

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
CITY OF PORTLAND

Located at  
23 ORONO ST

PERMIT ID: 2017-00592    ISSUE DATE: 06/15/2017    CBL: 275 C048001

has permission to **Build new elementary school (Fred P. Hall School)**  
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 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/ Laurie Leader*

**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***

elementary School

***Building Inspections***

**Use Group:** E,A-2,A-3    **Type:** 2B

Elementary School

Occupant load = 3,396

Sprinkler System NFPA 13

ENTIRE

MUBEC/IBC 2009

***Fire Department***

**Classification:**

Educational

ENTIRE

NFPA 101 CH# 14

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:**

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

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Final - Fire

Final - Electric

Certificate of Occupancy/Final Inspection

Final - DRC

Site VISIT

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> 2017-00592	<b>Date Applied For:</b> 04/26/2017	<b>CBL:</b> 275 C048001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Portland Public Schools - Hall School (Elementary)	<b>Proposed Project Description:</b> Build new elementary school (Fred P. Hall School)			
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Shukria Wiar      <b>Approval Date:</b> 05/16/2017</p> <p><b>Note:</b> R-3 Zone and Stream Protection Zone      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p>Site plan - 2016-199 &amp; Conditional Use by PB 2017-027</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) With the issuance of this permit and the certificate of occupancy the use of this property shall remain an elementary school. Any change of use shall require a separate permit application for review and approval.</li> <li>2) Separate permits shall be required for any new signage.</li> <li>3) This permit is being issued with the condition that when the new school is completed, the applicant will submit a demolition permit to demolish the old school.</li> <li>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<p><b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Laurie Leader      <b>Approval Date:</b> 06/13/2017</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) 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.</li> <li>2) 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.</li> <li>3) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.</li> <li>4) Approval of City license is subject to health inspections per the Food Code.</li> <li>5) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.</li> <li>6) A State Fire Marshal permit is required for this project. An electronic copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Office as soon as it is issued.</li> </ol>				
<p><b>Dept:</b> Fire      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Jason Grant      <b>Approval Date:</b> 06/02/2017</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) 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 shall comply with 2016 NFPA 13.</li> <li>2) Any areas of the building with that more than 150' of travel distance from the primary fire department access points shall be provided with a class I standpipe system. The standpipe system installation shall comply with NFPA 14 standard for the installation of standpipe and hose systems.</li> </ol>				

- 3) 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.  
The Fire Alarm installation shall comply with the following: NFPA 72 National Fire Alarm and Signaling Code (2007 edition), NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine and the City of Portland Fire Department Rules and Regulations chapter 5.
- 4) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 5) 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.  
For light or ordinary hazard buildings a 2-A rated extinguisher (5lb. Dry Chemical Ext.) is required no more than 75 feet of travel distance from anywhere in the building and at least 1 extinguisher per story.  
A wet chemical class K fire extinguisher is needed within 30' of travel distance for the kitchen hood system.
- 6) The means of egress shall be illuminated and marked in accordance with 2009 NFPA 101, sections 7.8 and 7.10.  
7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.  
Emergency Lighting in accordance with section 7.9 shall be provided
- 7) Per the City of Portland Technical Manual section 3.4.6. all new elevators shall be sized to accommodate an 80 x 24 inch stretcher.
- 8) 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.  
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.  
All installations shall comply with 2009 NFPA 101, Chapter 9, Building Service and Fire Protection Equipment, NFPA 17A, NFPA 96, UL 300, as well as in accordance with the terms of appliance listings and manufacture instructions.
- 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.
- 10) 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.
- 11) 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. SFMO permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories, class A & B mercantiles and buildings with multiple occupancies involving new construction or alteration including but not limited to the following:  
1.reconfiguration of space adding or removing doors walls stairs or ramps that change parts of the means of egress.  
2.New additions  
3.Change of occupancy type  
4.Installation of kitchen suppression systems  
5.Fire alarm installations  
6.Sprinkler system requiring a permit  
Educational: Occupancies such as schools, and day care centers (more than 12 children).
- 12) Fire department access roads and areas shall be constructed and maintained in accordance with 2009 NFPA 1 chapter 18 Fire Department Access.
- 13) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 14 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).

<b>Dept:</b> DRC	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Philip DiPierro	<b>Approval Date:</b> 06/15/2017
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>	1) See site plan conditions of approval dated April 3, 2017 (site plan approved on March 28, 2017) for conditions of approval.		