

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



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.
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/s/ Jason Grant

**Fire Official**

/s/ Glenn Harmon

**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***

1st floor - offices  
2nd floor - intermediate care facility

***Building Inspections***

**Use Group:** I-1      **Type:** IIIB  
Alcohol and drug center  
ENTIRE  
IBC 2009/MUBEC

***Fire Department***

**Classification:**  
Residential Board and Care  
(Large) / Business  
ENTIRE  
NFPA 101 CH 32 / 38

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-01060	<b>Date Applied For:</b> 06/28/2017	<b>CBL:</b> 112 D004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Offices on first floor, intermediate care facility on second floor		<b>Proposed Project Description:</b> 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.		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Matthew Grooms	<b>Approval Date:</b> 12/19/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> B-2 zone				
<b>Conditions:</b>				
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.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Glenn Harmon	<b>Approval Date:</b> 01/03/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
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				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Rachel Smith	<b>Approval Date:</b> 07/10/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
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.				

**PERMIT ID:** 2017-01060

**Located at:** 343 FOREST AVE

**CBL:** 112 D004001

