

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CITY OF PORTLAND /Dimatteo Construction

Located at

54 COMMERCIAL ST

PERMIT ID: 2013-00464 **ISSUE DATE:** 04/09/2013 **CBL:** 444 A001001

has permission to **Renovate the Portland Fire Dept fire boat crew quarters** 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 cloed-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.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit		Permit No: 2013-00464	Issue Date: 04/09/2013	CBL: 444 A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Location of Construction: 54 COMMERCIAL ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST PORTLAND, ME 04101		Phone:
Business Name:	Contractor Name: Dimatteo Construction	Contractor Address: 231 Front Street South Portland ME 04106		Phone: (207) 767-7410
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial		Zone: EWPZ WCZ
Past Use: Fireboat crew quarters Parking garage	Proposed Use: Fireboat Crew Quarters/Parking Garage	ZONING LEGAL USE:		
Proposed Project Description: Renovate the Portland Fire Dept fire boat crew quarters		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A		BUILDING: Use Group: Type: 3B Parking Garage, S-2 Fire Boat Live/Work Quarters, R-2 MUBEC/IB

C 2009

PERMIT ID: 2013-00464

Located at: 54 COMMERCIAL ST

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BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

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.**

REQUIRED INSPECTIONS:

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.

PERMIT ID: 2013-00464

Located at: 54 COMMERCIAL ST

CBL: 444 A001001

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00464	Date Applied For: 03/08/2013	CBL: 444 A001001
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Location of Construction: 54 COMMERCIAL ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: Dimatteo Construction	Contractor Address: 231 Front Street South Portland	Phone: (207) 767-7410
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Fireboat Crew Quarters/Parking Garage	Proposed Project Description: Renovate the Portland Fire Dept fire boat crew quarters
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Dept: Zoning Status: Approved Reviewer: Ann Machado Approval Date: 03/11/2013
 Note: Ok to Issue:

Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 04/08/2013
 Note: Ok to Issue:

- 1) The existing floor drain to remain in the workshop shall have the installation of either a trap primer or a code compliant alternative trap seal. This will be determined based on accessibility to this area during the underslab plumbing. The Sure Seal Model SS4009 is an acceptable alternative.
- 2) Hardwired (non-ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
- 3) Per IBC Sec. 903.3.1.2, the Live/Work unit shall have an NFPA 13R system installed.
- 4) 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.
- 5) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
- 6) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479
- 7) 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.
- 8) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire Status: Approved w/Conditions Reviewer: Ben Wallace Jr Approval Date: 04/08/2013
 Note: Ok to Issue:

- 1) Construction or installation shall comply with City Code Chapter 10.
- 2) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
 - (1) All sleeping rooms
 - (2) Outside sleeping areas in the immediate vicinity of the sleeping rooms
- 3) Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
- 4) An automatic fire sprinkler system is required in accordance with NFPA 13R.
- 5) A Knox Box is required at the sidewalk entrance.
- 6) Sprinkler installation requires State Fire Marshal permit.

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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

- 7) An AES master box will be required. Zone 1 shall be the sprinkler system. Zone 3 shall be the fireboat quarters. Zone 5 shall be the parking garage. Zones 2, 4, and 6 shall be the respective disconnect switches. Zone 8 shall be tamper.
- 8) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 9) 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 outside each sleeping area in the immediate vicinity of the bedrooms.
- 10) A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
- 11) A separate CITY Water-Based fire Suppression Permit is required. This review does not include approval of system design or installation.
- 12) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 13) The new fire alarm panel shall be located where the existing fire alarm panel is located at the sidewalk entrance; not the garage entrance. The fire alarm equipment for the remainder of the parking garage shall be tied into the new fire alarm system and the entire system recertified.
- 14) 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.
- 15) 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.
- 16) 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.
- 17) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 18) All flammable and combustible liquids shall be stored in a listed flammable liquids storage cabinet in the shop.
- 19) Fire extinguishers are required per NFPA 1.