Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/16/14

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND
BUILDING PERMIT

This is to certify that

223 WESTERN PROMENADE LLC C/O FORD REICHE/WRIGHT RYAN CONSTRUCTION

Located at

223 WESTERN PROMENADE

PERMIT ID: 2013-01639 **ISSUE DATE:** 09/19/2013 **CBL:** 063 E005001

has permission to **To change the use from two dwelling units to three dwelling units**

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/ Chris Pirone
Fire Official

/s/ Jeanie Bourke
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
current use before #2013-01639 permit: Two dwelling units. There was a conditional use appeal approval on 4/4/2013 to allow 2 to 4 dwelling units

Building Inspections
Use Group: R-2 **Type:** 3B
Residential Apartments (3 Units)
ENTIRE
MUBEC/IBC 2009

Fire Department
Classification:
Apartment Building
ENTIRE
2009 NFPA

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/16/14

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:

Footings/Setbacks
Foundation/Backfill
Plumbing Only
Close-In Plumbing/Framing
Electrical Close-in
Certificate of Occupancy/Final
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.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/16/14

City of Portland, Maine - Building or Use Permit
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Date Applied For:	CBL:
2013-01639	07/30/2013	063 E005001

Proposed Use:	Proposed Project Description:
To change the use from two dwelling units to three dwelling units	To change the use from two dwelling units to three dwelling units

Dept: Historic **Status:** Approved w/Conditions **Reviewer:** Robert Wiener **Approval Date:** 08/26/2013
Note: Historic Preservation Board approved exterior alterations on 4/17/2013, with conditions. Board also approved removal of existing fencing on eastern side of property; removal of vegetation, and restoration of iron fencing, pending new site treatment. **Ok to Issue:** ☑
Conditions:
1) •Final details, wall sections and material specifications to be submitted to staff for final review and approval prior to construction.
2) •Site plan to be developed in consultation with landscape design professional. Final site plan proposed to be reviewed and approved by Historic Preservation Board.

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/15/2013
Note: ZBA approval 4/4/2013 for 2 to 4 dwelling unit only requesting 3 with this application **Ok to Issue:** ☑
Conditions:
1) It is understood that this request is only to Change the Use from two to three dwelling units instead of the 4 approved by the ZBA on 4/4/2013
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 09/19/2013
Note: **Ok to Issue:** ☑
Conditions:
1) 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.
2) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717.
3) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.
4) Beams & girders shall be solid or built up and bear on wood or supported by approved anchors per IBC Sec. 2308.7 and IRC R502.6
5) 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
6) 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" and a maximum of 38".
7) 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.
8) 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.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 09/02/2013
Note: **Ok to Issue:** ☑
Conditions:
1) A sprinkler system shall be installed in accordance with NFPA 13R.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/16/14

2) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
(1) All sleeping rooms
(2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
(3) On each level of the dwelling unit, including basements.
Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
(1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
(2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces

3) A copy of the required state sprinkler permit with RMS signoff shall be provided prior to the final inspection.

4) All construction shall comply with City Code Chapter 10.

5) Street addresses shall be marked on the structure.

6) 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.

7) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.

8) 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.

9) System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8705 to schedule.

10 Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.

11 Shall Comply with 2009 NFPA 101 Chapter 30 New Apartment Building Occupancy.