

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

A K LONGFELLOW LLC

Located at

660 CONGRESS ST

PERMIT ID: 2014-02200

ISSUE DATE: 11/12/2014

CBL: 045 A001001

has permission to **Phase II: Complete interior renovation of 2nd and 3rd floor residential dwelling units. Basement and 1st floor will remain as a vanilla box with future permits for buildout.**

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 cloed-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/ David Petruccelli

/s/ Laurie Leader

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

Phase II - Vanilla box for commercial use(s) on 1st floor and basement with one dwelling unit on the 2nd floor and one dwelling unit on the 3rd floor

Building Inspections

Use Group: R-3/A-2 Type: 3B
Residential Dwelling Units (2) Floors 2 & 3
Occupant load = 14
Vanilla box - Lower level & 1st floor
NFPA 13 throughout

Fire Department

MUBEC/IMB 2009

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:

Plumbing Rough Commercial
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Certificate of Occupancy/Final
Final - Electric
Fire - Change of Use Inspection

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: 2014-02200	Date Applied For: 09/22/2014	CBL: 045 A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Ground Floor and basement to be commercial with future required permits for specific uses -One dwelling unit each on the second & third floors.		Proposed Project Description: Phase II: Complete interior renovation of 2nd and 3rd floor residential dwelling units. Basement and 1st floor will remain as a vanilla box with future permits for buildout.		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 10/22/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) All work in Phase Two is to be consistent with previously approved plans and Conditions of Approval attached by the Historic Preservation Board to the approval dated 11/28/12.. Any exterior alterations that were not included in plans for Phase One, or constitute a departure from previous plans shall be reviewed and approved prior to construction.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/30/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) Separate permits shall be required for any new signage. 2) Separate permits are required to establish the basement and first floor use(s) PRIOR to occupying the space. 3) Separate permits are required for HVAC, fire alarms, electrical & plumbing.		
Dept: Building		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 11/12/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		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) 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. 3) This phase II permit does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure. 4) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7 and all penetrations shall be treated with approved materials and methods. 5) 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. BASEMENT AND FIRST FLOOR PLANS ARE NOT APPROVED FOR OCCUPANCY, FLOOR PLAN LAYOUT AND BATHROOM LOCATIONS. 6) 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.		
Dept: Fire		Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 10/03/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) The fire alarm system shall have a new fire alarm inspection sticker. 2) 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. A separate fire alarm permit is required from a certified fire alarm company. 3) Fire department connection shall be two 2 ½" inlets.		

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- 4) 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.
- 5) Fire protection systems shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) 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.
- 10 Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 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 All means of egress to remain accessible at all times.
- 13 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.
- 14 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.
- 15 All smoke detectors shall be photoelectric.
- 16 Application requires State Fire Marshal approval.
- 17 The 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
- 18 System acceptance and commissioning must be coordinated with a fire alarm technician and suppression system contractors and the Fire Department. Call 874-8400 to schedule.
- 19 Fire department connection shall be two 2 ½" inlets.
- 20 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 21 A 4100 series Knox Box is required.
- 22 Supervising Station monitoring for addressable fire alarm systems shall be by point.
- 23 All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".
Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
- 24 ****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.****
- 25 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.