

City of Portland, Maine - Building or Use Permit

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

Permit No: 2012-45504	Date Applied For: 06/29/2012	CBL: 042 A007001
---------------------------------	--	----------------------------

Location of Construction: 54 YORK ST	Owner Name: RUFUS DEERING COMPANY	Owner Address: 383 COMMERCIAL ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Charter School - Baxter Academy - phase 1	Proposed Project Description: Renovations per phase 1 plans to change the use to a school
---	---

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/05/2012**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. This B-5b zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance. Separate permits are required for any HVAC installations.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 04/29/2013**Note:** **Ok to Issue:**

- 1) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.
- 2) 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.
- 3) 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.
- 4) 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
- 5) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717.
- 6) 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:** 05/01/2013**Note:** **Ok to Issue:**

- 1) 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.
- 2) Application requires State Fire Marshal approval.
- 3) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
- 4) A master box fire alarm system is required. A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation. A complete fire alarm record of completion shall be provided at the final inspection. A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.

Location of Construction: 54 YORK ST	Owner Name: RUFUS DEERING COMPANY	Owner Address: 383 COMMERCIAL ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

- 5) A supervised automatic sprinkler system is required in accordance with NFPA 25. 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.
- 6) The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition. A current inspection and test report without deficiencies shall be provided at the final inspection.
- 7) A firefighter Building Marking Sign is required.
- 8) Fire extinguishers are required per NFPA 1.
- 9) All means of egress to remain accessible at all times.
- 10) 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.
- 11) Construction or installation shall comply with City Code Chapter 10.
- 12) 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.
- 13) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 14) Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
- 15) System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 16) Knox Boxes are required.
- 17) Any cutting and welding done will require a Hot Work Permit from Fire Department.