

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

RUFUS DEERING COMPANY /Dan Labrie

Located at

54 YORK ST

PERMIT ID: 2014-00660

ISSUE DATE: 06/25/2014

CBL: 042 A007001

has permission to **Change of use to lower level from Rufus Deering Showroom & space to Baxter Academy - fit up lower level for classrooms & some interior changes to the first floor.**

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 clsoed-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.

/s/ Chris Pirone

/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 School - Baxter Academy

Building Inspections

Use Group: E/B Type: 3B
Education - Baxter Academy
Lower Level Occ Load = 145, Design 90
Total Occ Load All Levels = 537, Design 310
NFPA Sprinkler System (required)
Lower Level
MUBEC/IBC 2009

Fire Department

Classification:
Educational
ENTIRE
2009 NFPA

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

**Check the Status or Schedule an Inspection On-Line 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 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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Plumbing Rough
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Above Ceiling Inspection
Certificate of Occupancy/Final
Final - Electric
Final - Fire

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2014-00660	Date Applied For: 04/07/2014	CBL: 042 A007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Baxter School	Proposed Project Description: Change of use to lower level from Rufus Deering Showroom & space to Baxter Academy - fit up lower level for classrooms & some interior changes to the first floor.			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 06/24/2014				
Note: Sent email to Dan Labrie 4/24 and 5/7, with questions about doors. As of 5/7 have not heard back from him. Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) If changes or additions to exterior lighting or signage are planned, they must be proposed and approved under a separate application				
2) HP staff understands that the new basement exterior door facing west is to be a full glass door.				
3) HP staff understands that Version 2 of the Partial South Elevation is the final proposed design for the basement openings on the south wall.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 04/23/2014				
Note: No off street parking is required in the B-5 & B-5b zone [section 14-332.1(g)]. Ok to Issue: <input checked="" type="checkbox"/> All work is within the existing footprint.				
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 06/17/2014				
Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) 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.				
2) 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				
3) 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.				
Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: 06/08/2014				
Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. 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. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.				
2) Fire extinguishers are required per NFPA 1 Table 13.6.2.				
3) Emergency Lighting shall be provided according to NFPA 101 7.9. Exit signs. Marking of Means of Egress shall be provided according to NFPA 101 7.10. 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.				

- 4) 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. All means of egress to remain accessible at all times.
- 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) Shall comply with 2009 NFPA 101 Chapter 15 Existing Educational Occupancies
All construction shall comply with City Code Chapter 10.
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
Shall comply with 2009 NFPA 1 Chapter 20.2 Educational Occupancies.

Dept: DRC

Status: Not Applicable

Reviewer:

Approval Date: 04/28/2014

Note:

Ok to Issue:

Conditions: