

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

HARDYPOND DEVELOPMENT COMPANY LLC

Located at

3 PLEASANT AVE

PERMIT ID: 2016-00316

ISSUE DATE: 04/15/2016

CBL: 130 I012001

has permission to **Change of Use - Renovation of the existing Church into an apartment building containing 25 apartments.**

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/ David Petruccelli

/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

25 residential dwelling units

Building Inspections

Use Group: R2

Type: 5B

Residential - Apartments (25 units)

Occupant load = 90

NFPA 13R sprinkler

ENTIRE

MUBEC/IBC2009

Fire Department

Classification:

Apartment Building

ENTIRE

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:

Final - DRC

Site VISIT

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

Electrical Close-in w/Fire & Draftstopping

Fire Inspection

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-00316	Date Applied For: 02/11/2016	CBL: 130 I012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 25 Residential Apartments		Proposed Project Description: Change of Use - Renovation of the existing Church into an apartment building containing 25 apartments.		
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Helen Donaldson	Approval Date: 03/10/2016	
Note: Nell Donaldson did the zoning review on the site plan - 2015-102. 3/10 ND doublechecked most recent site plan and elevations and finalized zoning analysis under site plan application. Uploaded most recent site plan to BP file.				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Separate permits shall be required for any new signage.				
2) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as twenty-five residential apartments. Any change of use shall require a separate permit application for review and approval.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 04/14/2016	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) 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.				
2) 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.				
3) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7 and all penetrations shall be treated with approved materials and methods.				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 04/14/2016	
Note: 1) Life Safety plan as submitted is no longer accurate refer to updated floor plans for separations. 2) Door #60 between spaces 118 and 117 is not required to meet any fire rating provided wall construction meets current floor plan submitted.				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.				
2) Construction or installation shall comply with City Code Chapter 10.				
3) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.				
4) 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.				
5) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.				
6) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.				
7) 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.				
8) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.				

- 9) 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.
- 10) **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**
A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.
- 11) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 12) Shall meet the requirements of NFPA 101 Life Safety Code (2009) Ch. 30 NEW APARTMENT BUILDINGS
- 13) Shall meet the requirements of NFPA 1 Fire Code (2009)
- 14) All outstanding code violations shall be corrected prior to final inspection.
- 15) Carbon Monoxide detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
- 16) A Knox Box is required.
- 17) Fuel-fired boilers shall be protected in accordance with NFPA 101, Life Safety Code.
Boiler and Fuel-fired heater rooms serving more than a single dwelling unit require 1 hour separation and sprinklers.
- 18) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations.
Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 19) All means of egress to remain accessible at all times.

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 04/14/2016

Note:

Ok to Issue:

Conditions:

- 1) See site plan approval letter dated November 12, 2015, site plan approved on November 10, 2015, for conditions of approval.