

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1185	Issue Date:	CBL: 111 C005001
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Location of Construction: 415 FOREST AVE	Owner Name: PORTLAND BAY PROPERTIES LLC	Owner Address: 67 PHIPPS ST	Phone:
Business Name:	Contractor Name: Philip George	Contractor Address: P.O. Box 776 Portland	Phone 8027340290
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone:

Past Use: Commercial - Office, Middle Suite	Proposed Use: Commercial - Day Care, Middle Suite - change of use from Office to Day Care Facility/ 12 or under children - construct rear entry (4' x 4' landing w/ 3 stairs 4' wide.)	Permit Fee: \$145.00	Cost of Work: \$5,000.00	CEO District: 1
Proposed Project Description: change of use from Office to Day Care Facility/ 12 or under children - construct rear entry (4' x 4' landing w/ 3 stairs 4' wide.)		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: Ldobson	Date Applied For: 10/21/2009	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied
	Date:	Date:	Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/28/2009

Note: Daycare appears to have three rooms. Parking requirement is one space for each room of instruction so three parking spaces needed. Plenty shown on lot. **Ok to Issue:**
Using section 14-425 allows the 28 sf rear entry; it only extends 4' off the rear of the building.

- 1) Separate permits shall be required for any new signage.
- 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 **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/20/2009

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Specifications shall be submitted on the rating of the existing fire damper in the dividing wall at the pizza shop. Shall meet 2 hour classification.
- 3) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 4) CONDITION ON THE CO...LIMITED TO 5 CHILDREN UNDER THE AGE OF 2-1/2 FOR EDUCATIONAL USE.
- 5) If any food or drink is provided by the day care a separate license is required from the city clerk and the state of Maine. The prep area shall meet the food code and approval of City license is subject to a health inspection.
- 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/29/2009

Note: **Ok to Issue:**

- 1) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 2) Fire Alarm system is required per Life Safety Code 101 16.3.4.1
- 3) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 4) All construction shall comply with NFPA 101
- 5) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 6) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required.

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- 7) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 8) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 9) All means of egress to remain accessible at all times
- 10) Application requires State Fire Marshal approval.

Comments:

10/27/2009-amachado: Spoke to Philip George. He said that he submitted a siteplan exemption to planning. I need more information on the amount of impervious surface. B-2b is 90% of the lot. Need to know if he can add the 28sf rear entry and still meet the impervious surface requirement. Spoke with Phil and we went over the drawing he submitted. The impervious surface requirement is met with the rear entry addition.

10/28/2009-amachado: Received more information about the amount of impervious surface on the lot. Left vcm for Phil George. Still have a couple of questions.

10/28/2009-amachado: Gave application for site plan exemption to planning.

11/17/2009-gg: received granted site plan exemption as of 11/17/09. Filed with permit (Jeannie). /gg

11/18/2009-jmb: Spoke to Phil G. About getting a letter from the leasee stating the number of children < 2-1/2 years of age to be able to classify the use. Also discussed frost protection at stairs, graspable handrails and 2 hour wall separation assembly design. Put notes on plans per Phil.

11/20/2009-jmb: Phil G. Came into office, submitted letter stating the number of children under 2-1/2 will be under 5 so this is an educational use. Also clarified the 2 hour wall types. Need to provide specs on existing fire damper at east wall to be rated for 2 hours. Ok to issue

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