

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PORTLAND HRG RETIREMENT RESIDENCE LLC

Located at

802 OCEAN AVE (Main Building)

PERMIT ID: 2016-00320

ISSUE DATE: 06/22/2016

CBL: 411 A007001

has permission to **Construct a four story, 150 suite congregate care facility (living units) - "Portland Retirement Residence"**.

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 cloed-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/ Laurie Leader

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

150 Suite Congregate Care Facility (living units)

Building Inspections

Use Group: I-1,A-2,A- 3,B **Type:** 5A

Fire Department

Institutional - Congregate Care Facility
Assembly A-2 - Dining/Kitchen
Assembly A-3 - Other Assembly
Business - Offices
Occupant load = 1385
NFPA13
ENTIRE
MUBEC/IBC2009

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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:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Final Inspection
Final - Electric
Final - Fire
Certificate of Occupancy/Final
Final - DRC
Site VISIT

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: 2016-00320	Date Applied For: 02/12/2016	CBL: 411 A007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 150 Suite Congregate Care Facility (living units)		Proposed Project Description: Construct a four story, 150 suite congregate care facility (living units) - "Portland Retirement Residence".		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Barbara Barhydt	Approval Date: 03/01/2016
Note: Barbara did the zoning as part of the site plan review (2015-164) The site consists of the main building, two 6 car detached garages & a detached garage for vans Zone- R-5A & ROS				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.				
2) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as a 150 suite (living units) congregate care facility. Any change of use shall require a separate permit application for review and approval.				
3) Separate permits shall be required for any new signage.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 05/27/2016
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken.				
2) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
3) Approval of City license is subject to health inspections per the Food Code.				
4) 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.				
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.				
6) 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.				
Dept: Engineering DPS		Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 04/13/2016
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Required to install exterior 1500 gallon grease interceptor (spec'd Old Castle 5106-GGI-1500).				
2) Required to implement full pump outs on a quarterly basis by a third party contractor.				
3) APPLICANT WILL CALL 874-8846 TO SCHEDULE AN INSPECTION OF GREASE INTERCEPTOR BEFORE OR ON INSTALLATION DATE				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 05/31/2016
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Shall comply with NFPA 13.				
2) All construction shall comply with City Code Chapter 10.				

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- 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) All construction shall comply with 2009 NFPA 101, Chapter 12 New Assembly Occupancies.
- 5) All construction shall comply with 2009 NFPA 101, Chapter 32 New Residential Board and Care Occupancies.
- 6) All construction shall comply with 2009 NFPA 101, Chapter 38 New Business Occupancies.
- 7) Application requires State Fire Marshal approval.
- 8) A separate 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.
- 9) A separate 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) Hood suppression system shall comply with NFPA 17A, 96, and UL 300. Activation of the suppression system shall activate the fire alarm system if available. A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable.
- 11) A separate Suppression System Permit is required for all new fire suppression systems. This review does not include approval of system design or installation.
- 12) Shall comply with NFPA 14.
- 13) A separate 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.
- 14) A Knox Box is required.
- 15) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. Placement and Size of extinguishers shall follow NFPA 1 table 13.6.8.2.1.1.
- 16) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 17) Means of egress shall be illuminated in accordance with 2009 NFPA 101, Chapter 7.8.
- 18) 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.
- 19) A horn strobe shall be added to the deck space on the fourth floor for notification.
- 20) Shall comply with NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations.

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 06/20/2016

Note: **Ok to Issue:**

Conditions:

- 1) See site plan approval letter dated December 15, 2015 (site plan approved on December 8, 2015) for conditions of approval.