

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

BROWN J B & SONS /Opechee Construction Corp

**Located at**

311 COMMERCIAL ST

**PERMIT ID:** 2013-01158

**ISSUE DATE:** 07/12/2013

**CBL:** 040 E003001

has permission to **Phase 2 permit is for the completion of the building shell and and interior fit up** 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***

131 Hotel rooms with restaurant and 14 residential DU above

***Building Inspections***

**Use Group:** R-1, R-2, **Type:** 1A & 2B  
A-2  
Hotel - 131 Sleeping Rooms Flrs 2-5  
Residential - 14 Dwelling Units, Flr 6  
Restaurant, Flr 1  
ENTIRE  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Hotel  
ENTIRE  
2009 NFPA

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

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:**

Plumbing Only

Electrical Only

Close-in Plumbing/Framing

Electrical Close-in

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2013-01158	<b>Date Applied For:</b> 06/06/2013	<b>CBL:</b> 040 E003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: 131 room Hotel with restaurant and Retail first Floor, and 14 residential dwelling units on the Sixth Floor		<b>Proposed Project Description:</b> Phase 2 permit is for the completion of the building shell and interior fit up		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 06/06/2013	<b>Note:</b>
				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) This property shall remain a 131 Hotel with restaurant and 14 residential dwelling units above with this permit and subsequent issuance of a Certificate of Occupancy. Any change of use shall require a separate permit application for review and approval.				
2) Separate permits shall be required for any new signage.				
3) All previous conditions on the foundation and steel structure permit are still in force.				
<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 07/12/2013	<b>Note:</b>
				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) 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.				
Per the agreement with Opechee Construction Corporation, deferred submittals shall be provided to this office once they become available.				
2) A stamped/sealed set of plans are required to be submitted to this office for both plumbing and electrical designs				
3) A final special inspection report with compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken.				
4) 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				
5) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, <a href="http://www.energycodes.gov/software.stm#tabs-2">http://www.energycodes.gov/software.stm#tabs-2</a> certificate or alternate program standard for thermal envelope and MEP systems.				
6) 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.				
7) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept.				
8) Approval of City license is subject to health inspections per the Food Code.				
9) A separate permit is required for the interior fit up of the separate retail/restaurant tenant space.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Chris Pirone	<b>Approval Date:</b> 07/03/2013	<b>Note:</b>
				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
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 firefighter Building Marking Sign is required.				
3) Application requires State Fire Marshal approval.				
4) 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.				

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- 5) 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.
- 6) Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.
- 7) 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.
- 8) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 9) Fire extinguishers are required per NFPA 1.
- 10) All means of egress to remain accessible at all times.
- 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) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 13) 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.
- 14) Construction or installation shall comply with City Code Chapter 10.
- 15) 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.
- 16) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 17) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.