



**CONSTRUCTION AND
BARRIER FREE
PERMITTING**

Plan Examiners

- Supervisor: Marc Veilleux
- NFPA reviewer Kyle Chamot
- NFPA Reviewer Bradley Loon
- Sprinkler review/licensing Gerry Leach
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- Automobile Racing

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SFMO

Review & Enforcement of State Fire & Life Safety Codes.

And 55 adopted NFPA codes

Keep in mind that some codes are adopted by reference in NFPA 1 and 101 as well!

Maine Adopted versions:

NFPA 1 and 101	2018 edition
NFPA 13	2016 edition
NFPA 72	2019 edition
NFPA 96	2021 edition
NFPA 220	2018 edition

NFPA 221 2018 edition

For a complete list of adopted NFPA codes visit our website at
www.maine.gov/dps/fmo/fire-service-laws/nfpa

SFMO

Review for Federal ADA (2010 Standards for Accessible Design) and the MHR (Maine Human Rights) title 5 when applicable such as Maine Housing projects

No enforcement by our office. We review but enforcement is either by the local CEO's per Chapter 11 of the IBC or by the individuals who cannot gain access to a building and services.

~~**We do not review** for the building code~~

CONSTRUCTION PERMITS

■ Title 25, §2448; Construction Permit, when required

■ A property owner, agent or representative of the owner may not construct, alter or change the use of any structure to become a public building without first obtaining from the Commissioner of Public Safety or from a municipality designated pursuant to section 2448-A a permit for that purpose.

■ Title 5 § 4594-G Barrier Free Permits, when required

WHAT REQUIRES A STATE CONSTRUCTION PERMIT?

Regardless of cost or size the following occupancies requires a Construction & Barrier Free Permit

- (1) State, municipal or county purposes;
- (2) Education;
- (3) Health care, residential care, nursing homes or any facility licensed by the Department of Health and Human Services;
- (4) Public assembly; also includes a space rented for a private event
- (5) A hotel, motel, inn or rooming or lodging house;
- (6) A restaurant;
- (7) Business occupancy of more than one story
- (8) Mercantile occupancy of more than 3,000 square feet
- (9) Any Multi Occupancy or Multi Story building There are some circumstances that would not require a review. Better to send them our way and or ask to be certain.

The term "public building" includes any building or structure constructed, operated or maintained for use by the general public, which includes, but is not limited to, all buildings or portions of buildings used for a schoolhouse, hospital, convalescent, nursing or boarding home to be licensed by the Department of Health and Human Services, Division of Licensing and Regulatory Services; theater or other place of public assembly, mercantile occupancy over 3,000 square feet, hotel, motel or business occupancy of 2 or more stories; or any building to be state-owned or state-operated.

When Construction Permit Is Required

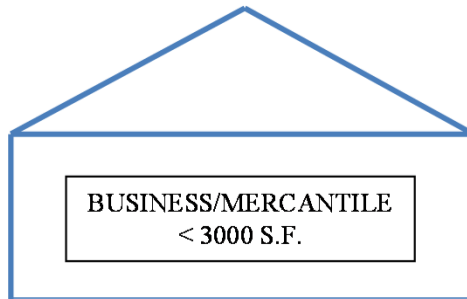
- All New Construction of the previous Occupancy Types.
- Alterations, Including but not limited to, Reconfiguration of the space, Adding or removal of Doors, Walls, Building of Stairs, or Ramps.. Changing parts of a means of egress
- New Additions – Considered new construction
- Change of Occupancy Type.
- Installation Kitchen Suppression Systems - NFPA 96
- Fire Alarm Installations
- Sprinkler Systems Require Sprinkler Permits which the designs are submitted to Gerry Leach by the sprinkler contractors or their design professionals

What does not require a Construction Permit

Not part of Multiple Occupancies

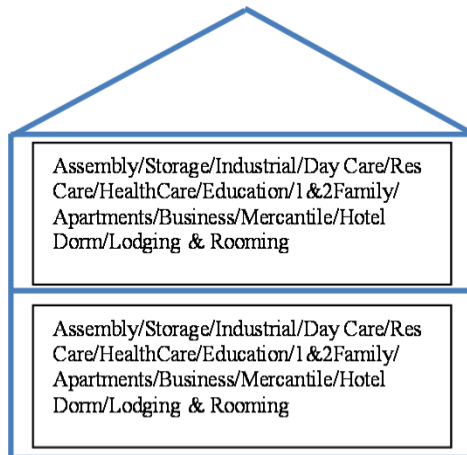
- A Stand Alone Storage Occupancy
- A Stand Alone Industrial Occupancy
- One and Two Family Dwellings, stand alone
- Privately Owned Apartment Buildings providing there are no other occupancies attached
- Repairs (Painting, New Trim Work, Replacement of items in the like.)

