

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BENN AMANDA L

Located at

735 WASHINGTON AVE

PERMIT ID: 2016-02924

ISSUE DATE: 12/20/2016

CBL: 163A C005001

has permission to **Change of use from single family to Sheltered Care Group Home/Residential Care facility with ten beds - work includes converting 3rd flr attic to finished heated space- exercise room, with new stair- reconfigure 2nd flr, add 4 new doors, update handrails**

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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
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/s/ David Petruccelli

/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

Sheltered Care Group Home

Building Inspections

Use Group: R-4 **Type:** 5B
Residential Care/Assited Living Facility
Occupant load = 10 Beds, 16 Occupants
NFPA 13R Sprinkler System
ENTIRE
MUBEC/IBC 2009

Fire Department

Classification:
Residential Board and Care (Small)
ENTIRE

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 are 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 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.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Certificate of Occupancy/Final

Final - Electric

Final - Fire

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: 2016-02924	Date Applied For: 11/29/2016	CBL: 163A C005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Sheltered Care Group Home - Residential Care Facility-Crossroads for Women		Proposed Project Description: Change of use from single family to Sheltered Care Group Home/Residential Care facility with ten beds - work includes converting 3rd flr attic to finished heated space- exercise room, wit new stair- reconfigure 2nd flr, add 4 new doors, update handrails		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 11/30/2016	
Note: R-5 residential zone		Ok to Issue: <input checked="" type="checkbox"/>		
<ul style="list-style-type: none"> - On 11/17/16 the ZBA voted 6-0 to grant the Conditional use appeal under section 14-118(a)(2) to convert the use of the property to a sheltered care group home. - Parking - 14-332(p) - 1 space for every two employees - appeal stated up to 5 staff members during the day - 3 spaces are required - two car garage with a three spaces shown on the plot plan. 				
Conditions:				
<ol style="list-style-type: none"> 1) With the issuance of this permit and the certificate of occupancy the use of this property shall remain a sheltered care group home. Any change of use shall require a separate permit application for review and approval. 2) The conditions outlined in section 14-118(a)(2) must be maintained at all times. 3) This permit is being issued with the understanding that all the work is taking place within the existing footprint and shell. 4) 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	Reviewer: Jeanie Bourke	Approval Date: 12/20/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 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) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. 3) 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. 4) 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. 				
Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 12/12/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) 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. 2) Shall meet the requirements of 2009 NFPA 1 Fire Code. 3) Shall meet the requirements of NFPA 101 Life Safety Code (2009) Chapter 32 New Residential Board & Care Occupancy 4) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. 5) Application requires State Fire Marshal approval. 6) 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. 7) Construction or installation shall comply with City Code Chapter 10. 				

- 8) Carbon Monoxide detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
- 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 A Knox Box is required.
- 11 Prior to final inspection the Fire Department shall be provided with the State Sprinkler Permit with RMS sign off and date, and the completed and signed Contractor's Material and Test Certificates.
- 12 NFPA 1 Fire Code Per 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.