### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

BRAMHALL ROW LLC DENOVO LLC

Located at

747 Congress St

PERMIT ID: 2017-00190 ISSUE DATE: 09/11/2017 CBL: 047 A020001

has permission to Construct seven dwelling units (1&2 family townhouses separated by firewalls). 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 closed-in. 48 hour notice is required.

A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Department

/s/ Jason Grant /s/ Brian Stephens

Fire Official Building Official

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

**Building Inspections** 

Type: 5A

Seven dwelling units (townhouses)

Townhouses (3)2 Family & (1) 1 Family

Attached Dwellings Occupancy = 13/Unit Sprinkled - NFPA 13R

Use Group: R-3

**ENTIRE** 

MUBEC/IBC-2009

**PERMIT ID:** 2017-00190 **Located at:** 747 Congress St **CBL:** 047 A020001

# BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703

or email: buildinginspections@portlandmaine.gov

# Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that are attached to this permit.
- Permits expire in 6 months if the project is not started or ceases for 6 months.
- If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.

## **REQUIRED INSPECTIONS:**

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

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

Foundation/Backfill

Foundation/Rebar

Setbacks and Footings Prior to Pouring

Certificate of Occupancy/Final Inspection

Final - DRC

Site VISIT

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

**PERMIT ID:** 2017-00190 **Located at:** 747 Congress St **CBL:** 047 A020001

# City of Portland, Maine - Building or Use Permit 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 Permit No: 2017-00190 O2/10/2017 O47 A020001 Proposed Use: Construct seven dwelling units ("Bramhall Row") Proposed Project Description: Construct seven dwelling units (1&2 family townhouses separated by firewalls).

**Dept:** Historic **Status:** Approved w/Conditions **Reviewer:** Deborah Andrews **Approval Date:** 05/16/2017

Note: Ok to Issue: ✓

### **Conditions:**

1) All details of new construction, including associated site alterations, to be consistent with plans and specifications approved by the Historic Preservation Board on July 20, 2016. Applicant or project architect shall identify any deviations from approved plans for review and sign-off by HP staff. Any exterior mechanicals, including heat pumps, vents, etc. requires approval by Historic Preservation staff.

Dept: Zoning Status: Approved w/Conditions Reviewer: Shukria Wiar Approval Date: 05/04/2017

Note: B-2b and R-6 zones
Ok to Issue: 

✓

The Design of the Buildings were reviewed and approved by the Historic Preservation Board (Shukria 05.04.2017)

### **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) The approval of this permit entailed a review of the exterior elevations and design elements of the building. Any alterations that impact the exterior elevations, including but not limited to window specs and locations, door specs and locations, siding, etc, shall not be made without review and approval from the Planning authority.
- 3) Separate permits shall be required for any new signage.
- 4) This property shall remain a seven dwelling units. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Brian Stephens **Approval Date:** 07/07/2017 **Note:** • Ok to Issue: ✓

### **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, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) 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.
- 3) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
- 4) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7.
- 5) Periodic inspections and/or testing by the Structural Engineer of Record or Testing Agencies are required. At the completion of construction, a stamped letter shall be submitted verifying substantial compliance with the approved structural design and any applicable test results. This is required prior to the final inspection and occupancy or a Certificate of Occupancy.
- 6) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8.
- 7) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4
- 8) 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.

- 9) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program or testing standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items.
- 10 Penetrations in or 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. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 05/19/2017 **Note:** • Ok to Issue: ✓

### **Conditions:**

- 1) All construction shall comply with City Code, Chapter 10.
  - All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43
  - All construction shall comply with 2009 NFPA 1, Fire Code.
  - This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
- 2) Per IBC requierments the sprinkler system installation shall comply with NFPA 13R. A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 3) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 4) All penetrations for cables, cable trays, conduits, pipes, tubes, vents, ducts, wires and similar items that pass through a wall or floor fire rated assembly shall be protected and sealed by a listed firestop system and or device.
- 5) City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be nonionization (photoelectric) type. Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations
  - 1.Inside all sleeping rooms.
  - 2.Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
  - 3.On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
  - In new construction per NFPA 101 2009 section 9.6.2.10.3 where 2 or more smoke detectors are required within a dwelling unit they shall be arranged so that the operation of any smoke alarm shall cause the alarm of all smoke alarms within the dwelling unit.
- 6) City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas.
  - 1.Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
  - 2.On each level of the dwelling unit, including basements but excluding attics and crawl spaces.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 09/08/2017

 Note:
 Ok to Issue:
 ✓

### **Conditions:**

1) See subdivision and site plan approval letter dated April 13, 2017 (subdivision and site plan approved on July 13, 2017) for conditions of approval.