



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: SMALL FAMILY CHILD CARE FACILITY / 12 OR UNDER CHILDREN

PROJECT ADDRESS: 415 FOREST AVE., PORTLAND, ME, (NEXT TO LEDNARDO'S PIZZA)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

SMALL DAY CARE FACILITY, MOSTLY PRE-SCHOOL, UNDER 12 CHILDREN
TENANT HAS BEEN LICENSED SINCE 2002 - adding rear entry - 4x4 landing
4x5 stairs

CHART/BLOCK/LOT: 111 C 5

CONTACT INFORMATION:

OWNER/APPLICANT

Name: PHILIP GEORGE
Address: 415 FOREST AVE.
P.O. BOX 776, PORTLAND, ME
Zip Code: 04101 / 04104
Work #: 802-734-0290
Cell #: 802-734-0290
Fax #: 802-658-5533
Home #: 802-658-5533
E-mail: SARLO1000@GMAIL.COM

CONSULTANT/AGENT

Name: SAME
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
E-mail: _____

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT 28 2009
RECEIVED

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?

Applicant's Assessment Y(Yes), N(no), N/A	Planning Division Use Only
<u>YES</u>	<u>yes - except landing</u>
<u>NO</u>	<u>yes</u>
<u>NO</u>	<u>Small addition for landing</u>
<u>NO</u>	<u>no</u>
<u>YES</u>	<u>yes</u>
<u>YES</u>	<u>yes</u>
<u>YES</u>	<u>no</u>
<u>NO</u>	<u>no</u>
<u>NO</u>	<u>no</u>
<u>YES</u>	<u>yes</u>
<u>YES</u>	<u>yes</u>

Planning Division Use Only Exemption Granted Partial Exemption _____ Exemption Denied _____

The applicant shall obtain all required building permits from the Inspections Division

Planner's Signature Barbara Buckley Date November 12, 2009

Planning Barbara Barhydt

11/16/2009

The site plan exemption is granted for 415 Forest Avenue to create a rear entry and landing for a day care center with one condition of approval:

1. The applicant shall obtain all required building permits from the Inspections Division.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>415 FOREST AVE. PORTLAND, ME</u>			Square Footage of Lot	Number of Stories
Total Square Footage of Proposed Structure/Area		Applicant *must be owner, Lessee or Buyer*		Telephone:
Tax Assessor's Chart, Block & Lot	Name <u>PHILIP GEORGE</u>		<u>802-734-0290</u>	
Chart# <u>III</u>	Block# <u>C</u>	Lot# <u>5</u>	Address <u>P.O. BOX 776</u>	
			City, State & Zip <u>PORTLAND, ME. 04104</u>	
Lessee/DBA (If Applicable)		Owner (if different from Applicant)		Cost Of Work: \$ <u>5,000</u>
		Name <u>PORTLAND BAY PROPERTIES</u>		C of O Fee: \$ <u>75</u>
		Address <u>67 PHIPPS ST.</u>		Total Fee: \$ <u>145</u>
		City, State & Zip <u>PORTLAND ME</u>		
Current legal use (i.e. single family) <u>OFFICE</u>		Number of Residential Units <u>NONE</u>		
If vacant, what was the previous use? <u>OFFICE</u>				
Proposed Specific use: <u>SMALL FAMILY DAY CARE FACILITY</u>				
Is property part of a subdivision? <u>NO</u>		If yes, please name _____		
Project description: <u>SMALL FAMILY DAY CARE FACILITY / 12 OR UNDER CHILDREN</u>				
Contractor's name: <u>PHILIP GEORGE</u>				
Address: <u>P.O. BOX 776, PORTLAND, ME, 04104</u>				Telephone: <u>802-734-0290</u>
City, State & Zip <u>SAME</u>				Telephone: <u>802-734-0290</u>
Who should we contact when the permit is ready: <u>PHIL GEORGE</u>				Telephone: <u>802-734-0290</u>
Mailing address: <u>247 FAIRWAY DR., SOUTH BURLINGTON, VT. 05403</u>				

