## DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





### This is to certify that

Located at 218 STATE ST

AVESTA HOUSING DEVELOPMENT CORPORATION

PERMIT ID: 2015-00217 ISSUE DATE: 04/21/2015 CBL: 047 C039001

has permission to Alterations - Kitchen, bathroom, lighting, boiler, flooring, roof, window & door replacements, new sprinkler sys and siding, elec, fire alarm, and elevator upgrades, roof & masonry repairs including repointing, site improvements

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 the	reof is lathed or otherwise
clsoed-in. 48 HOUR NOTICE	E 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/ Craig Messinger

/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 17 residential units **Building Inspections** 

Fire Department

**Use Group:** R-2 **Type:** 3B Apartment House (17 Units) NFPA 13R Sprinkler System

ENTIRE

MUBEC/IBC 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:**

Close-in Plumbing/Framing w/Fire & Draft Stopping Electrical Close-in w/Fire & Draftstopping Above Ceiling Inspection Final - Commercial 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.

City of Portland, Maine - Building or Use Permit			Permit No:	Date Applied For:	CBL:		
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716			2015-00217	02/10/2015	047 C039001		
Proposed Use:			Proposed Project Description:				
Same: 17 Elderly Housing Apartments		Alterations - Kitchen, bathroom, lighting, boiler, flooring, roof, window & door replacements, new sprinkler sys and siding, elec, fire alarm, and elevator upgrades, roof & masonry repairs including repointing, site improvements					
N C	ept: Historic Status: Approved w/Conditions Re   onditions: Proposed aluminum framed glass entry vestibule has not yet receir of project may proceed, but final entry solution may not commend	ved final		tional Park Service.	Ok to Issue: 🗹		
N	ept: Zoning Status: Approved w/Conditions Re   ote: 17 residentail units total - 1st fl - 1 unit 1st fl - 1 unit 2nd fl - 6 units 3rd fl - 6 units   3rd fl - 6 units 4th fl - 4 units * original applciation showed anew vesitbule in the rear - rev   onditions: * <		Ann Machado PA1.4a shows a re		tte: 03/18/2015 Ok to Issue: ☑		
	This property shall remain as seventeen dwelling units. Any chang approval.	ge of use	shall require a sep	arate permit applicat	ion for review and		
2)	2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.						
3)	This permit is being approved with the condition that there is no c	hange to	the exisitng footpr	rint.			
N	ote:	viewer:	Jeanie Bourke	Approval Da	te: 04/03/2015   Ok to Issue: ☑		
	onditions:						
1)	) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.						
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)	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						
4)	Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.						
5)	) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.						
	The same is required for existing buildings, where permanent wiri detectors are required. Verification of this will be upon inspection	0	sible; or at the very	y least battery operate	ed smoke		
6)	) 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.						
		viewer:		Approval Da	_		
	ote:				Ok to Issue: 🗹		
C	onditions:						

- This approval is non-applicable to Engineering DPS as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov
- Dept: FireStatus: Approved w/ConditionsReviewer: Craig MessingerApproval Date:04/17/2015

Note:

#### **Conditions:**

- 1) The fire alarm system shall have a new fire alarm inspection sticker.
- 2) 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.
- 3) Shall comply with NFPA 101, Chapter 31, Existing Apartment buildings
- 4) All construction shall comply with City Code Chapter 10.
- 5) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 6) 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.
- 7) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
- 9) Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
- 10 System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 11 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.
- 12 All outstanding code violations shall be corrected prior to final inspection.
- 13 Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
- 14 Prior to final inspection the Fire Department shall be provided with the State Sprinkler Permit with RMS sign off and date, and the completed and signed Contractor's Material and Test Certificates.

Ok to Issue: