

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

SAI PRASAD LLC

Located at

1150 BRIGHTON AVE (building 200)

PERMIT ID: 2014-00478

ISSUE DATE: 05/16/2014

CBL: 264 A001001

has permission to **Change of Use, Convert 16 motel rooms in Building 200 to Front reception, office, Breakfast Area, Exercise Room & Two 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.
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/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

motel & two dwelling units

Building Inspections

Use Group: R-1/R-3 **Type:** 5B
Residential Motel - Several attached buildings
Residential Apartments (2) - Building 200
Accessory to Motel - W/I 10% - breakfast room, kitchen prep, fitness room, reception and office

Fire Department

Classification:
Hotel
ENTIRE
NFPA 2009

MUBEC?IBC 2009

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
Close-in Plumbing/Framing
Electrical Close-in
Above Ceiling 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 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		Permit No: 2014-00478	Date Applied For: 03/11/2014	CBL: 264 A001001
Proposed Use: Change of Use to Building 200 to Office, Front reception, Breakfast Area, Exercise Room & Two apartments		Proposed Project Description: Change of Use, Convert 16 motel rooms in Building 200 to Front reception, office, Breakfast Area, Exercise Room & Two apartments		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 04/01/2014	
Note: 4/1/14. Spoke to Mr. Patel. Once the work is complete the exiting office in the front building will be relocated. He will apply for a separate permit to change the use of the front building in the future.			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) The use of this property shall remain as a motel and two dwelling units. Any change of use shall require a separate permit application for review and approval.				
2) Separate permits shall be required for any new signage.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 05/16/2014	
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				
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.				
3) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
4) Approval of City license is subject to health inspections per the Food Code.				
5) 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 kitchen design compliance prior to commencing work in earnest.				
6) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.				
7) 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.				
8) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.				
The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 05/06/2014	
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) Shall comply with 2009 NFPA 101 Chapter 29 Existing Hotels and Dormitories Shall comply with 2009 NFPA 1 Chapter 20.8 Hotels and Dormitories All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf				
2) All new smoke detectors and smoke alarms shall be photoelectric				

PERMIT ID: 2014-00478

Located at: 1150 BRIGHTON AVE (building

CBL: 264 A001001

- 3) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance.
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.
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.
- 4) Fire extinguishers are required per NFPA 1 Table 13.6.2.
- 5) Emergency Lighting shall be provided according to NFPA 101 7.9.
Exit signs. Marking of Means of Egress shall be provided according to NFPA 101 7.10.
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.
- 6) 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.
- 7) 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.
- 8) 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