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

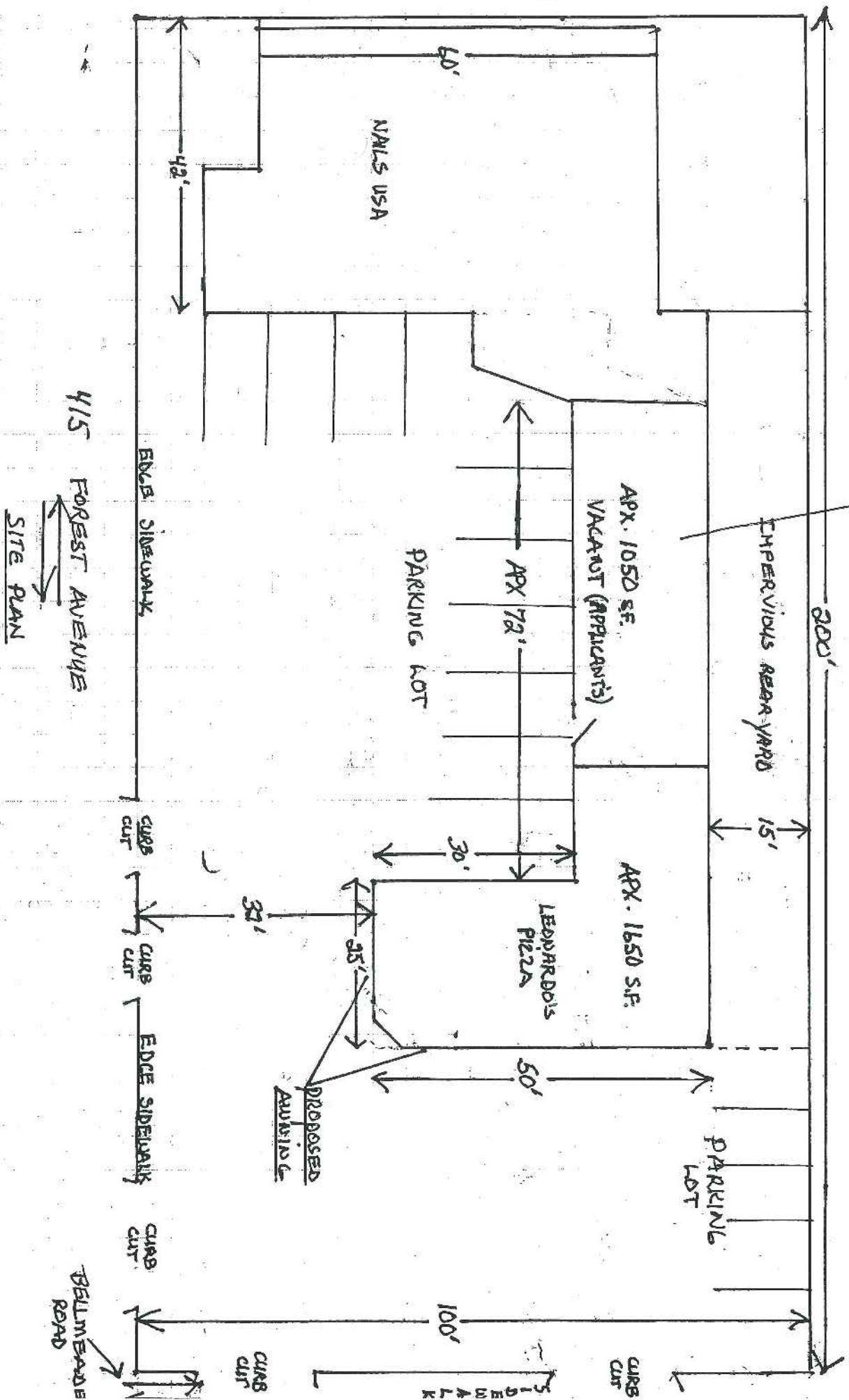
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

