are 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 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.**

### **REQUIRED INSPECTIONS:**

Final - DRC  
Site VISIT  
Site Meeting  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Plumbing Under Slab  
Electrical - Commercial  
Above Ceiling Inspection  
Certificate of Occupancy/Final  
Final - Electric  
Final - Fire  
Foundation/Rebar

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.

**PERMIT ID:** 2016-01376

**Located at:** 101 YORK ST

**CBL:** 040 C005001

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-01376	<b>Date Applied For:</b> 05/25/2016	<b>CBL:</b> 040 C005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Mixed Use - retail/commercial and 63 residential units		<b>Proposed Project Description:</b> Construct a new 5 story multi-use building with commercial uses on first floor (shell only) and 63 residential units on floors 2-5.		
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Nell Donaldson	<b>Approval Date:</b> 06/15/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 09/16/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken.</li> <li>2) Separate permits are required for the tenant fit up of the commercial spaces on the first floor.</li> <li>3) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.</li> <li>4) 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.</li> <li>5) 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 prior to these inspections.</li> <li>6) 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.</li> <li>7) The under building area that has an open entrance to York St. is considered a "Public Way" for egress compliance purposes. This area cannot be completely enclosed from the outside without further review, as a rated Exit Passageway enclosure will be required from Stair 2 per Sec. 1023.</li> </ol>				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Rachel Smith	<b>Approval Date:</b> 06/03/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Schedule inspection of grease interceptor on or before installation date to ensure it meets requirements. Contact the Rachel Smith, 874-8833 or rms@portlandmaine.gov to schedule inspection.</li> <li>2) Applicant to install 1500 gallon grease interceptor for potential first floor restaurant space.</li> <li>3) Applicant to have interceptor fully pumped on a quarterly basis once restaurant is operational.</li> </ol>				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Michael White	<b>Approval Date:</b> 07/21/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) The Fire Alarm 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.</li> </ol>				

PERMIT ID: 2016-01376

Located at: 101 YORK ST

CBL: 040 C005001

- 2) All construction shall comply with City Code, Chapter 10.
- 3) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 4) All construction shall comply with 2009 NFPA 101, Chapter 42 Storage Occupancies.
- 5) All construction shall comply with 2009 NFPA 101, Chapter 30 New Apartment Buildings .
- 6) 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. A separate Fire Alarm Permit is required from a certified fire alarm company. This review does not include approval of system design or installation.
- 7) Except as modified herein, new elevators, escalators, dumbwaiters, and moving walks shall conform to the requirements of ASME A17.1/CSA B44, Safety Code for Elevators and Escalators.
- 8) New elevators are required to be ADA compliant.
- 9) 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.
- 10) 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
- 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) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.
- 13) Application requires State Fire Marshal approval.
- 14) A separate Fire 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.
- 15) A Knox Box is required.
- 16) Sprinkler system installation shall comply with NFPA 13.
- 17) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. Placement and Size of extinguishers shall follow NFPA 1 table 13.6.8.2.1.1.
- 18) 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.
- 19) 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.
- 20) All smoke alarms shall be photoelectric.
- 21) Fire department connection type and location shall be approved by the AHJ.

**Dept:** DRC      **Status:** Approved w/Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 06/24/2016

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) See site plan approval letter dated December 15, 2015 (site plan approved on December 8, 2015) for conditions of approval.