

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 (Rear)

PERMIT ID: 2016-02301 **ISSUE DATE:** 10/13/2016 **CBL:** 326 B004001

has permission to **Change of Use to an intermediate care residential facility- renovations (7,850 SF)**
include new kitchen, sprinkler, mechanical, and electrical improvements

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 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/ Michael White

/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

Rear building - Smith House- intermediate
Care facility - 13 beds

Building Inspections

Use Group: R-4 **Type:** 5B
Residential Care/Assisted Living Facility
Thirteen (13) Beds
NFPA 13R Sprinkler system
ENTIRE
MUBEC/IBC 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 are 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 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.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Electrical Close-in
Above Ceiling Inspection
Certificate of Occupancy/Final
Final - Electric
Final - Fire

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: 2016-02301	Date Applied For: 08/29/2016	CBL: 326 B004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Intermediate Care Facility for Spurwink with a 13-Bed Residential Care Unit ("Smith House")		Proposed Project Description: Change of Use to an intermediate care residential facility- renovations (7,850 SF) include new kitchen, sprinkler, mechanical, and electrical improvements		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 09/08/2016
Note: I-M Zone section 14-427 (y) - intermedaite care facility allowed. Building not built as as amusement, industrial, warehouse or manufactruing use. Can be up to 30 persons plus staff.- 12 in Kaufman house & 13 in Smith House - OK - No site plan required - Change of use is under 20,000 and no changes to site # of required parking spaces are less than for previous use as office		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.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 10/13/2016
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) 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. 3) A State Fire Marshal permit is required for this project. A copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Division as soon as it is issued.				
Dept: Engineering DPS		Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 10/05/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) Applicant to install adequate grease control equipment (GB50 or equivalent). Equipment will capture grease laden waste from any fixtures that may contain kitchen process water containing fats, oils, and greases. This includes and 3-bay sinks, any dishwashing pre-rinse sinks and other sources of fats, oils, and greases. 2) Applicant will include a regular cleaning schedule of, at minimum, every 120 days completed by a third party contractor. Record of maintenance must be retained, on site, for inspection at any time.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 09/14/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation, and Chapter 32 Residentail Board and Care. 2) Application requires State Fire Marshal approval. 3) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4). 4) 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. 5) All means of egress to remain accessible at all times.				

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- 6) A Knox Box is required.
- 7) All construction shall comply with 2009 NFPA 101, Chapter 9 Building Service and Fire Protection Equipment.
- 8) Sprinkler system installation shall comply with NFPA 13R.
- 9) A separate Fire Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 10 Fire department connection type and location shall be approved by the AHJ.
- 11 All smoke alarms shall be photoelectric.
- 12 All construction shall comply with City Code, Chapter 10.