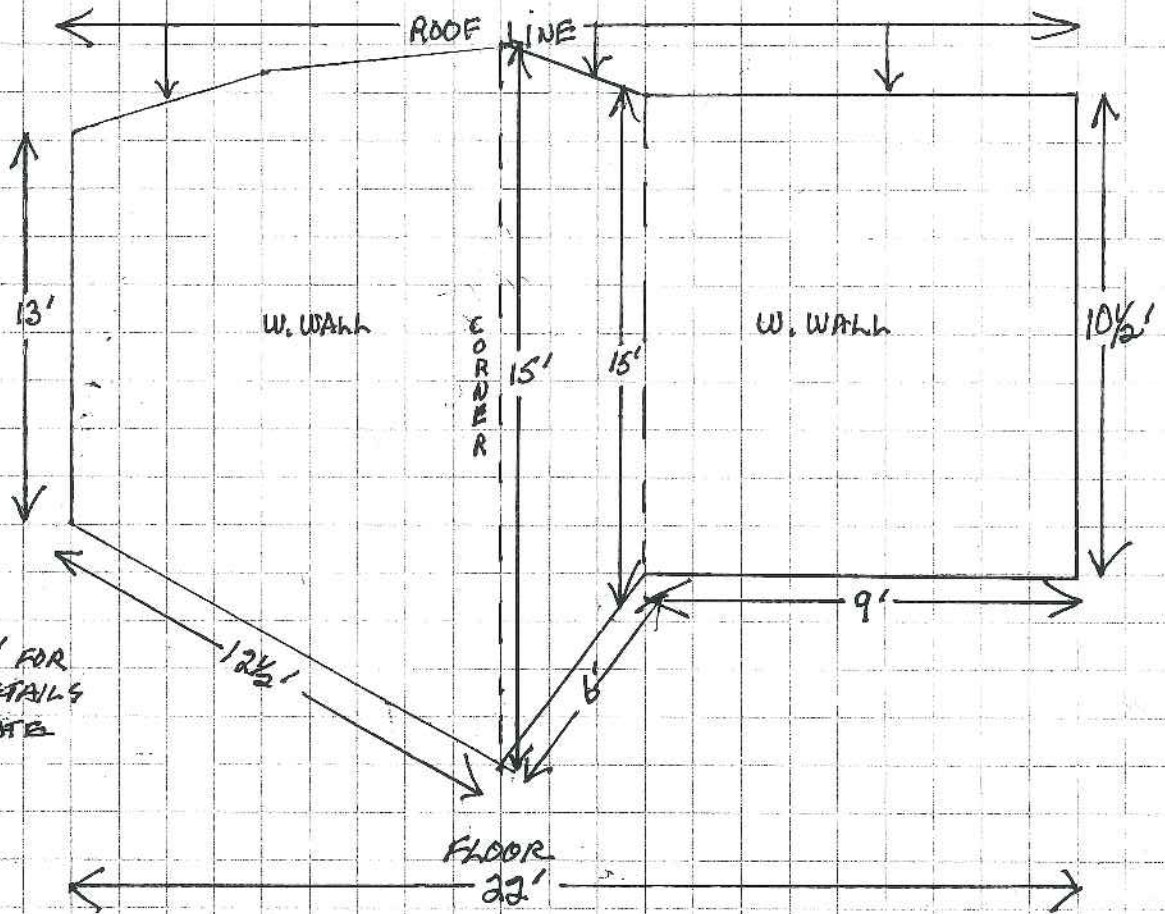
Signature: Philip George Date: 10-21-09

This is not a permit; you may not commence ANY work until the permit is issue

PROPOSED SMALL FAMILY CHILD CARE HOME/12 CHILDREN OR LESS

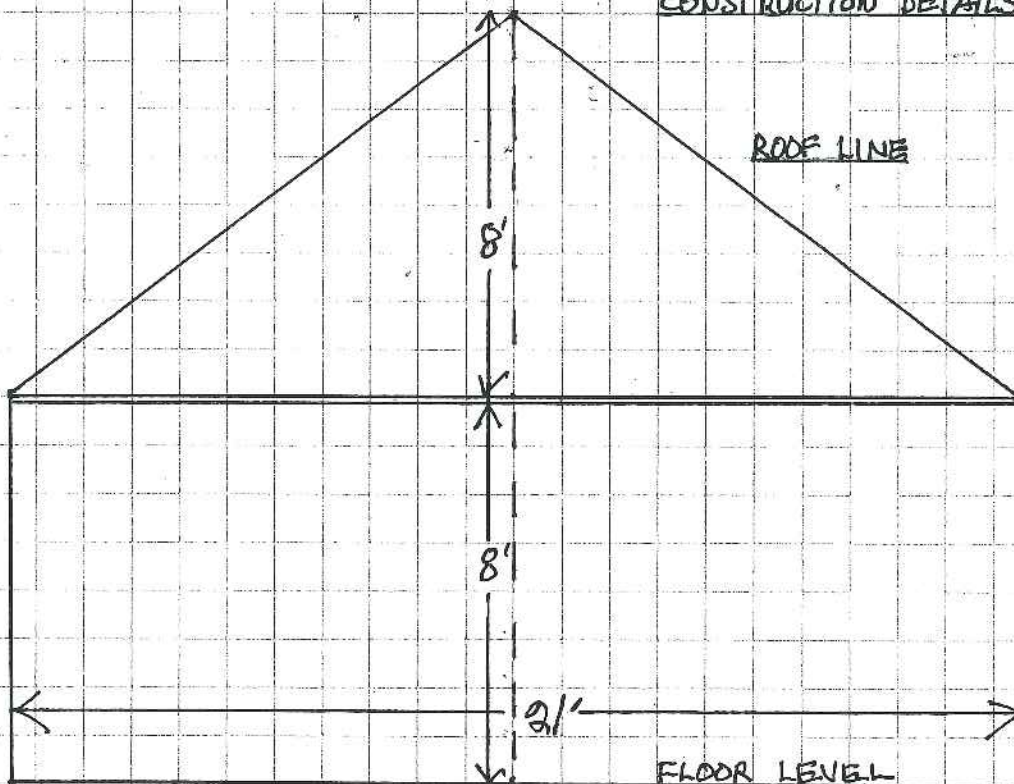


FIRE SEPARATION 2-HOUR WEST WALL / FLOOR TO ROOF

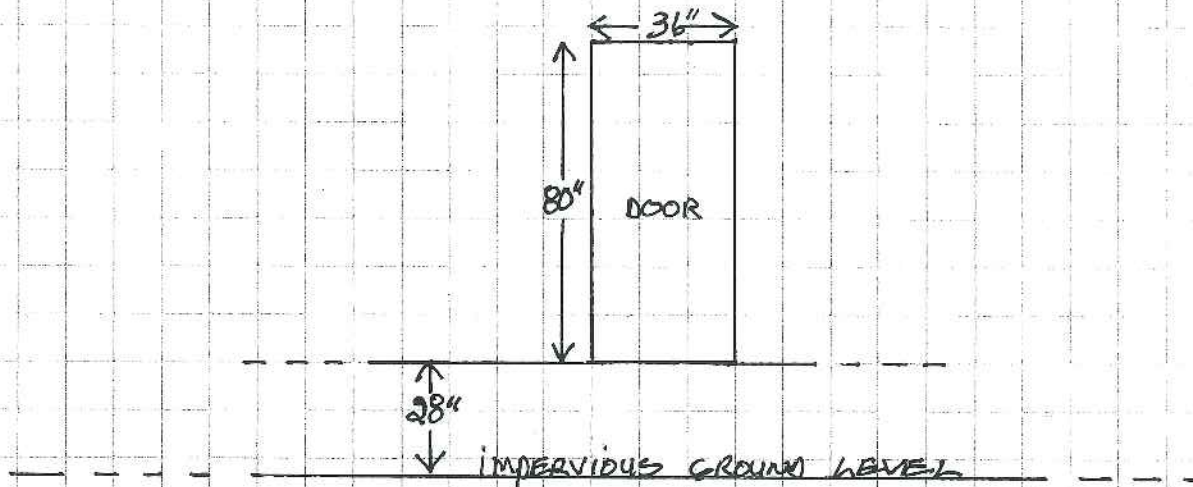


REFER TO "PLAN" FOR
CONSTRUCTION DETAILS
ACCORDING TO STATE
FIRE MARSHAL

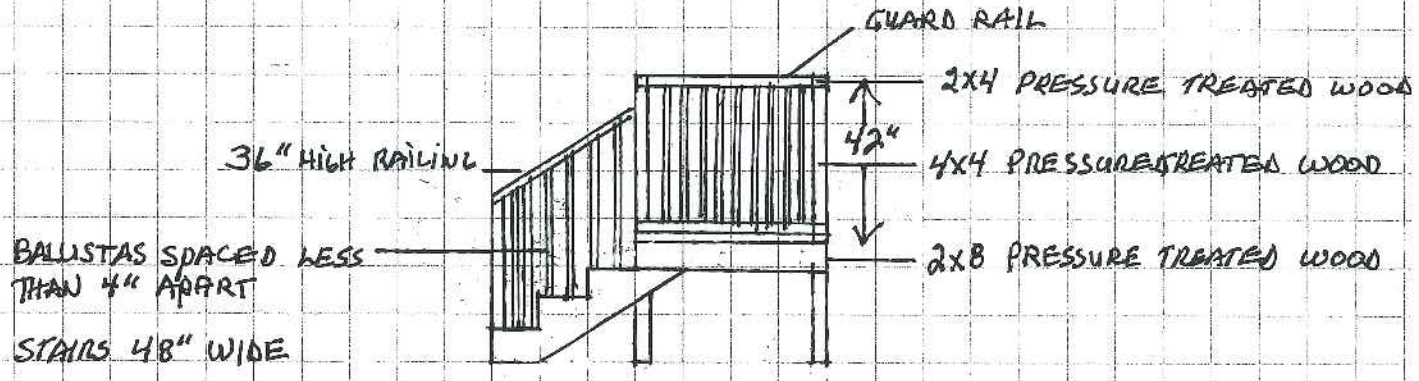
2-HOUR FIRE SEPARATION WALL / EAST SIDE / FLOOR TO ROOF
CONSTRUCT 1 HOUR WALL BUTTED TO EXISTING 1 HOUR WALL
CONSTRUCTION DETAILS ON PLAN



NEAR EXIT STAIRWAY



PLATFORM & STAIRS



PLATFORM OUTSIDE DOOR
48" X 48"

A MATERIAL TO BE
PRESSURE TREATED WOOD

SMALL FAMILY DAY CARE / 415 FOREST AVE. PORTLAND
FIRE DEPARTMENT

PHILIP GEORGE (OWNER LEONARDO'S PIZZA)
PO. BOX 776, 415 FOREST AVE.
PORTLAND, ME
CELL: 802-734-0290

STRUCTURE'S USE: SMALL FAMILY DAY CARE
SQUARE FOOTAGE: 1100 SF.

FIRE PROTECTION:

EXISTING: EMERGENCY & EXIT LIGHTING (INDICATED ON PLAN)
PROPOSED: SMOKE DETECTORS

TRAVEL DISTANCE: AFX 50 FEET

SINGLE STORY WITH OPERABLE WINDOWS FOR EMERGENCY EXIT.

PROPOSED REAR DOOR EXIT



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Inspections Division

