DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

UILDING PERM

ITY OF PORTLAN





This is to certify that

ST JOSEPH'S CONVENT & HOSPITAL

Located at

605 STEVENS AVE

PERMIT ID: 2016-00470 **ISSUE DATE:** 05/31/2017

CBL: 136 E006001

has permission to Change of use and major renovations of existing historic convent building for 88 senior housing units (Motherhouse Senior Housing)

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/ Michael White

/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 88 units of senior housing

Building Inspections

Use Group: R-2/A-3 Type: 3B

Fire Department

Existing Residential Apartments - 88 Senior Units, Floors 1-5 Occupant Load = Assembly - Floor 3, Occupant Load = 299 NFPA 13 Sprinkler System ENTIRE MUBEC/IBC 2009

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:

Site Meeting Site VISIT Final - DRC Plumbing Under Slab Close-in Plumbing/Framing w/Fire & Draft Stopping Electrical Close-in w/Fire & Draftstopping Above Ceiling Inspection Certificate of Occupancy/Final Inspection Final - Electric Final - Fire 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.

Located at: 605 STEVENS AVE

CBL: 136 E006001

City of Portland, Maine - Building or Use Permit		Permit No:	Date Applied For:	CBL:
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874	4-8716	2016-00470	03/01/2016	136 E006001
Proposed Use: Proposed Project Description:				
88 units of senior housing and place of assembly			renovations of existin sing units (Motherho	
Dept: Zoning Status: Approved w/Conditions Rev	viewer:	Jean Fraser	Approval Da	te: 03/25/2016
Note: R-5A zone				Ok to Issue: 🗹
This is an existing building; the building itself is within the R5A zone but the lot is part R5A and R5.so the more restrictive of the requirements are listed in the table. Conditions:				
 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 Rev Note:	viewer:	Jeanie Bourke	Approval Da	te: 12/20/2016 Ok to Issue: ☑
Conditions:				
1) 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.				
2) 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.				
 This permit is approved per IBC 2009 Section 3409.1 for existing historic buildings; guardrail height allowance is a minimum of 36", handrail height a minimum of 34" and a maximum of 38". 				
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) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.				
 Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance. 				
Note:	viewer:	Rachel Smith	Approval Da	te: 03/22/2016 Ok to Issue: ☑
 Conditions: 1) This approval is non-applicable to Engineering DPS 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 Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov 				
* **	viewer:	Michael White	Approval Da	
Note: Conditions:				Ok to Issue: 🗹
 This existing Assembly is non-conforming to 2009 NFPA 101 due to contruction type. Occupant load is to be posted at 299. The pews are to remain in the assembly area. 				
2) All construction shall comply with City Code Chapter 10.				
3) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
4) Shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.				

- 5) Shall comply with 2009 NFPA 101, Chapter 13 Existing Assembly Occupancies.
- 6) Shall comply with NFPA 13.
- 7) This exisiting Assembly is no longer a place of worship, and therefor emergency lights are required.
- 8) 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.
- 9) The fourth floor non-conforming Exisitng Assembly is incidental space. The organ is to remain, and this space shall not be used for additional occupant load.
- 10 Shall comply with NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations. 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.
- 11 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.
- 12 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.
- 13 Application requires State Fire Marshal approval.
- 14 Shall comply with 2009 NFPA 101, Chapter 30 New Apartment Buildings.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 05/31/2017

 Note:
 Ok to Issue:
 V

Conditions:

- 1) See subdivision and site plan approval letter dated August 14, 2015 (subdivision and site plan approved on August 11, 2015) for conditions of approval.
- 2) The ADA compliant crosswalk contribution of \$15,800 must be paid by June 15, 2017.
- 3) The construction management plan updated as of 5-30-17 has been approved subject to review and approval of the site line distances at both entry/exit points on Stevens Avenue.