

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ST. JOSEPH'S CONVENT

Located At 966 RIVERSIDE ST

Job ID: 2011-12-2989-ALTCQMM

CBL: 360- A-006-001

has permission to Renovate the lower level, add ADA bath, rear egress stairs and enclose front stair egress 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

Fire Prevention Officer

 1/23/12
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-12-2989-ALTCOMM	Date Applied: 12/27/2011	CBL: 360- A-006-001	
Location of Construction: 966 RIVERSIDE ST	Owner Name: ST. JOSEPH'S CONVENT	Owner Address: 605 STEVENS AVE PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: FrohMiller Construction - Darin	Contractor Address: 123 STATE RD - BATH MAINE 04530	Phone: (207) 443-6749
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALTERATIONS	Zone: I-M
Past Use: Offices	Proposed Use: Same: Offices - refinish a previously finished area on the lower level of the bldg.	Cost of Work: \$80,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 5B DBL-2009 Signature: <i>[Signature]</i>
Proposed Project Description: Renovations lower Level		Pedestrian Activities District (P.A.D.) <i>[Signature]</i> (58) 1/23/12	

Permit Taken By: Lannie	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>[Signature]</i> 12/30/11	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>[Signature]</i>	Historic Preservation <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

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.**

Plumbing Rough Commercial

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-12-2989-ALTCOMM

Located At: 966 RIVERSIDE ST

CBL: 360- A-006-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. This property shall remain offices. Any change of use shall require a separate permit application for review and approval.

Fire

1. All construction shall comply with City Code Chapter 10.
2. Stairs shall comply with **101:7.2.2.3.5 Riser Height and Tread Depth**. At tread nosings, beveling or nosing shall not exceed 1/2" in horizontal dimension.
3. 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.
4. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
5. A firefighter Building Marking Sign is required.
6. Fire extinguishers are required per NFPA 10.
7. If provided, 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.

Building

1. Application approval based upon information provided by applicant, including revisions received 1/20/11. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition and the Maine State Internal Plumbing Code, 2009.



General Building Permit Application

I-M

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>966 RIVERSIDE street PORTLAND ME.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
* Tax Assessor's Chart, Block & Lot Chart# <u>360</u> Block# <u>A006</u> Lot# <u>001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>SISTERS OF MERCY</u> Address <u>966 RIVERSIDE</u> City, State & Zip <u>PORTLAND</u>	Telephone:
* Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>St. Joseph's convent & hospital</u> Address <u>605 Stevens Ave</u> City, State & Zip <u>04103</u>	Cost Of Work: \$ <u>80,000.00</u> C of O Fee: \$ <u>790.00</u> Total Fee: \$ <u>820</u>
Current legal use (i.e. single family) <u>BUSINESS</u> Number of Residential Units <u>0</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>OFFICES & COMMON AREA</u>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>FINISH A PREVIOUSLY FINISHED AREA ON THE LOWER LEVEL OF THE BUILDING</u> <u>no plans</u>		
Contractor's name: <u>FROH MILLER CONSTRUCTION</u>		
Address: <u>123 STATE ROAD</u>		
City, State & Zip <u>WEST BATH, ME 04530</u>		Telephone: <u>443-6749</u>
Who should we contact when the permit is ready: <u>DARIN</u>		Telephone: <u>443-6749</u>
Mailing address: <u>123 STATE RD., WEST BATH, ME 04530</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Froh Miller Construction / West Bath Me

Signature: Darin Slight Date: 12-23-11

This is not a permit; you may not commence ANY work until the permit is issue



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

12/27 2011

Received from Frohmler Construction Inc

Location of Work 966 Riverside

Cost of Construction \$ 80,000 Building Fee: 60.00

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 820

Building (IL) Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 360 Aug 2011

Check #: 1719 Total Collected \$ 820

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



Accessibility Building Code Certificate

Designer: JAMES HERRICK

Address of Project: 966 RIVERSIDE, PORTLAND

Nature of Project: FINISH LOWER LEVEL OF A
PREVIOUSLY FINISHED SPACE
IN AN OFFICE BUILDING

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: James Herrick

Title: Architect

Firm: JHA, AIA

Address: 47 Main Street

Topsham, ME 04086

Phone: 729-4177

(SEAL)

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: 20 DEC 2011

From: JAMES HERRICK, AIA

These plans and / or specifications covering construction work on:

SISTERS OF MERCY RENOVATIONS
TO THE LOWER LEVEL

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

Signature: James Herrick

Title: Architect

Firm: JHA, AIA

Address: 47 Main St.

Topsham, ME

Phone: 729-4177 04086

(SEAL)

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FIRE DEPARTMENT

James Heuck, AIA
47 Maine St
Topsham, ME 04086

Application to permit a rebuild of the lower level of an office building. Lower level to be used as employee common area.