The Inspections Division of the State Fire Marshal's Office is responsible for all facilities licensed through the Department of Human Services and is also responsible for licensing and permitting of explosives and fireworks. They work in conjunction with the fire investigation division when requested or required. The Division inspects approximately 25 different types of facilities, with the primary focus being to enforce NFPA 101, the Life Safety Code. Among the types of facilities inspected are hospitals, nursing homes, daycare facilities, boarding homes, and mental health agencies.

The Unit consists of a supervisor, six field inspectors, and three clerical staff. When the members of the Inspections Division are inspecting buildings, they are looking to see that the building meets all of the codes of NFPA 101, for a new or existing building, whichever applies. Sometimes the inspector must refer back to the code under which the structure was built to clarify any questions in this highly technical area, and to be sure that the building is compliant with the code requirement. The department is preparing to use field computers for these inspections.

A big part of the day to day activities of the inspectors in this unit is working directly with the public. Trying to educate the public in the area of fire prevention is important, and so the inspectors try to incorporate that into the inspections aspect. Along with their inspection duties, the members provide training for local fire inspectors, Maine Fire Inspector Technician, so that local fire officials can assist with inspections in their own area. The Inspections Division gives guidance and assistance to local fire officials for code enforcement and interpretation also.

Maine.gov | Department of Public Safety | Fire Marshal's Office | Site Policies

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Maine

State Requirements

- ☐ Licensing Standards for DayCare Centers
- ☐ Licensing Standards for Family DayCare
- ☐ Finance Authority of Main

Worker Qualifications

Head Teacher --13 - 24 children: Must be at least 21 with a high school diploma or equivalent **and** have 12 mos. employment in licensed child day care facility for 13 or more children; **or** 12 mos. experience as an operator of a program for 3 - 12 children (including as a family day care provider) **and** have 6 hours training in child care or early childhood education topics; **or** have 1 year (30 credit hours) college courses including 6 hours in field closely related to caring for children **and** 6 mos. experience **or** CDA.

