

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CHILDREN'S ODYSSEY - REED SCHOOL LLC

Located at

19 LIBBY ST

PERMIT ID: 2017-01744

ISSUE DATE: 01/26/2018

CBL: 338 K004001

has permission to **Removal and replacement of existing finishes. New interior doors. Glazing and millwork. New toilet rooms. New insulation and HVAC system. New fire alarm and sprinkler systems. Removal of metal building.**

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/ 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***

pre-K/day care

***Building Inspections***

**Use Group:** I4

Day care pre-K

First floor partial

2009 IBC/MUBEC

***Fire Department***

**Type:** IIIB

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  
Plumbing Under Slab  
Final - Electric  
Final - Plumbing  
Final - DRC  
Site VISIT

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> 2017-01744	<b>Date Applied For:</b> 11/03/2017	<b>CBL:</b> 338 K004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Pre-K school/day care		<b>Proposed Project Description:</b> Removal and replacement of existing finishes. New interior doors. Glazing and millwork. New toilet rooms. New insulation and HVAC system. New fire alarm and sprinkler systems. Removal of metal building.		
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 01/26/2018	
<b>Note:</b> R-3 zone Conditional use as pre-K approved by ZBA 9/25/17		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Separate permits shall be required for any new signage.				
2) The use of this unit shall remain a pre-k/day care. Any change of use shall require a separate permit application for review and approval.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Glenn Harmon	<b>Approval Date:</b> 12/21/2017	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
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) 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) Interior non-bearing partitions shall be braced as needed per best engineering practices or continue to the floor deck above.				
4) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12				
5) The concrete shall comply with IBC 2009 Ch. 19 for materials, quality control, design and construction as well as the anchoring of connected elements.				
6) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8.				
7) 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.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Benjamin Pearson	<b>Approval Date:</b> 11/27/2017	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
2) The applicant will be required to install a 1,000 gallon grease interceptor or equivalent unit if a kitchen is installed for meal preparation. If no meal prep is planned and a kitchen is not installed, applicant may be required to install a different size unit. Please call the Fats, Oils, and Grease Program at 207-874-8801 to discuss what may be required for the proposed kitchen area.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 01/24/2018	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				

PERMIT ID: 2017-01744

Located at: 19 LIBBY ST

CBL: 338 K004001

- 1) 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.
- 2) 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.
- 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 fire sprinkler system. 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) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 6) 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.
- 7) 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
- 8) 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.

**Dept:** DRC

**Status:** Not Applicable

**Reviewer:**

**Approval Date:** 11/21/2017

**Note:**

**Ok to Issue:**

**Conditions:**