DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

REDFERN LONGFELLOW LLC

Located at

667 CONGRESS ST

PERMIT ID: 2016-00437

ISSUE DATE: 05/18/2016

046 C019001 CBL:

has permission to

Construction of a building with two-story parking garage, 139 residential apartments, and one ground-level retail space.

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/ Michael White

/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

1st floor retail space, two levels of parking & 139 dwelling units.

Building Inspections

Fire Department Use Group: R2/S2/M Type: 1B

Apartment Building - Floors 2-8 (139

Units)

Mercantile - Joe's Variety Store -

Lower level and 1st floor

Storage - Parking

Occupant Load = 933

Building is sprinkled NFPA 13

ENTIRE

MUBEC/IBC 2009

Located at: 667 CONGRESS ST **PERMIT ID:** 2016-00437 CBL: 046 C019001

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:

Final - DRC

Site VISIT

Close-in Plumbing/Framing w/Fire & Draft Stopping

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Final - Fire

Final - Electric

Certificate of Occupancy/Final

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: 2016-00437 **Located at:** 667 CONGRESS ST **CBL:** 046 C019001

City of Portland, Maine - Building or Use Permit 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 Proposed Use: 139 dwelling units, one retail space, and parking garage ("667 Congress Street Apartments" and "Joe's Variety Store") Proposed Project Description: Construction of a building with two-story parking garage, 139 residential apartments, and one ground-level retail space.

Dept: Historic **Status:** Approved w/Conditions **Reviewer:** Deborah Andrews **Approval Date:** 05/02/2016 **Note: Ok to Issue:** ✓

Conditions:

1) All details of construction to be consistent with plans approved by Historic Preservation Board, together with staff-apaproved revisions made in response to HP Board's conditions of approval.

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Shukria Wiar **Approval Date:** 04/05/2016 **Note:** Shukria did zoning review as part of Site Plan review and verified that this application meets the requirement**Ok to Issue:** ✓ **Conditions:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) .All conditions from previous permits for this project are still in effect with the issuance of this permit.
- 3) Separate permits shall be required for any new signage.
- 4) This property shall remain a 139 dwelling units, parking garage, and one retail unit. Any change of use shall require a separate permit application for review and approval.

Dept: Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Laurie Leader **Approval Date:** 05/18/2016 **Note:** Ok to Issue: ✓

Conditions:

- 1) This permit is approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work.
- 2) 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.
- 3) Separate building permits are required for the commercial tenant spaces. This permit approves the vanilla box only for Joe's Variety.
- 4) 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.
- 5) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual. These include products, systems, standards, design submittals and execution of field quality control. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item.
- 6) 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.
- 7) A revised State Fire Marshal permit is shall be submitted for this project.

 Dept:
 Fire
 Status:
 Approved w/Conditions
 Reviewer:
 Michael White
 Approval Date:
 05/05/2016

 Note:
 Ok to Issue:
 ✓

Conditions:

1) Shall comply with 2009 NFPA 101, Chapter 42 Storage Occupancies.

- 2) Shall meet the requirements of 2009 NFPA 1 Fire Code. Per 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.
- 3) Shall comply with 2009 NFPA 101, Chapter 30 New Apartment Buildings.
- 4) Shall comply with 2009 NFPA 101, Chapter 36 New Mercantile Buildings.
- Shall comply with 2009 NFPA 101, Chapter 11 Special Structures & High Rise Buildings, including 11.8.6 Emergency Command Center.
- 6) Shall comply with NFPA 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.
- 7) Shall comply with NFPA 72. 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
- 8) New elevators are required to be ADA compliant.
- 9) Hood suppression system shall comply with NFPA 17A, 96, and UL 300. Activation of the suppression system shall activate the fire alarm system if available. A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable. The Class K fire extinguisher and proper signage should be located at the suppression system pull station.
- 10 Application requires State Fire Marshal approval.
- 11 Carbon Monoxide detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
- 12 Shall comply with 2009 NFPA 101, Chapter 12 New Assembly Occupancies.
- 13 A Knox Box is required.
- 14 All construction shall comply with City Code Chapter 10.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 03/09/2016

 Note:
 Ok to Issue:
 ✓

Conditions:

1) See site plan approval letter dated October 29, 2015, site plan approved by the Planning Board on October 27, 2015, for conditions of approval.