DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

23 OCEAN AVENUE ASSOCIATES LLC

Located at

23 OCEAN AVE

PERMIT ID: 2017-00012

ISSUE DATE: 05/31/2017

CBL: 129 G001001

has permission to Construct 3-story building with bsement & 1st floor offices and two dwelling units (one on each of the 2nd and 3rd floors)

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.

/s/ Jason Grant

/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

Basement & 1st floor - offices; 2nd & 3rd floors - two dwelling units

Building Inspections

Use Group: B/R2/S2/ Type: 5B

S1

Offices

Four residential dwelling units

Open parking garage Occupant load = 78 NFPA 13 Sprinkler System

ENTIRE

MUBEC/IBC 2009

Fire Department Classification:

Business / Apartment Building

ENTIRE

NFPA 101 CH 38 & 30

Located at: 23 OCEAN AVE **PERMIT ID:** 2017-00012 CBL: 129 G001001

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:

Setbacks and Footings Prior to Pouring

Foundation/Backfill

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

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Final - Flectric

Final - Fire

Certificate of Occupancy/Final Inspection

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.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 1 2017-00012

Date Applied For: 01/04/2017

CBL:

129 G001001

Proposed Use:

Existing building remains the same (office); New building will have basement and 1st floor offices and two dwelling units

Proposed Project Description:

Construct 3-story building with brement & 1st floor offices and two dwelling units (one on each of the 2nd and 3rd floors)

Dept: Zoning Status: Approved w/Conditions Reviewer: Nell Donaldson Approval Date: 01/27/2017

Note: B-1 & R-3 zones Ok to Issue: ✓

Conditions:

- 1) 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.
- 2) Separate permits shall be required for any new signage.
- 3) This property shall remain offices in the basement and 1st floor and two dwelling units on the 2nd and 3rd floors. Any change of use shall require a separate permit application for review and approval.
- 4) Rooftop mechanical units shall be screened from public view.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Laurie Leader **Approval Date:** 04/28/2017 **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) A State Fire Marshal permit is required for this project. An electronic copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Office as soon as it is issued.
- 3) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.
- 4) 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.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 03/28/2017 **Note:** Ok to Issue: ✓

Conditions:

- 1) This project requires a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit or correspondence form the SFMO that a permit is not required. The City of Portland must have a copy of this on file before a final inspection or certificate of occupancy can be issued. SFMO permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories, class A & B mercantiles and buildings with multiple occupancies involving new construction or alteration including but not limited to the following:
 - 1.reconfiguration of space adding or removing doors walls stairs or ramps that change parts of the means of egress.
 - 2.New additions
 - 3. Change of occupancy type
 - 4.Installation of kitchen suppression systems
 - 5. Fire alarm installations
 - 6.Sprinkler system requiring a permit

Multiple Occupancies: Buildings of any size or stories with multiple occupancies in it.

- 2) 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) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 4) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
- 5) A fire alarm notification device shall shall be installed in the area of the roof deck and shall sound upon activation of the sprinkler system.
 - The AHJ has determine the roof deck occupant load factor to be 15ft2 per person divided by your deck ft2. This occupancy load shall be posted at the deck.
- 6) City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be non-ionization (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.
- 7) 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.
- 8) All construction shall comply with City Code, Chapter 10.

All construction shall comply with 2009 NFPA 101, Chapters # 38 & 30

All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 05/30/2017 **Note:** Ok to Issue: ✓

Conditions:

1) See subdivision and site plan approval letter dated October 28, 2016 (subdivision and site plans approved on October 25, 2016) for conditions of approval.

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