Group Leader: Must be at least 18 and have a CDA; or 6 mos. working experience with a group of 13 or more children; or have 1 year (30 credits) college work in a child related field

Provider/Child Ratio

Age Range

- 6 weeks - 9 months
- 18 months
- 27 months
- 3 years - 4 years
- 5 years and older

Child : Staff Ratio/ Max Group Size

- (4:1) 8
- (5:1) (4:1) 10/12
- (7:1) 21
- (10:1) (8:1) 20/24
- (13:1) NR

Small Family Child Care Homes

Number of Children Allowed:

Maximum Number of Children to One Provider:

3-12 (up to 8 preschool and 2 school-age children, unless all school-age children)

4 younger than 30 months

6, with no more than 3

younger than 2.5 years plus 2 school-age children

8 older than 2.5 years plus 2 school-age children

12 school-age children

Provider's Own Children Counted:

No

Max Number of Infants/Toddlers to One Provider:

4 younger than 30 months

Large Family Child Care Homes

Number of Children Allowed:

No category of facility

Ratio of Children to One Provider:

No category of facility

Provider's Own Children Counted:

No category of facility

Contact Information

Child Care Licensing Agency

Child Care Subsidy Agency



BUREAU INFORMATION

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General Requirements
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Group Day Care Homes

Group Day care facilities are less restrictive in most cases than centers because of the number of clients involved. With a maximum number of twelve (12) clients these facilities are often found in the family home. The requirements for a secondary means of escape from all rooms used for day-care purposes still remains.

Figure #3 will give the provider an idea of the requirements and placement of smoke detectors that will be required in a group day-care setting. Smoke detectors must be installed in all areas used for day-care and in all napping rooms used by the day-care clients. In new Group Day Care Homes smoke detectors must be installed on all floor levels of the building. All smoke detectors must be supplied power by the building electrical system. In existing day care facilities one required smoke detector must be supplied by the building electrical system. Again in all existing day care facilities, all floor levels must have a smoke detector. All single station smoke detectors, (detectors not interconnected with other detectors or connected to a fire alarm panel) must be tested on a monthly basis and a record kept at the facility.

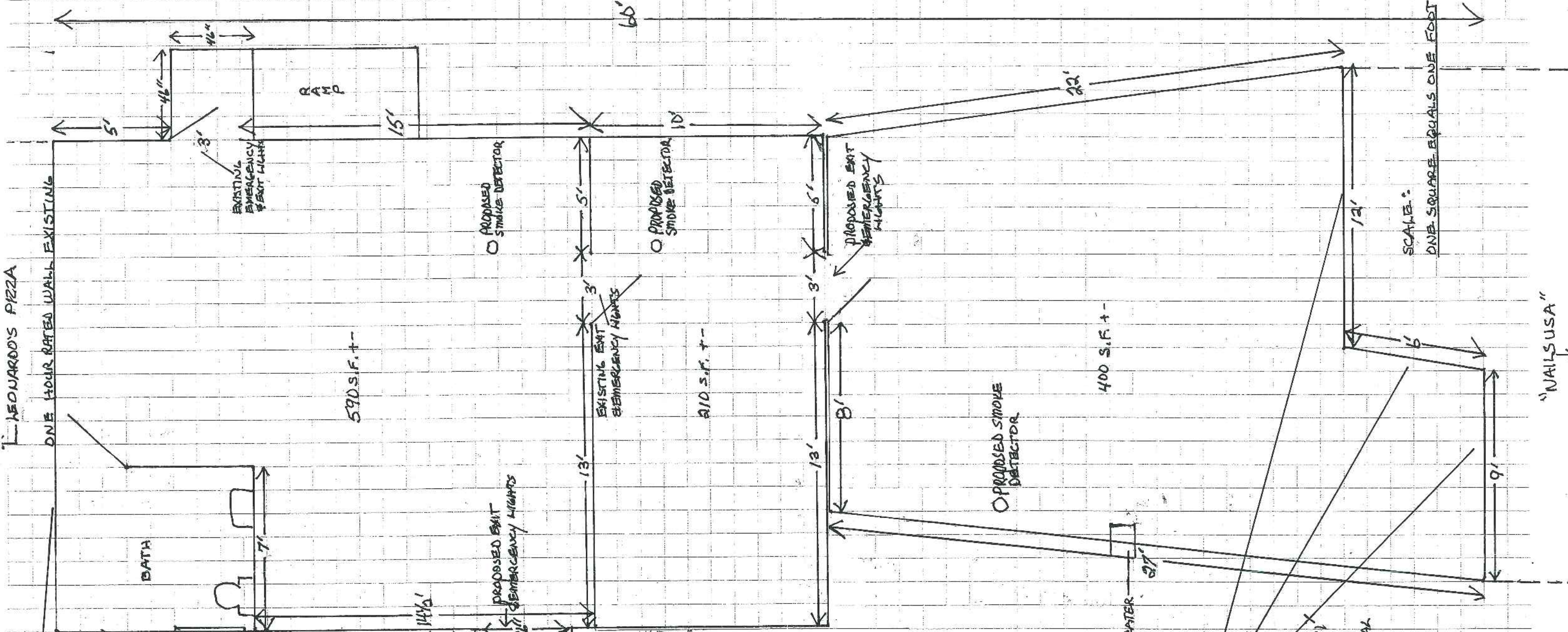
New smoke detectors are available which are generally powered by the building electrical service and also have a battery contained within which will keep them effective even during a power outage. All new installation of smoke detectors require that they are powered by the building electrical supply and must have a battery back up.

