

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PIZZAGALLI PROPERTIES LLC

Located at

5 DAVIS FARM RD

PERMIT ID: 2018-00025

ISSUE DATE: 03/12/2018

CBL: 368 B004001

has permission to **Interior renovations.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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.
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/s/ Jason Grant

Fire Official

/s/ Brian Stephens

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

office

Building Inspections

Use Group: B **Type:** 3B
Business (Fairpoint Communications)
Total Occupant Load = 1,064
Non-Sprinkled
ENTIRE
MUBEC/IBC-2009

Fire Department

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:

Above Ceiling Inspection
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Final - Electric
Final - Fire
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		Permit No: 2018-00025	Date Applied For: 01/05/2018	CBL: 368 B004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Offices		Proposed Project Description: Interior renovations.		
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 02/14/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving work within the existing footprint and shell only. 2) This property shall remain offices. 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 and documents submitted. Any deviations shall require a separate approval before starting that work. 				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Brian Stephens	Approval Date: 02/27/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4 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) Construction shall be in compliance with the requirements of the IBC 2009, MUBEC and 2010 ADA Standards for Accessible Design. 4) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction. 5) Seating layout of tables and chairs shall allow for the required aisle width and spacing for Exit Access per IBC Sec. 1017. 6) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for 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, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 8) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101 				
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Dept: Engineering DPS	Status: Not Applicable	Reviewer: Benjamin Pearson	Approval Date: 02/12/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 874-8801. 				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 03/12/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) Per 2009 NFPA 101 section 12.7.9.3 and 13.7.9.3 every room constituting an assembly occupancy (50+ people) and not having fixed seating shall have the occupancy load of the room posted on a sign in a conspicuous place by the main entrance to the space. 				

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- 2) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
All means of egress to remain accessible at all times.
If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 3) This review has determined that your project requires fire alarm system. A separate City of Portland 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.
- 4) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 5) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 6) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10. Emergency Lighting in accordance with 2009 NPFA 101, sections 7.9 shall be provided
- 7) Per the 2010 Americans with Disabilities Act, business must remove architectural barriers in existing building that are readily achievable. Readily achievable means easily accomplishable without much difficulty or expense. This requirement is based on the size and resources of a business. So, business with More resources are expected to remove more barriers than business with fewer resources.
- 8) All penetrations for cables, cable trays, conduits, pipes, tubes, vents, ducts, wires and similar items that pass through or penetrate a fire rated wall ceiling or floor assembly shall be protected and sealed by a listed firestop system and installed to comply with the systems manufactures recommendation.