

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



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.

/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

Fire Department

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 sprinkled in new addition-separate
fire area

1st & 2nd floors

MUBEC/IBC 2009

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.

OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02844	Date Applied For: 11/07/2016	CBL: 033 D011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
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: <input checked="" type="checkbox"/>	
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	Approval Date: 01/24/2017	
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
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.				
Dept: Engineering DPS	Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 11/18/2016	
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
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.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petruccelli	Approval Date: 01/26/2017	
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				