Four Group Day Care Homes (7-12 clients) the basement level and the main floor level must be separated. The door may be at the top or bottom of the stairs and must conform to one of the following: The door must be an ul listed 20-minute fire rated door. It may also be a 1-3/4 inch solid wood door. Either door must also have a self-closing device on it that will automatically close the door.

If basements are used for day care purposes an exit with a normal side hinged door (not a bulkhead) must be provided to allow exiting directly to the outside. Remember, all rooms used for day care purposes must have a same egress window or door as required for all other floor levels. Normal basement windows installed during construction are most often too small to meet these requirements. Many new homes in the State of Maine are being constructed with a residential sprinkler system installed at the time of construction. These residential sprinklers systems have been proven in many other states to be life safety systems. With the decreased expense these systems have becomes popular with developers of childcare and health care facilities. Many exceptions to fire codes exist when fully sprinkler protected facilities are changed to other uses saving the developer and clients a lot of money in some cases.

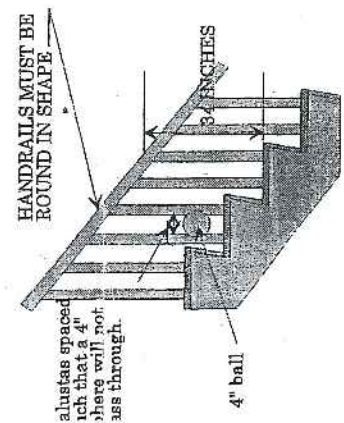
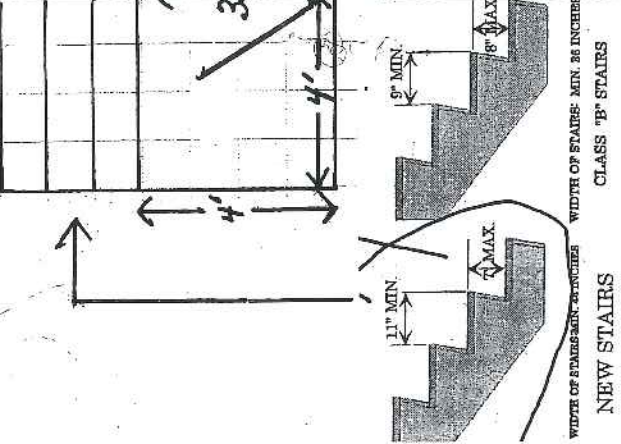
LEONARDO'S PIZZA

ENTRANCE
4105 FOREST AVE



"NAILSUSA"

1-HOUR RATED ASSEMBLY
5/8 TYPE X GWB EACH SIDE
2X4 WOOD STUDS, 16" O.C.
ADDITIONAL, RESULTING
IN 2-HOUR RATED WALL



EXISTING HVAC,
ELECTRICAL & PLUMBING

2-HOUR RATED ASSEMBLY
2-LAYERS 5/8 GWB EACH SIDE,
2X4 WOOD STUDS, 16" O.C.
FIRE SEPARATING WALL
REC. BY STATE FIRE MARSHAL