

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
PORTLAND HOTELS INC

Located at
1210 BRIGHTON AVE

PERMIT ID: 2016-00362 ISSUE DATE: 10/31/2017 CBL: 265 A001001

has permission to **Construct 4 story motel - 86 rooms & accessory uses including a spa, breakfast room etc. - Hampton Inn & Suites**

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/ Michael White

/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

4 story motel - 86 rooms & accessory uses like a spa, breakfast room & meeting rooms

Building Inspections

Use Group: R-1/A-2/A-3 **Type:** 5A

Fire Department

Motel - 86 units
A-2 - Breakfast room
A-3 Meeting room, fitness center and pool
Total occupant load = 619
Sprinkler System NFPA 13
ENTIRE
MUBEC/IBC 2009

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 - Electric
Final - Fire
Certificate of Occupancy/Final Inspection
Final - DRC
Site VISIT
Pre-Construction Meeting

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.

owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-00362	Date Applied For: 02/18/2016	CBL: 265 A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New 4 story motel - Hampton Inn & Suites		Proposed Project Description: Construct 4 story motel - 86 rooms & accessory uses including a spa, breakfast room etc. - Hampton Inn & Suites		
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Nell Donaldson Approval Date: 02/29/2016</p> <p>Note: B-4 Zone - Nell Donaldson did the zoning review for the site plan -2014-220. 2/24/16 - Complies with dimensional requirements per zoning assessment under site plan review. Board-approved site plan uploaded to building permit file in ePlan. Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <p>1) Separate permits shall be required for any new signage.</p>				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 10/11/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <p>1) Approval of City license is subject to health inspections per the Food Code.</p> <p>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.</p> <p>3) 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.</p> <p>4) A State Fire Marshal permit is required for this project. A copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Division as soon as it is issued.</p> <p>5) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual. These include products, systems, standards, design submittals and execution of field quality control. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.</p> <p>6) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.</p>				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: Michael White Approval Date: 05/03/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <p>1) All construction shall comply with City Code, Chapter 10.</p> <p>2) 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.</p> <p>3) 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).</p> <p>4) All construction shall comply with 2009 NFPA 101, Chapter 28 New Hotels and Dormitories.</p> <p>5) All construction shall comply with 2009 NFPA 101, Chapter 12 New Assmebly Occupancies.</p> <p>6) All construction shall comply with NFPA 13, Standard for the Installation of Sprinkler Systems.</p> <p>7) 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.</p> <p>8) All construction shall comply with 2010 NFPA 72, National Fire Alarm Code, as amended by Fire Department Rules and Regulations.</p>				

PERMIT ID: 2016-00362

Located at: 1210 BRIGHTON AVE

CBL: 265 A001001

Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date: 10/30/2017
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:			
1) See site plan approval letter dated April 15, 2015 (site plan approved on April 14, 2015, and amendment approval letter dated June 8, 2017 (amendment approved on June 8, 2017) for conditions of approval.			