

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

SHALOM HOUSE/Thaxter Company

Located at

503 WOODFORD ST

PERMIT ID: 2013-00819

ISSUE DATE: 06/13/2013

CBL: 184 C004001

has permission to **Change of use - change 1st & 2nd floor from offices to handicap family unit - internal renovations & add stair tower & new basement entry**

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 cloed-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/ Benjamin Wallace Jr

/s/ Jon Rioux

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

one handicap family unit on 1st & 2nd floor & one dwelling unit on 3rd floor

Building Inspections

Fire Department

Classification:

Mechanical space in the basement;
Small Residential Board and Care on the first and second floor;
A single apartment on the third floor

ENTIRE

NFPA 2009

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

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:

Footings/Setbacks
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Commercial
Final - Fire
Certificate of Occupancy/Final

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: 2013-00819	Date Applied For: 04/24/2013	CBL: 184 C004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Handicap family unit on 1st & 2nd floors & dwelling unit on 3rd floor		Proposed Project Description: Change of use - change 1st & 2nd floor from offices to handicap family unit - internal renovations & add stair tower & new basement entry		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 05/09/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
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) With the issuance of this permit and the certificate of occupancy, this property shall remain a handicap family unit on the first and second floors and a dwelling unit on the third floor. Any change of use shall require a separate permit application for review and approval.				
Dept: Building		Status: Approved w/Conditions	Reviewer: Jon Rioux	Approval Date: 05/30/2013
Note: R-4 Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five but not more than 16 occupants, excluding staff.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) [F] 903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and decks that are constructed of open wood joist construction.				
2) Permit approved based upon information provided by the design professional (John Shields). Any deviation from the final approved plans requires separate review and approval prior to work.				
3) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition. Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).				
4) 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.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Benjamin Wallace Jr	Approval Date: 06/13/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Single-station photoelectric smoke alarms shall be provided as required by NFPA 101 Chapter 32 and Section 9.6.2.10.				
2) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.				
3) Fire extinguishers are required per NFPA 1.				
4) 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.				
5) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.				
6) A firefighter Building Marking Sign is required.				
7) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.				
8) Any cutting and welding done will require a Hot Work Permit from Fire Department.				

- 9) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 10 Construction or installation shall comply with City Code Chapter 10.
- 11 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.
- 12 A manual fire alarm system is required. Audible and visual occupant notification is required. A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
- 13 Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
 - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 14 A sprinkler system shall be installed in accordance with NFPA 101 Chapter 32 and NFPA 13R throughout the building. All habitable areas and closets shall be sprinklered and the system shall use quick-response or residential sprinklers. A separate Suppression System Permit is required. This review does not include approval of system design or installation.
- 15 Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
- 16 Application requires State Fire Marshal Permits.
- 17 Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.