DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

SALVATION ARMY THE

Located at

88 PREBLE ST

PERMIT ID: 2016-02844

ISSUE DATE: 03/21/2017

CBL: 033 D011001

has permission to

Construct a single story addition for a new commercial kitchen & dining hall & renovations to add a two bedroom apartment on the second floor of the former kitchen/dining space and enclose the interior exit stair

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.

Fire Department

/s/ David Petruccelli

/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

new dining room & kitchen on first floor and new dwelling unit on second floor

Building Inspections

Use Group: R-2, R-3, Type: 3B

A-2

Residential Boarding House - existing

occupant load

Residential Single Dwelling - 6

occupants

Dining Hall/Kitchen - 194

Total building occupant load = 547

NFPA 13 sprinkler system in existing

building

Non sprinked in new addition-separate

fire area

1st & 2nd floors

MUBEC/IBC 2009

PERMIT ID: 2016-02844 **Located at:** 88 PREBLE ST **CBL:** 033 D011001

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:

Site VISIT

Final - DRC

Setbacks and Footings Prior to Pouring

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

Plumbing Under Slab

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.

PERMIT ID: 2016-02844 **Located at:** 88 PREBLE ST **CBL:** 033 D011001

City of Portland, Maine - Building or Use Permit

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

Permit No: Date Applied For: 2016-02844 11/07/2016

CBL: 033 D011001

Proposed Use:

Adult Rehabilitation Center/ Boarding House & Dwelling Unit ("Salvation Army ARC")

Proposed Project Description:

Construct a single story addition for a new commercial kitchen & dining hall & renovations to add a two bedroom apartment on the second floor of the former kitchen/dining space and enclose the interior exit stair

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Jean Fraser **Approval Date:** 03/21/2017

Note: All SP issues now addressed. JF 3.21.17

Ok to Issue:

The proposals meet zoning but several minor amendments have been made that may not meet the B2b Design Standards or Site Plan ordinance- these are still under discussion but the permit should be moved forward for building code review. JF, Planning 12.1.2016

Conditions:

- 1) The approval of this permit entailed a review of the exterior elevations and design elements of the building. Any alterations that impact the exterior elevations, including but not limited to window specs and locations, door specs and locations, siding, roof HVAC, etc, shall not be made without review and approval from the Planning Authority.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Inspecti **Status:** Approved w/Conditions Reviewer: Jeanie Bourke 01/24/2017 **Approval Date:** Ok to Issue: Note:

Conditions:

- 1) 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.
- 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) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken.
- 4) 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.
- 5) Approval of City license is subject to health inspections per the Food Code.
- 6) 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.
- 7) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.

Engineering DPS Status: Not Applicable 11/18/2016 Dept: **Reviewer:** Rachel Smith **Approval Date:** Ok to Issue: Note:

Conditions:

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.

Status: Approved w/Conditions Reviewer: David Petruccelli **Dept:** Fire **Approval Date:** 01/26/2017 Ok to Issue:

Conditions:

Note:

Located at: 88 PREBLE ST 033 D011001 CBL: **PERMIT ID:** 2016-02844

- 1) Assembly and educational occupancies and uses with an occupant load of 100 or more persons required listed panic or fire exit hardware on doors serviing as a means of egress.
- 2) NFPA 1 Fire Code Per 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.
- 3) 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.
- 4) **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**

 A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.
- 5) 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.
- 6) 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.
- 7) All outstanding code violations shall be corrected prior to final inspection.
- 8) 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.
- 9) 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.
- 10 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.

11 IN THE APARTMENT:

Hardwired single-station smoke alarms are required within the dwelling units. Smoke alarms shall be installed in the following locations:

- (1) All sleeping rooms
- (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
- (3) On each level of the dwelling unit, including basements.

New smoke alarms shall be photoelectric powered by the building's electrical service with battery backup.

12 IN THE APARTMENT:

Single-station Carbon Monoxide (CO) alarms powered by the building's electrical service with battery backup are required within the dwelling units. 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 New CO alarms shall be hardwired.
- 13 Discontinued fire escape shall be removed. Not permitted to abandon in place as proposed.
- 14 Shall meet the requirements of 2009 NFPA 1 Fire Code.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 03/13/2017

 Note:
 Ok to Issue:
 ✓

Conditions:

1) See site plan approval letter dated October 4, 2016 (site plan approvaed on October 4, 2016) for conditions of site plan approval.