City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED
2 2 2002
CITY OF PORTLAND

Permit No:	Issue Date:	CBL:
02-0705		003 H001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
48 Moody Street	City Of Portland	389 Congress St	207-874-8126
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Schiavi Leasing Corp.	102 Industrial Drive Oxford	2075398211
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Additions - Commercial	R-6

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
School Site Plan 2002-0075	School with 3-two section modular buildings	$1,514.00	$213,000.00	1

FIRE DEPT: ☑ Approved ☐ Denied
Signature:

INSPECTION: Use Group: E Type: 5B
Signature: 7/19/02

Proposed Project Description:
Place on site 3 -two section modular buildings

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied
Signature: Date:

Permit Taken By:	Date Applied For:
jmy	06/18/2002

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone Panel zone C	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☑ Site Plan # 2002-007	☐ Approved	☐ Approved w/Conditions
Maj ☑ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date: 7/3/02	Date:	Date:

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

02-0703

All Purpose Building Permit Application

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: 48 MOODY STREET		
Total Square Footage of Proposed Structure: 4251 TOTAL	Square Footage of Lot: 65,413 SF	
Tax Assessor's Chart, Block & Lot Chart# 003 Block# H Lot# 1	Owner: PORTLAND SCHOOL DEPT	Telephone: DOUG SHERWOOD 874-8126
Lessee/Buyer's Name (If Applicable): PORTLAND SCHOOL DEPT	Applicant name, address & telephone: SCHIAVI LEASING CORP 102 INDUSTRIAL DR OXFORD, ME 04270 (207) 539-8211	Cost Of Work: $ 213,000 Fee: $ 1514-

Current use: SCHOOL

If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: _____

Proposed use: SCHOOL

Project description:

Contractor's name, address & telephone: SCHIAVI LEASING CORP, 102 INDUSTRIAL DR, OXFORD, ME 04270 (207) 539-8211

Who should we contact when the permit is ready: CLURG WILSON OR ANDREW MATHEWS

Mailing address: SCHIAVI LEASING CORP
102 INDUSTRIAL DRIVE
OXFORD, ME 04270

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a $100.00 fee if any work starts before the permit is picked up. **PHONE:** (207) 539-8211

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APROVE THIS PERMIT.

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.

