

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

BAYSIDE II LLC

**Located at**

185 LANCASTER ST

**PERMIT ID:** 2017-00159

**ISSUE DATE:** 04/19/2017

**CBL:** 025 F001001

has permission to **Change the use and Interior renovations and fit-up for Baxter Academy. New interior stairs, bathrooms, lab space, classrooms & cafeteria. Replace/add exterior rear stairs/landings.**

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/ Jason Grant*

*/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***

charter high school

***Building Inspections***

**Use Group:** E & B      **Type:** 3B

Education  
Business  
Occupant Load = 668  
NFPA 13 sprinkler system  
Basement, 1st & 2nd flrs  
MUBEC/IBC 2009

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Foundation/Rebar  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Above Ceiling Inspection  
Certificate of Occupancy/Final Inspection  
Final - Electric  
Final - Fire  
Final - DRC  
Site VISIT

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-00159	<b>Date Applied For:</b> 02/02/2017	<b>CBL:</b> 025 F001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Charter high school		<b>Proposed Project Description:</b> Change the use and Interior renovations and fit-up for Baxter Academy. New interior stairs, bathrooms, lab space, classrooms & cafeteria. Replace/add exterior rear stairs/landings.		
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Barbara Barhydt      <b>Approval Date:</b> 04/19/2017</p> <p><b>Note:</b> B-7 zone      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p>Public/private schools allowed per §14-295(d)(1)  Replacing one exterior landing/stairway in rear with slightly larger dimensions (going from 5' by 8' to 5.5' by 11').  Adding one new exterior landing/stairway in rear (7' by 12')  No minimum setbacks and no max lot coverage in this zone.</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> <li>2) Separate permits shall be required for any new signage.</li> <li>3) All HVAC equipment shall meet the sound level requirements listed under 14-299 (b). Separate permits are required through Inspection Services for HVAC systems. Such application(s) shall provide HVAC dBA equipment levels. Separate permits are also required for any new exterior signs from the Department of Permitting and Inspections.</li> </ol> <p><b>Dept:</b> Building Inspecti      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Jeanie Bourke      <b>Approval Date:</b> 04/06/2017</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.</li> <li>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.</li> <li>3) This permit approves a phased occupancy schedule with the issuance of a temporary Certificate of Occupancy per Sec. 111.3 and upon the inspection and acceptance of the building and life safety officials.</li> <li>4) Penetrations in or 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. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.</li> <li>5) 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.</li> </ol> <p><b>Dept:</b> Engineering DPS      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Rachel Smith      <b>Approval Date:</b> 02/06/2017</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>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 207-874-8801.</li> </ol> <p><b>Dept:</b> Fire      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Jason Grant      <b>Approval Date:</b> 04/05/2017</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p>				

- 1) This project requires a Maine State Fire Marshal’s Office (SFMO) construction and or barrier free permit or correspondence form the SFMO that a permit is not required. The City of Portland must have a copy of this on file before a final inspection or certificate of occupancy can be issued. SFMO permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories, class A & B mercantiles and buildings with multiple occupancies involving new construction or alteration including but not limited to the following:
  - 1.reconfiguration of space adding or removing doors walls stairs or ramps that change parts of the means of egress.
  - 2.New additions
  - 3.Change of occupancy type
  - 4.Installation of kitchen suppression systems
  - 5.Fire alarm installations
  - 6.Sprinkler system requiring a permit
- 2) The Spray Room shall comply with 2009 NFPA 1 Chapter 43 and shall have it fire suppression systems modified as recommended by this chapter and the referenced areas of the appendix.
- 3) During the phased occupancy, the 1st floor shall be supervised by the fire alarm system when the 2nd floor is occupied. The alarm system will be allowed to have the detection in the first-floor area disabled when construction is occurring provided that area has a fire watch monitoring the floor. The fire watch shall have access to a manual pull station that will initiate a building wide alarm.
- 4) 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.
- 5) A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler 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 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.
- 7) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.  
 7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.
- 8) Per 2009 NFPA 101 section 12.79.3 every room constituting an assembly occupancy and not having fixed seating shall the occupancy load posted on a sign in a conspicuous place by the main exit.
- 9) A Knox Box is required.
- 10 All construction shall comply with City Code, Chapter 10.  
 All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 14  
 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.

**Dept:** DRC

**Status:** Approved w/Conditions

**Reviewer:** Philip DiPierro

**Approval Date:** 04/12/2017

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) See site plan approval letter dated April 3, 2017 (site plan approved on March 28, 2017) for conditions of the site plan approval.