We intend to remodel 1,920 SF in the lower level. The upper level is 2,384 SF and the total building is 4,304 SF.

NFPA 100, 2009 EDITION SUMMARY

6.1.1.1.1 Business occupancy with incidental use of an employee common room.

7.1.3.2-1 Exit separation of IHR
8.6.1.1 Floor smoke barrier
8.6.5 Vertical openings rated IHR

Chapter 38 New Business

38.2.4.2 Single exit for upper level will comply with common path of travel

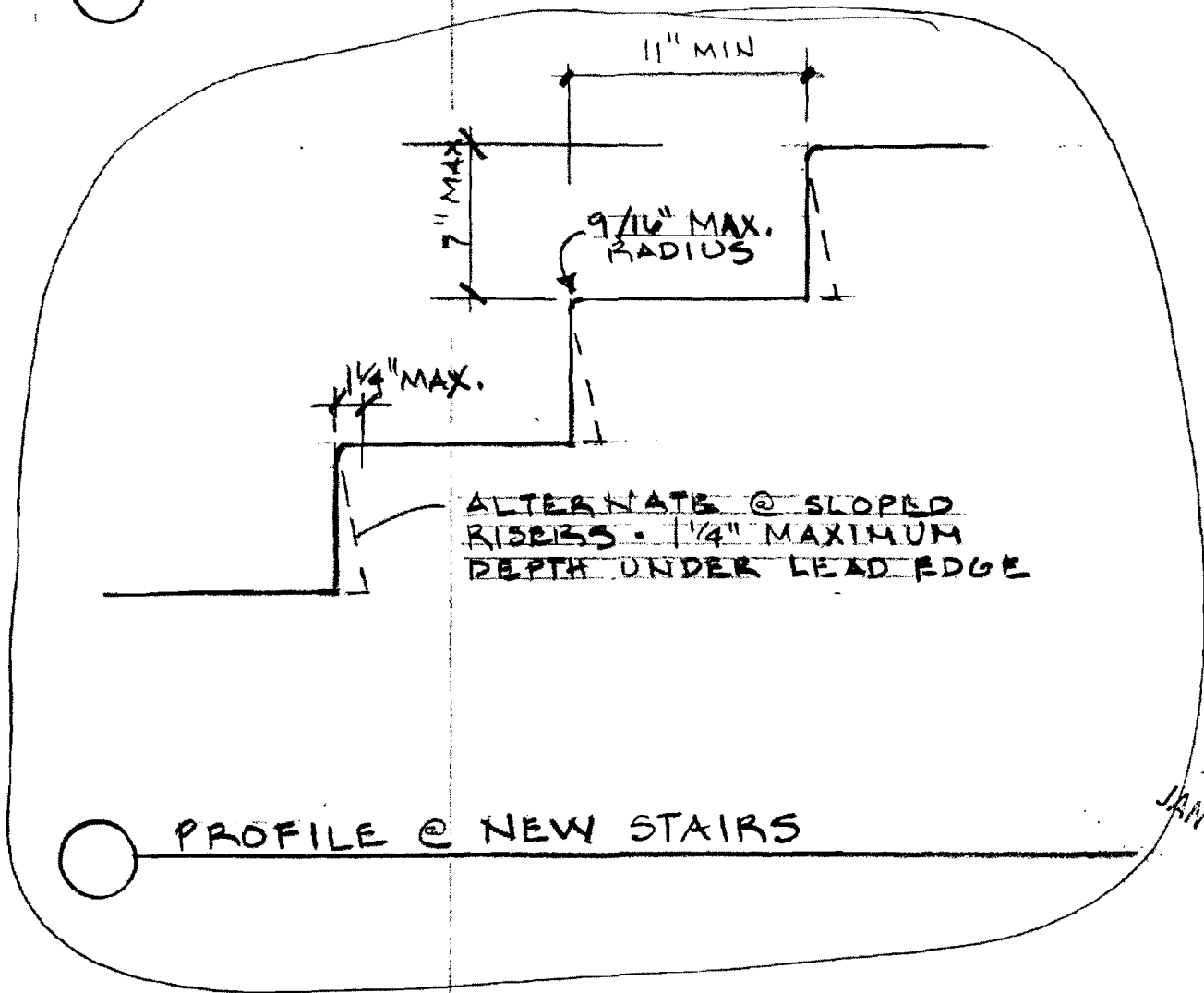
38.2.4.3(2) 100 FT TOTAL Traveled distance for one exit

