

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
SPURWINK SCHOOL

Located at
899 RIVERSIDE ST

PERMIT ID: 2015-00428 **ISSUE DATE:** 04/21/2015 **CBL:** 326 B004002

has permission to **Change of use from office to 12-bed Intermediate care facility. New walls, bathrooms, fixtures & life safety features**

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 clsoed-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/ Craig Messinger

/s/ Jeanie Bourke

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 - 12 beds

Building Inspections

Use Group: R-4 **Type:** 5B
Residential Care/Assisted Living - 12 beds
NFPA 13 Sprinkler System (existing, not required)
ENTIRE
MUBEC/IBC & IRC 2009

Fire Department

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

**Check the Status or Schedule an Inspection On-Line 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 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:

Close-in Plumbing/Framing

Electrical Close-in

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use Inspection

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: 2015-00428	Date Applied For: 03/06/2015	CBL: 326 B004002
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Spurwink Services - Kaufman House - 12-bed Intermediate care facility		Proposed Project Description: Change of use from office to 12-bed Intermediate care facility. New walls, bathrooms, fixtures & life safety features		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 04/03/2015
Note: I-M Zone Building is existing Intermediate Care facility - approved use providing: 1. existing structures not designed, constructed or used for amusement, industrial, ware house or manufacturing as of 9-15-14 - was office - OK 2. no more 30 persons plus staff - 12 beds - OK		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) This permit is being issued with the condition that the certificate of occupancy cannot be issued until our office receives a copy of the license from DHHS to operate an intermediate care facility. 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 Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 04/16/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 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. 2) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. 3) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest. 4) Approval of City license is subject to health inspections per the Food Code. 5) 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. 6) 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.				
Dept: Engineering DPS		Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 04/07/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) Grease Control Equipment, specifically a GB-50, will be installed in the kitchen floor. Unit must be maintained by full pump out every 90 days.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 04/17/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) Shall comply with NFPA 101, Chapter 32, New Residential Board and Care Facilities. 2) Shall meet the requirements of 2009 NFPA 1 Fire Code. 3) System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.				

- 4) ****The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.****
****A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.****
- 5) Application requires State Fire Marshal approval.
- 6) The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition.
- 7) Fire department connection shall be two 2 ½" inlets.
- 8) All smoke detectors shall be photoelectric.
- 9) The fire alarm system shall have a new fire alarm inspection sticker.
- 10 All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS"
- 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 All construction shall comply with City Code Chapter 10.