

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00726	Date Applied For: 04/12/2013	CBL: 040 D001001
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Location of Construction: 20 DANFORTH ST (41 York St)	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone: (207) 774-5908
Business Name: Engine Room/Blaze LLC	Contractor Name: Dale Ross	Contractor Address: 541 East Main St Yarmouth	Phone: (207) 450-4039
Lessee/Buyer's Name	Phone: 2078315500	Permit Type: Alterations - Commercial	

Proposed Use: Basement Floor - Office - Engine Room	Proposed Project Description: Change of use from storage space to office space connected to existing office - Add 4 1/2 wall cubicles to new space
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 04/30/2013

Note: Spoke to Michelle at JB Brown. There are five different businesses in the offices in the basement space under the general name of Engine Room . Blaze LLC is one of the five businesses. **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 05/09/2013

Note: **Ok to Issue:**

- 1) 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.
- 2) 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.
- 3) Permit approved based upon information provided by the applicant or design professional. Wall partition materials shall be consistent with the type of construction, 2B noncombustible. Any deviation from the final approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 05/20/2013

Note: **Ok to Issue:**

- 1) ****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.****
- 2) 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.
- 3) 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.
- 4) Fire extinguishers are required per NFPA 1.
- 5) All means of egress to remain accessible at all times.
- 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 on the same circuit as the lighting for the area they serve.
- 7) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 8) Construction or installation shall comply with City Code Chapter 10.

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- 9) 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.
- 10 The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition. An inspection and test report shall be provided.
- 11 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 12 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.