38.2.5.3.3 Common path limited to 75' (100' < 300 occupants)

38.2.6.2 TOTAL travel distance limited to 200 FT for 2 exit spaces on lower level

④ LAUNDRY ROOM

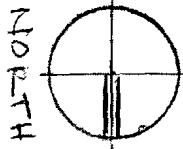
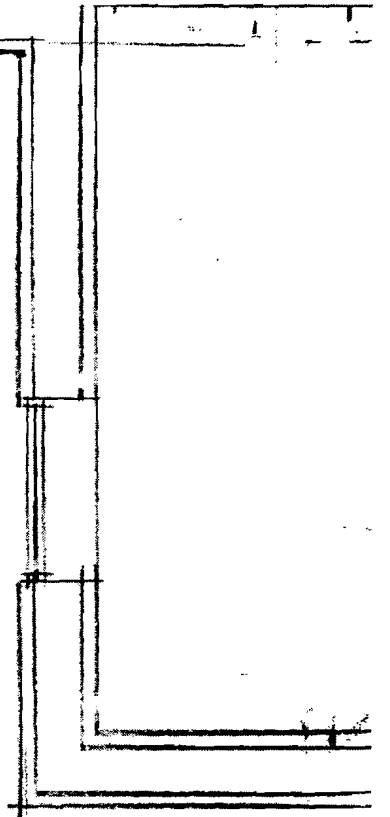
1/2" = 1'-0"





○ PROFILE @ NEW STAIRS

RECEIVED
JAN 20 2012

	HARDWARE	MANUFACTURER & MODEL
UG	CLOSER / CRASH BAR	
	CLOSER / CRASH BAR	
	LEVER LATCH	
	LEVER LATCH	
	LEVER LATCH, PRIVACY	
	LEVER LATCH, CLOSER	
	CLOSER, LEVER LATCH	



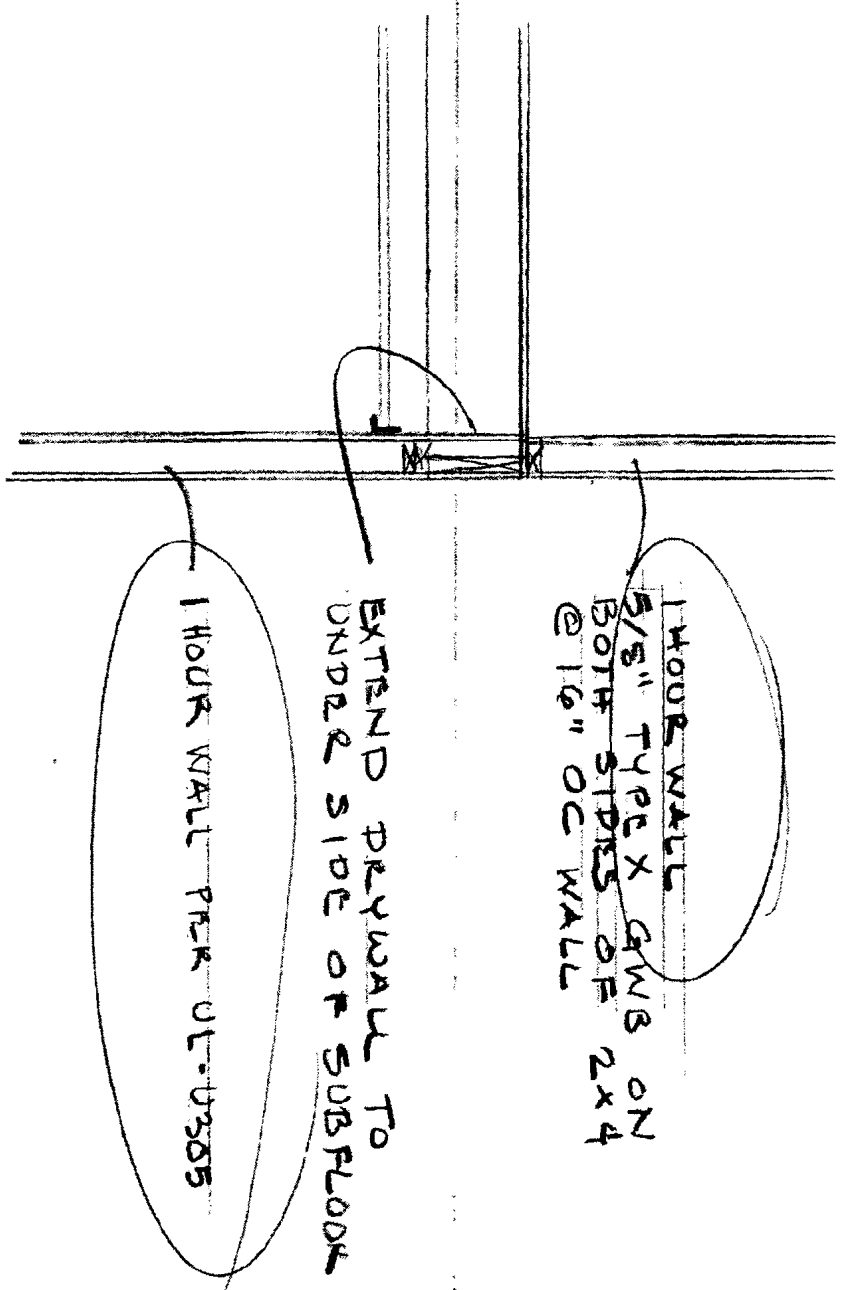
NOTE:  DESIGNATES ONE HOUR
WALL PER UL-555B - SEE 

