



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

17 BISHOP ST

CBL 293 A016001

Issued to

Spurwink School /TBA

Date of Issue

06/15/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-0183, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1st floor

APPROVED OCCUPANCY

2 Residential ADA Units  
Use Group B/R4  
Type 5B  
IBC/IRC 2003

Limiting Conditions:

none

# SCANNED

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any. Attached

Permit Number: 090183  
PERMIT ISSUED  
MAY 6 2009  
CITY OF PORTLAND

This is to certify that SPURWINK SCHOOL /TBA  
has permission to Residential Change of Use - Renovate part of the First Floor into 2 Handicapped Family Units  
AT 17 BISHOP ST CBI 293 A016001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

#### OTHER REQUIRED APPROVALS

Fire Dept. CAPT. M. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature] 3/26/09  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

# SCANNED

# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0183	Issue Date:	CBL: 293 A016001
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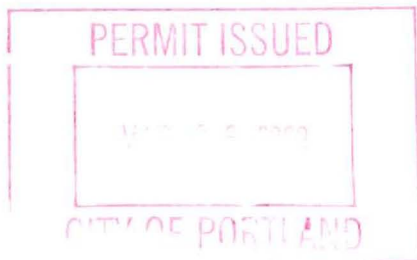
Location of Construction: 17 BISHOP ST	Owner Name: SPURWINK SCHOOL	Owner Address: 899 RIVERSIDE ST	Phone: 207-761-0556
Business Name:	Contractor Name: TBA	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Institutional/Spurwink Services	Proposed Use: Residential Change of Use - Renovate part of the First Floor into 2 Handicapped Family Units.	Permit Fee: \$2,945.00	Cost of Work: \$285,000.00	CEO District: 5	(recently changed)
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B/A.4 Type: SB		
		* See Conditions	IBC-2003 / IRC 2003		

Proposed Project Description: Residential Change of Use - Renovate part of the First Floor into 2 Handicapped Family Units.	Signature: (KG)	Signature: JWB 3/26/09
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action. <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: lmd	Date Applied For: 03/10/2009	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland NA</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone Panel 7 Zone X</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan exemption #20080183</p> <p>Maj <input type="checkbox"/> Minr <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 3/11/09</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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## CERTIFICATION

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

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

04/29/09

Close-in survey

~~MAO~~



**City of Portland, Maine - Building or Use Permit**

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

Permit No: 09-0183	Date Applied For: 03/10/2009	CBL: 293 A016001
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Location of Construction: 17 BISHOP ST	Owner Name: SPURWINK SCHOOL	Owner Address: 899 RIVERSIDE ST	Phone: 207-761-0556
Business Name:	Contractor Name: TBA	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Residential Change of Use - Renovate part of the First Floor into 2 Handicapped Family Units.	Proposed Project Description: Residential Change of Use - Renovate part of the First Floor into 2 Handicapped Family Units.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/11/2009

**Note:** **Ok to Issue:**

- 1) This property shall remain two handicapped family units for a total of 10 children (up to 5 in each unit) on the first floor with professional offices, clinic services and adult day services on the 2nd floor with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/26/2009

**Note:** **Ok to Issue:**

- 1) This is a mixed use non-separated fully sprinklered building, however, dwelling unit separation and common corridors is required (.5hr). Egress windows are not required.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 03/13/2009

**Note:** **Ok to Issue:**

- 1) A separate Sprinkler System Permit is required per the Fire Department.
- 2) A separate Fire Alarm System Permit is required per the Fire Department.
- 3) Emergency lights and exit signs are required
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 5) All construction shall comply with NFPA 101
- 6) The fire alarm system shall comply with NFPA 72
- 7) All construction shall comply with NFPA 101
- 8) The sprinkler system shall be installed in accordance with NFPA 13.

**Comments:**

<b>Location of Construction:</b> 17 BISHOP ST	<b>Owner Name:</b> SPURWINK SCHOOL	<b>Owner Address:</b> 899 RIVERSIDE ST	<b>Phone:</b> 207-761-0556
<b>Business Name:</b>	<b>Contractor Name:</b> TBA	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

3/10/2009-lmd: No 11x17 submitted. Have PDF and large only. Contact michael if 11x17 required. 761-0556

3/13/2009-gautreauk: Please remember that separate Fire Alarm and Sprinkler pennits are required by Fire Department.

3/20/2009-jmb: Spoke with Mike C. About the shaft construction and egress window requirements. He will submit the details and minor floor plan revisions, and I will call ICC for technical support. Egress windows are not required due to R-4 occupancy fully sprinklered.

3/20/2009-jmb: Mike C. Submitted revised plans, need clarification on UL listing on partiions and question if door connecting the corridor between the units needs to be rated.

3/23/2009-jmb: Spoke with Mike C. For details on separation of dwelling units, UL listing on shaft and fire partions and common corridor/lobby # 102 rating. Also verified that notes N07 & N08 should be switched. This is a mixed nonseparated use, but the dwelling unit and common corridor need to be separated per Sec. 708 and Table 1016.1, with opening protective of 20 min. Per table 715.3. He will email sketches.

3/26/2009-jmb: Received email from Mike C. reviewed information and included in package, ok to issue



# 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.

Locaoun/Address of Construction: <b>17 Bishop Street</b>		
Total Square Footage of Proposed Structure/Area <b>5,278 sf of renovation</b>		Square Footage of Lot <b>15,594.48 sf</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <b>293      A      16</b>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <b>Spurwink Services</b> Address <b>899 Riverside Street</b> City, State & Zip <b>Portland, ME 04103</b>	Telephone:  <b>871-1200</b>
Lessee/DBA (If Applicable)  <b>MAR 10 2009</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2,870.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>2,945.00</u>
Current legal use (i.e. single family) <u>Business</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Residential</u> Is property part of a subdivision? <u>No.</u> If yes, please name _____ Project description: <p style="text-align: center;">Renovate part of first floor into two handicapped family units. Project has been granted exemption from site plan review.</p>		
Contractor's name: <u>Not yet known.</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Michael Charek</u> Telephone: <u>761-0556</u> Mailing address: <u>25 Hartley Street, Portland, ME 04103</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](http://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: [Signature] Date: 3/10/09

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