

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
CASTLE GROUP LLC

Located at
1519 FOREST AVE

PERMIT ID: 2017-01776 **ISSUE DATE:** 12/11/2017 **CBL:** 338 J015001

has permission to **Re-establish use as sheltered care group home.**
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 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/ Glenn Harmon

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
sheltered care group home

Building Inspections
Use Group: R3 **Type:** VB
Congregate living facility
ENTIRE
IBC 2009/MUBEC

Fire Department
Classification:
Residential Board and Care
(Small) 8 occ max, prompt
evacuation
ENTIRE
NFPA 101 CH 32

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:

Certificate of Occupancy/Final Inspection
Electrical - Commercial

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: 2017-01776	Date Applied For: 11/09/2017	CBL: 338 J015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Sheltered care group home	Proposed Project Description: Re-establish use as sheltered care group home.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 11/21/2017 Note: Sheltered care group home was approved as conditional use by ZBA on 9/7/17 Ok to Issue: <input checked="" type="checkbox"/>				
Conditions: 1) This property shall remain a sheltered care group home. Any change of use shall require a separate permit application for review and approval. 2) Separate permits shall be required for any new signage. 3) 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: Glenn Harmon Approval Date: 12/08/2017 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions: 1) The hood, duct and exhaust shall be installed per NFPA 96, separate permits are required. Clearances to combustible construction are required for the hood and duct and have not been reviewed on this permit. Please refer to this code for reduction methods.. 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. 3) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. 4) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. The same is required for existing buildings undergoing alterations, hard wired to the electrical system. Interconnection is required, where permanent wiring is feasible, which shall be verified upon inspection. Alternatively, a monitored smoke detection system is allowed to be installed in accordance with NFPA 72 for fire alarms. 5) 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: Not Applicable Reviewer: Approval Date: 11/20/2017 Note: Ok to Issue: <input type="checkbox"/>				
Conditions:				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 12/11/2017 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions: 1) Every sleeping and living area in a residential occupancy shall have at least 1 primary means of escape and 1 secondary means of escape. The secondary means of escape may be an outside egress window operable from the inside without the use of tools, keys or special effort. Egress windows shall provide a clear opening of not less than 5.7 Sq. Ft. The width shall not be less than 20 inches, and height shall not be less than 24 inches. The bottom of the window opening shall not be more than 44 inches above the floor. The opening shall also meet the other requirement of NFPA 101 section 24.2.2.3.3. 2) This building is exempt from the fire sprinkler requirement because the maximum occupancy load of 8 people will be allowed to reside in the building that are capable of evacuating to safety within 3 minutes.				

PERMIT ID: 2017-01776

Located at: 1519 FOREST AVE

CBL: 338 J015001

- 3) This review has determined that your project requires fire alarm system. 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 review has determined that your project requires a UL300A 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.
An UL/ETL 300A listed hood, exhaust and fire suppression system is approved for the protection of cooking appliances in a commercial building provided that all of the following conditions are met.
 - 1.The equipment is only used for food warming or limited cooking.
 - 2.Only listed residential grade cooking equipment is being used.
 - 3.There is a class K fire extinguisher located within 30' of travel distance of the cooking area.
 - 4.Apron activation of the fire suppression system the cooking appliance fuel source shall shut off.
 - 5.Where the building is equipped with a fire alarm system an alarm signal shall activate apron activation of the extinguishing system.
- 5) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 6) City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment building smoke detectors must be powered by the buildings electrical service and must have a secondary power source (battery). Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations
 - 1.Inside all sleeping rooms.
 - 2.Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
 - 3.On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
- 7) City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment building smoke detectors must be powered by the buildings electrical service and must have a secondary power source (battery). Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations
 - 1.Inside all sleeping rooms.
 - 2.Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
 - 3.On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
- 8) 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.