## DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





#### This is to certify that

**PERMIT ID: 2014-00358** 

Located at

18 MCKINLEY CT - GDI

INN AT DIAMOND COVE LLC /Portland Builders, Inc.

**ISSUE DATE:** 04/09/2014 **CBL:** 083E E460001

has permission to Amendment to 2013-00436, due to the building being destroyed by fire before the project was completed. New structural, framing and finish details

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

/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

22 "Hotelminium" units per coditional contract

<b>Building Inspections</b>				
Use Group: R-1	<b>Type:</b> 5B	C		
Hotel - 22 Sleeping Units				
NFPA 13R System -	Required	E		
ENTIRE		2		
MUBEC/IBC 2009				

Fire Department Classification: Hotel ENTIRE 2009 NFPA

# 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/Rebar Above Ceiling Inspection Close-in Plumbing/Framing w/Fire & Draft Stopping Electrical Close-in w/Fire & Draftstopping Certificate of Occupancy/Final Final - Fire Final - Electric Final - DRC

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			2014-00358	02/24/2014	083E E460001	
Proposed Use: Propose			ed Project Description:			
Sar	ne: 22 "hotelminiums"		ore the project was	36, due to the building s completed. New stru		
No Co	ept:HistoricStatus:Approved w/ConditionsRevenueonditions:All work is to be consistent with the original approved plans, condwith conditions:9/16/2009; re-approval with revisions:2/15/2012	ditions of	Robert Wiener approval, and app		Ok to Issue: 🗹	
No	ept: Zoning Status: Approved w/Conditions Rev onte: onditions:	viewer:	Marge Schmucka	••	te: 02/25/2014 Ok to Issue: ☑	
	This approval is based upon the original zoning sign-off. It is not i	intended	to permit any devi	iance from the origina	al approval.	
2)	All previous conditions placed on the original permit are still in fo	orce.		-		
No	ept: Building Status: Approved w/Conditions Rev ote:	viewer:	Jeanie Bourke	Approval Da	te: 04/04/2014 Ok to Issue: ☑	
<ol> <li>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.</li> </ol>						
2)	All previous conditions and inspections from the original permit #	2013-004	136 remain in effe	ct for this approval		
	ept: Fire Status: Approved w/Conditions Rev	viewer:	Chris Pirone	Approval Da	te: 03/18/2014 Ok to Issue: ☑	
Co	onditions:					
1)	Shall comply with 2009 NFPA 1 Chapter 20.8 Hotels and Dormito	ories.				
2)	) Private fire mains and fire hydrants shall be maintained, tested and painted in accordance with Fire Department Regulations. Documentation shall be provided prior to the final inspection. The hydrant closest to the hotel shall produce no less than 600 gpm at 20 psi residual. The Fire Department shall be present for the final flow test of the fire hydrant.					
3)	) Shall meet all conditions of The State Fire Marshall and Portland Fire Department Prevention Inspector's on-site inspection.					
4)	) Application requires State Fire Marshal approval.					
5)	) A two-way communication system shall be installed as required by NFPA 101:7.2.12.1 at each elevator lobby with the main panel located at the fire alarm annunciator in the lobby.					
6)	A combination NFPA 13R sprinkler system and NFPA 14 Class I three 2-1/2" inlets. A separate Suppression System Permit is requirinstallation.		-	1		
7)	Fire extinguishers are required per NFPA 1 Table 13.6.2.					
8)	Emergency Lighting shall be provided according to NFPA 101 7.9	9.				
9)	All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf					
10	10 Shall comply with 2009 NFPA 101 Chapter 28 New Hotels and Dormitories					
11	Compliance with NFPA 1, Fire Code, Annex O for In-building Pu RF Engineer.	ıblic Safe	ty Radio Enhance	ment Systems shall b	e verified by an	

12 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.					
<ul> <li>4 Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Pay special attention to: <ol> <li>NFPA 720 5.5.5.3 Requirements for Carbon Monoxide Detectors</li> <li>NFPA 720 5.5.4 Carbon Monoxide Detectors for Control of Carbon Monoxide Spread</li> <li>NFPA 720 9.4.1 Carbon Monoxide Alarms and Detectors.</li> <li>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: <ol> <li>Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms</li> <li>On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces</li> </ol> </li> </ol></li></ul>					
5 Shall comply with 2009 NFPA 1 Chapter 10.12 Fire Protection Markings. The plans indicate 'numbers' for stairway identification, this will not be permitted. Letters shall be used starting in the front(address side) of the building "A" rotating clockwise so front/left corner would be A, rear/left would be B, rear/right would be C and front/right would be D.					
5 Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations. Pay special attention that all re-fueling operations comply with NFPA code and SFMO.					
7 SFMO Construction Permit must be submitted to City Building Inspections before a final inspection is scheduled.					
18 Additional permits are required for kitchen hood and suppression systems.					
19 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.					
20 Illumination of Means of Egress shall be illuminated in accordance with NFPA 101 7.8.					
21 Any cutting and welding done will require a Hot Work Permit from Fire Department.					
22 Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.					
23 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.					
24 Street addresses shall be marked on the structure.					
25 Exit signs. Marking of Means of Egress shall be provided according to NFPA 101 7.10.					
26 All new smoke detectors and smoke alarms shall be photoelectric					
Dept:       DRC       Status:       Approved w/Conditions       Reviewer:       Philip DiPierro       Approval Date:       03/26/2014         Note:       Ok to Issue:       Ok       Ok to Issue:       Image: Conditions:         1)       All previous conditions placed on the original subdivision and site plan approvals are still in force.       Image: Conditions:       Image: Conditions placed on the original subdivision and site plan approvals are still in force.					
2) This approval is based upon the original subdivision and site plan approvals sign-off. It is not intended to permit any deviance from the original approval.					