### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

164 REALTY INC

Located at

343 FOREST AVE

**PERMIT ID:** 2017-01060

**ISSUE DATE: 01/03/2018** 

CBL: 112 D004001

has permission to Change use and fit-up of second floor as residential treatment facility. Add new mens & womens rooms, new ceiling and flooring; life safety & kitchen improvements. Site work to create fenced courtyard and alterations to parking area.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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/ Jason Grant

/s/ Glenn Harmon

Fire Official

**Building Official** 

Type: IIIB

## THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY THERE IS A PENALTY FOR REMOVING THIS CARD

Approved Property Use - Zoning

1st floor - offices

2nd floor - intermediate care facility

**Building Inspections** 

Use Group: I-1

Alcohol and drug center

**ENTIRE** 

IBC 2009/MUBEC

Fire Department

Classification:

Residential Board and Care

(Large) / Business

**ENTIRE** 

NFPA 101 CH 32 / 38

**PERMIT ID:** 2017-01060 Located at: 343 FOREST AVE CBL: 112 D004001

# 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:**

Final - DRC

Site VISIT

**Above Ceiling Inspection** 

Certificate of Occupancy/Final Inspection

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

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.

**PERMIT ID:** 2017-01060 **Located at:** 343 FOREST AVE **CBL:** 112 D004001

# City of Portland, Maine - Building or Use Permit

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

 Permit No:
 Date Applied For:
 CBL:

 2017-01060
 06/28/2017
 112 D004001

## Proposed Use:

Offices on first floor, intermediate care facility on second floor

#### **Proposed Project Description:**

Change use and fit-up of second floor as residential treatment facility. Add new mens & womens rooms, new ceiling and flooring life safety & kitchen improvements. Site work to create fenced courtyard and alterations to parking area.

**Dept:** Zoning **Status:** Approved w/Conditions **Reviewer:** Matthew Grooms **Approval Date:** 12/19/2017

Note: B-2 zone Ok to Issue: ✓

#### **Conditions:**

- 1) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.

**Dept:** Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Glenn Harmon **Approval Date:** 01/03/2018 **Note:** Ok to Issue: ✓

#### **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, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 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) Interior non-bearing partitions shall be braced as needed per best engineering practices or continue to the floor deck above.
- 4) Construction shall be in compliance with the requirements of the IBC 2009, MUBEC and ADA standards.
- 5) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
- 6) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7.
- 7) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.
- 8) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual and as approved by the Design Professional in responsible charge, Sec. 107.3.4. 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.
- 9) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8.
- 10 The suspended fire rated ceiling & recessed fixture system & all penetrations shall be maintained throughout this occupancy
- 11 Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
- 12 Guardrails are required for hatches and mechanical equipment on a roof within 10' of the edge per IBC Sec. 1013.5

 Dept:
 Engineering DPS Status:
 Not Applicable
 Reviewer:
 Rachel Smith
 Approval Date:
 07/10/2017

 Note:
 Ok to Issue:
 ✓

#### **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 207-874-8801.

 **Dept:** Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 12/29/2017

Note: Ok to Issue: 

✓

#### **Conditions:**

- 1) Per 2009 NFPA 101 section 12.7.9.3 and 13.7.9.3 every room constituting an assembly occupancy (50+ people) and not having fixed seating shall have the occupancy load of the room posted on a sign in a conspicuous place by the main entrance to the space.
- 2) All construction shall comply with City Code, Chapter 10.
  - All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code.
  - This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
  - All means of egress to remain accessible at all times.
  - If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 3) This project meets the requirements for needing a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit. The City of Portland must have a copy of this permit on file before a final inspection or certificate of occupancy can be issued. If the SFMO determines that their permit is not needed then correspondence from the SFMO stating that a permit is not required shall be provided.
- 4) This review has determined that your project requires fire alarm system. A separate City of Portland 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.
- 5) This review has determined that your project requires fire sprinkler system. A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation. Sprinkler system installation and or work shall comply with 2016 NFPA 13.
- 6) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
  - A wet chemical class K fire extinguisher is needed within 30' of travel distance for the kitchen hood system.
- 7) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10. Emergency Lighting in accordance with 2009 NPFA 101, sections 7.9 shall be provided
- 8) This review has determined that your project requires a kitchen hood exhaust system. A separate City of Portland Commercial Hood / Exhaust Permit is required for new kitchen exhaust systems. This review does not include the installation of the kitchen hood and exhaust system.
  - This review has determined that your project requires a kitchen hood fire suppression system. A separate City of Portland Non-Water Based Fire Suppression System Permit is required for new kitchen fire suppression systems. This review does not include the installation of the kitchen hood fire suppression system.
- 9) All penetrations for cables, cable trays, conduits, pipes, tubes, vents, ducts, wires and similar items that pass through or penetrate a fire rated wall ceiling or floor assembly shall be protected and sealed by a listed firestop system and installed to comply with the systems manufactures recommendation.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 11/29/2017

 Note:
 Ok to Issue:
 ✓

#### **Conditions:**

1) See site plan approval letter dated September 26, 2017 (site plan approved on September 25, 2017) for conditions of approval.

**PERMIT ID:** 2017-01060 **Located at:** 343 FOREST AVE **CBL:** 112 D004001