

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
BISHOP HOLDINGS

Located at  
17 BISHOP ST

PERMIT ID: 2017-01427    ISSUE DATE: 01/08/2018    CBL: 293 A016001

has permission to **Renovations to ground floor (bathrooms, new kitchen, fire alarm system improvements, new finishes, mechanical system updates) to create an Intermediate Care space. No work proposed for 2nd floor.**

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/ Brian Stephens

**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***

Intermediate care facility on first floor and day services/offices on second floor

***Building Inspections***

**Use Group:** I-1      **Type:** 5B  
Institutional - Residential Board and Care (Pinetree Recovery)  
Total Occupant Load = 45  
Sprinkled: NFPA 13R  
ENTIRE  
MUBEC/IBC-2009

***Fire Department***

**Classification:**  
Residential Board and Care (Large)  
ENTIRE  
NFPA 101 CH 33

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:**

Above Ceiling Inspection  
Certificate of Occupancy/Final Inspection  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Final - Electric  
Final - Fire  
Grease Trap  
Plumbing Under Slab  
Footings

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><br>2017-01427   | <b>Date Applied For:</b><br>09/11/2017 | <b>CBL:</b><br>293 A016001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716  |                                      |   |  |                            |
| <b>Proposed Use:</b><br>Intermediate care residential facility on first floor and day program/offices on second floor  |                                      | <b>Proposed Project Description:</b><br>Renovations to ground floor (bathrooms, new kitchen, fire alarm system improvements, new finishes, mechanical system updates) to create an Intermediate Care space. No work proposed for 2nd floor. |  |                            |
| <b>Dept:</b> Zoning  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Matthew Grooms   | <b>Approval Date:</b> 12/22/2017       |                            |
| <b>Note:</b> B-2 zone<br>Intermediate care facility - allowed use per §14-182  |                                      | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>   |  |                            |
| <b>Conditions:</b>   |                                      |   |  |                            |
| <ol style="list-style-type: none"> <li>1) Separate permits shall be required for any new signage.</li> <li>2) This property shall remain an intermediate care facility, day program, and offices. Any change of use shall require a separate permit application for review and approval.</li> <li>3) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>   |                                      |   |  |                            |
| <b>Dept:</b> Building Inspecti   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Brian Stephens   | <b>Approval Date:</b> 01/05/2018       |                            |
| <b>Note:</b>   |                                      | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>   |  |                            |
| <b>Conditions:</b>   |                                      |   |  |                            |
| <ol style="list-style-type: none"> <li>1) Approval of City license is subject to health inspections per the Food Code.</li> <li>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.</li> <li>3) Construction shall be in compliance with the requirements of the IBC 2009, MUBEC and 2010 ADA Standards for Accessible Design..</li> <li>4) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.</li> <li>5) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7.</li> <li>6) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.</li> <li>7) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101</li> <li>8) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4</li> <li>9) 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>10) A grease interceptor shall be installed per the UPC 2015 plumbing code and the City of Portland Public Services design requirements.</li> <li>11) 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>12) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.</li> <li>13) 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.</li> <li>14) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance.</li> </ol> |                                      |   |  |                            |

**PERMIT ID:** 2017-01427

**Located at:** 17 BISHOP ST

**CBL:** 293 A016001

**Dept:** Engineering DPS **Status:** Not Applicable **Reviewer:** **Approval Date:** 11/14/2017

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

**Conditions:**

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 01/08/2018

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

**Conditions:**

- 1) 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.
- 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) 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.
- 4) . 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.
- 5) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.