LOWER LEVEL PLAN

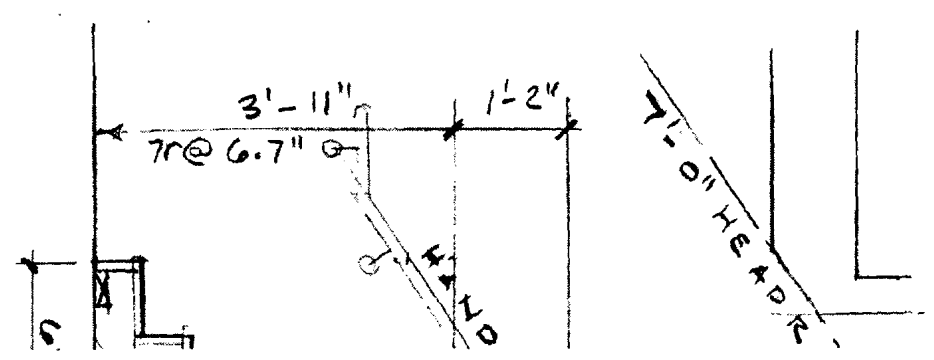
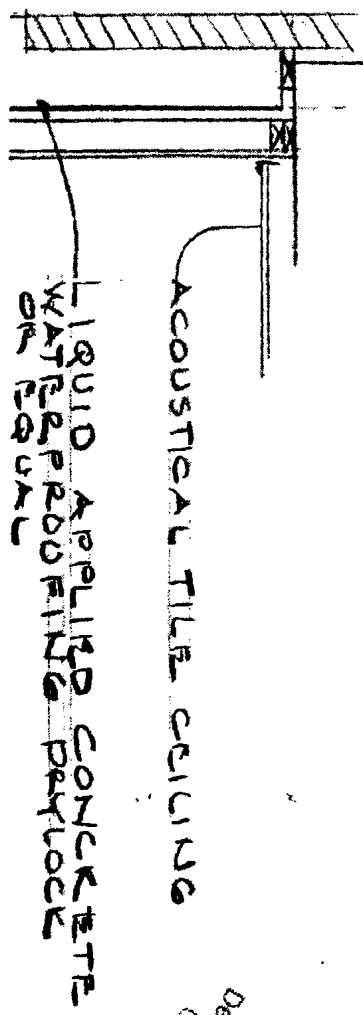
RECEIVED
JAN 20 2012
Dept. of Building Inspections
City of Portland, Oregon

21 DEC 2011

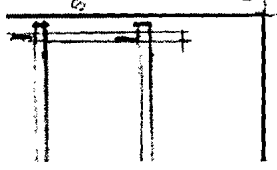
1



① ONE HOUR WALL @ FLOOR DECK 1/2" x 1 1/2"

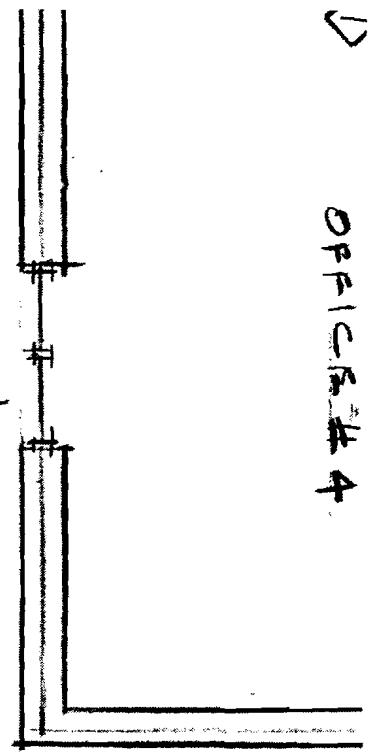


② NEW

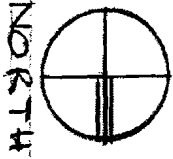


RECEIVED
 JAN 20 2012
 Dept. of Building Inspections
 City of Burlington, VT

OFFICE # 4



INDICATES RATED WALL
ENCLOSING STAIR PER DL-0305
SEE PRWG 1/SHEET 2



NORTH

RECEIVED
JAN 20 2012
Dept of Building Inspections
City of New York

UPPER LEVEL FLOOR PLAN

3

21 DEC 2011