

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
PORTLAND HOUSING AUTHORITY

Located at
17 Riverton Dr

PERMIT ID: 2018-00311 ISSUE DATE: 05/30/2018 CBL: 327 B012001

has permission to **Riverton Park Building 14 - Units 102 &104 - Convert to Head Start nursery school with interior renovations, ADA barrier removal, addition of an interior platform lift and bituminous exterior ramp**

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/ 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

Building Inspections

Fire Department

Use Group: I-4/B **Type:** 5B
Child day care
Business offices
Occupant load = 40
NFPA 13 sprinkler
ENTIRE
MUBEC/IBC 2015

Classification:
Day-care Occupancy
ENTIRE UNIT
NFPA 101 CH 17

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: 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:

Foundation/Rebar
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Above Ceiling Inspection
Certificate of Occupancy/Final Inspection
Final - Fire
Final - Electric

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2018-00311	Date Applied For: 03/09/2018	CBL: 327 B012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Head Start nursery school within building #14		Proposed Project Description: Riverton Park Building 14 - Units 102 &104 - Convert to Head Start nursery school with interior renovations, ADA barrier removal, addition of an interior platform lift and bituminous exterior ramp		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 05/16/2018	
Note: ZBA approved as conditional use 4/19/18		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) The use of these units shall remain a nursery school for up to 24 children. 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 and documents submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 05/23/2018	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) 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.				
3) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.				
4) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. THIS IS IN REFERENCE TO THE EXTERIOR ADA RAMP CONSTRUCTION. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional or in responsible charge or contractor. The work associated with these items shall not be performed prior to approval from the building official.				
5) 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.				
Dept: Engineering DPS	Status: Not Applicable	Reviewer: Benjamin Pearson	Approval Date: 03/28/2018	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 874-8801.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 05/24/2018	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10. Emergency Lighting in accordance with 2009 NPFA 101, sections 7.9 shall be provided.				
2) 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.				

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- 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) 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.
- 5) 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.