Examples

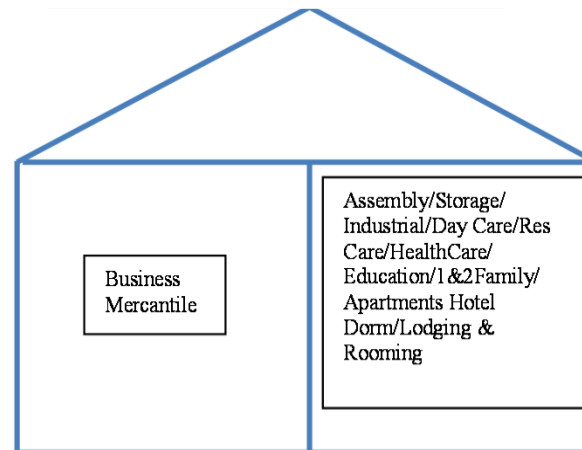


SINGLE STORY STAND ALONE
No Permit required

All other occupancies require permit
From Title 25 §2448



MULTI-STORY BLDG ANY SIZE
Multiple Occupancies
Permit is required



SINGLE STORY ANY SIZE
Multiple Occupancies
Permit is required

WHEN IN DOUBT

- Contact our office. (Code Enforcement, the owner or builder, or the Design Professional)
- Send an email with a drawing & description of use.
- We will reply with decision for required permitting

Approval Letters

Approval Letters

Approval letters are **ONLY** for occupancies that do not meet the requirements by State of Maine Statutes, but the owner still wants to have the approval that the project meets the life safety code.

Approval letters are not permits and do not meet the requirements of Title 25. They are rarely utilized.

Delegated Reviews

Delegated reviews are Life Safety reviews that are performed by a municipality that has met the requirements per Title 25 §2448-A and registered with the State of Maine to conduct their own life safety reviews. There are currently 3 municipalities with this authority. Delegated reviews are for non DHHS licensed Healthcare occupancy projects only. All DHHS licensed HealthCare's occupancy projects are reviewed by the SFMO. Portland, Gorham, and Sanford/
Springvale

BARRIER FREE REVIEW

FMO authorized by

MHR ACT

State of Maine Statute TITLE 5 §4594

*TO CONDUCT MANDATORY & VOLUNTARY PLAN REVIEWS AND ISSUE
BARRIER FREE PERMITES FOR NEW CONSTRUCTION AND ALTERATIONS*

FMO does not enforce ADA

MHRA requires town inspection of completed buildings for compliance with plans certified by FMO or Design Professional.

ALTERATIONS As New Construction

- Alterations if the cost of the alteration is 75% or more of the replacement cost of the completed facility (New Construction Per MHRA)
- Alteration of more than 75% of Space is new construction. (New Construction per FMO criteria)

CERTIFICATION

- Any project where the cost of Construction or Alterations are at least \$75,000 the builder must obtain Certification from a Design Professional. (MHRA) This should be presented to the local CEO's for their records.
- Note* Under TITLE 32 §226 Design Professional required for any project \$50,000 or more.

PERMITS

- Barrier Free Permit requires application for a Construction Permit (unless the local municipality performs their own life safety reviews) i.e.. Portland, Gorham, Sanford/Springvale
- Barrier Free permit is issued in conjunction with a construction permit
- These are in addition to any required Local permits

BARRIER FREE REVIEW STANDARDS

- 2010 ADA Standards
- MHRA TITLE 5 §4594

REVIEW

- Parking
- Accessible Routes (Including Doors, Ramps, Stairs, Walks, Lifts...)
- Accessible Entrances
- Seating
- Restrooms
- Signage
- Other Accessible Elements (Signage, water coolers...)

When is Barrier Free Permits Required?

For All New Construction of:

- (1) State, municipal or county purposes; TITLE II ADA 2010
- (2) Education;
- (3) Health care, residential care, nursing homes or any facility licensed by the Department of Health and Human Services;
- (4) Public assembly;
- (5) A hotel, motel, inn or rooming or lodging house;
- (6) A restaurant;
- (7) Business occupancy of more than one story; or
- (8) Mercantile occupancy of more than 3,000 square feet

When is Barrier Free Permits Required? Cont.

- Alterations Of a place of public accommodations or Commercial Facility
- Altered Existing elements, Spaces, Common areas or Primary Function areas.
- To provide to the maximum extent feasible.
- Disproportionality; Alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area.

CONTACT INFO

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FMO WEBSITE:

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