

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**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  
Existing

***Fire Department***

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](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:**

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.

**PERMIT ID:** 2016-00470

**Located at:** 605 STEVENS AVE

**CBL:** 136 E006001

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-00470	<b>Date Applied For:</b> 03/01/2016	<b>CBL:</b> 136 E006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 88 units of senior housing and place of assembly	<b>Proposed Project Description:</b> Change of use and major renovations of existing historic convent building for 88 senior housing units (Motherhouse Senior Housing)			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jean Fraser <b>Approval Date:</b> 03/25/2016 <b>Note:</b> R-5A zone <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<p>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.</p> <p><b>Conditions:</b></p> <p>1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 12/20/2016 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<p><b>Conditions:</b></p> <p>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.</p> <p>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.</p> <p>3) 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".</p> <p>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.</p> <p>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.</p> <p>6) 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.</p>				
<b>Dept:</b> Engineering DPS <b>Status:</b> Not Applicable <b>Reviewer:</b> Rachel Smith <b>Approval Date:</b> 03/22/2016 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<p><b>Conditions:</b></p> <p>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</p>				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Michael White <b>Approval Date:</b> 06/03/2016 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<p><b>Conditions:</b></p> <p>1) This existing Assembly is non-conforming to 2009 NFPA 101 due to construction type. Occupant load is to be posted at 299. The pews are to remain in the assembly area.</p> <p>2) All construction shall comply with City Code Chapter 10.</p> <p>3) Shall meet the requirements of 2009 NFPA 1 Fire Code.</p> <p>4) Shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.</p>				

