

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

91 State Street LLC/Brian Davis

Located at

91 STATE ST

PERMIT ID: 2013-00988

ISSUE DATE: 06/11/2013

CBL: 045 B023001

has permission to **Renovation of existing building into 10 apartments with exterior changes to entry ways**

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/ Benjamin Wallace Jr

/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

with permit #2013-00988 the use is 10 residential dwelling units

Building Inspections

Use Group: R-2 **Type:** 3B
Residential Apartment House - 10 Dwelling Units
ENTIRE
MUBEC/IBC 2009

Fire Department

Classification:
Apartment Building (10 dwellings)
ENTIRE
NFPA 2009

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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:

Footings/Setbacks

Framing Only

Close-in Plumbing/Framing

Electrical Close-in

Final - Electric

Certificate of Occupancy/Final

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: 2013-00988	Date Applied For: 05/16/2013	CBL: 045 B023001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: To change the use to 10 residential apartments		Proposed Project Description: Renovation of existing building into 10 apartments with exterior changes to entry ways		
Dept: Zoning Status: Approved w/Conditions Reviewer: Marge Schmuckal Approval Date: 05/21/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) This property shall remain ten (10) residential dwelling units with the issuance of this permit and the subsequent issuance of a Certificate of Occupancy. 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: 06/10/2013				
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) Per IBC Sec. 3401 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101				
3) This permit is approved per IBC 2009 Section 3409.1 for existing historic buildings; guardrail height allowance is a minimum of 36", handrail height a minimum of 34".				
4) 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.				
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.				
Dept: Fire Status: Approved w/Conditions Reviewer: Benjamin Wallace Jr Approval Date: 06/11/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.				
2) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.				
3) Existing hardwood frames that are a minimum 3/4 inches thick, are smoke tight, and are treated with an intumescent coating will be allowed to remain where 1-hour fire resistance rated opening protectives are required. The contractor shall certify the intumescent coating was applied in accordance with manufaturere's directions. The door shall be labeled 1-hour and shall be self-closing.				
4) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.				
5) The interior stair guard and handrail has been approved based upon modified historic provisions per the approved plans. The top of the guard shall be 42 inches above the leading edge of the treads and landings and the handrail shall be installed 34 inches above the leading edges of the treads.				
6) The new exterior stairs have been approved as proposed on the approved plans per historic certification.				
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.				

PERMIT ID: 2013-00988

Located at: 91 STATE ST

CBL: 045 B023001

- 8) 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.
- 9) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 10) Emergency lights and exit signs are NOT required. If installed 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.
- 11) This building does not contain areas accessible to people with severe mobility impairment as proposed. The two-way communication system described in Section 7.2.12.1.1 of the Life Safety Code is not required unless the building is made accessible.
- 12) A firefighter Building Marking Sign is required.
- 13) A sprinkler supervisory system is required. A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
- 14) 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.
- 15) An NFPA 13R supervised automatic sprinkler system is required. A separate Suppression System Permit is required. This review does not include approval of system design or installation.
- 16) Construction or installation shall comply with City Code Chapter 10.
- 17) Fire extinguishers are required per NFPA 1.