Signature of applicant: _____ **Date:** 6/18/02

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

SCHIAVI

A Vanguard Modular Building Systems Company

PROJECT SUMMARY

Adams School Project
48 Moody St, Portland, ME

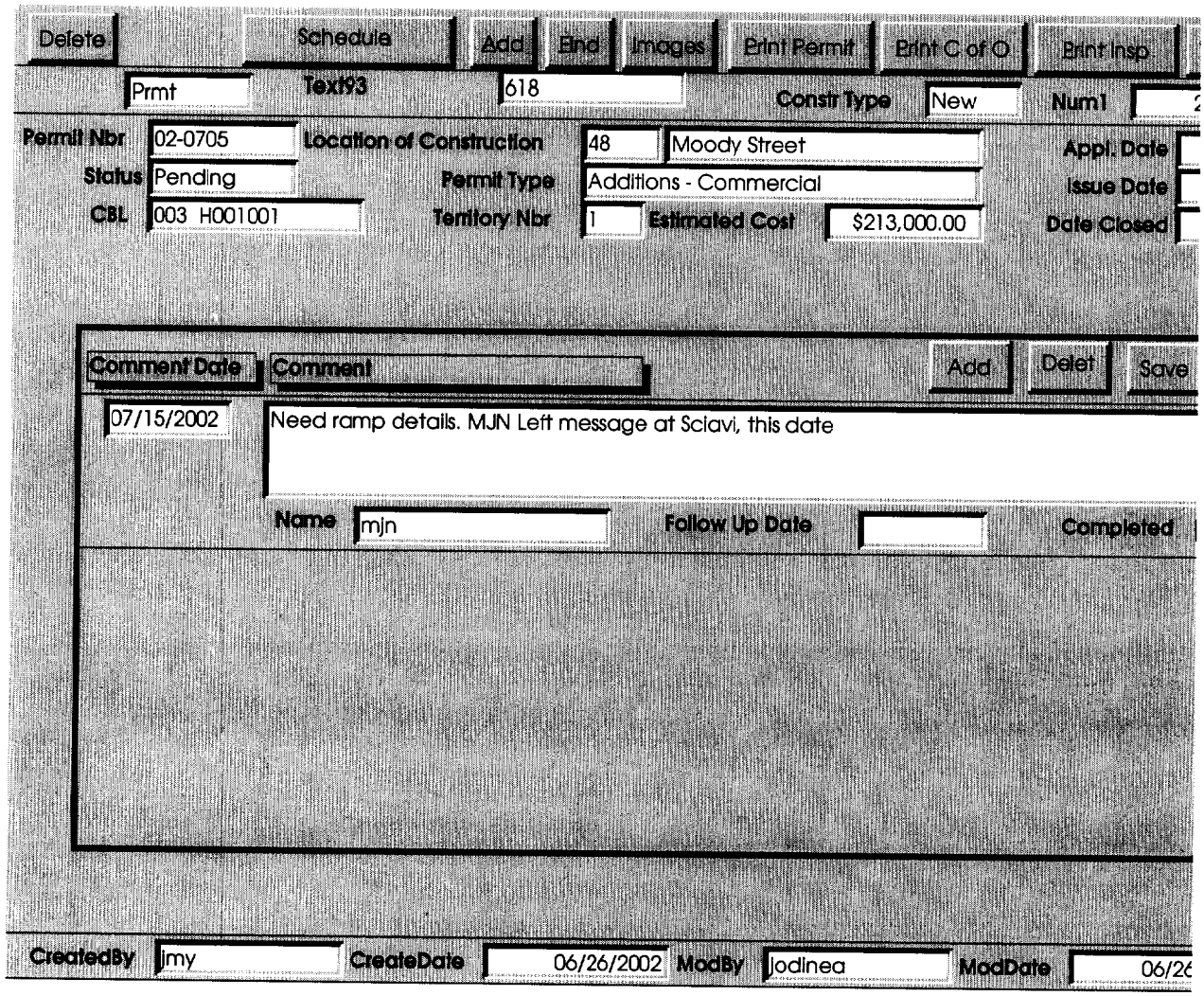
This project is a complex consisting of (3) two-section modular buildings containing a total of 6 classrooms, 5 bathrooms and a janitor's closet with a deep mop sink. Each building contains 2 classrooms; (2) of the buildings each contain 2 bathrooms, and the remaining building contains a single bathroom and the janitor's closet. Each building contains an 6'x8' fire rated entry vestibule. Each building stands alone on the site, and is not connected to the existing school building. Access to the buildings will be provided by an uncovered ADA-compliant ramp system to the front entrances and by egress steps to the back doors.

Schiavi Leasing Corporation is responsible for site prep (including excavation and paving), delivery and set of the buildings, connection of utilities (electrical and plumbing), and construction of the ramp system.

This building will be furnished with a Fire Alarm System including connection to the existing system.

A Public Address system will be installed as an extension of the existing system.

This project will become complete by August 1, 2002 for occupation at the start of the School year 2002-2003.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Schedule
Add
Bind
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618
Constr Type
New
Num1
Permit Nbr
02-0705
Location of Construction
48
Moody Street
Appl. Date
Status
Pending
Permit Type
Additions - Commercial
Issue Date
CBL
003 H001001
Territory Nbr
1
Estimated Cost
$213,000.00
Date Closed
Comment Date
Comment
Add
Delet
Save
07/15/2002
Need ramp details. MJN Left message at Sciavi, this date
Name
mjn
Follow Up Date
Completed
CreatedBy
jmy
CreateDate
06/26/2002
ModBy
jodinea
ModDate
06/26

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

B... ...CTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 020705

This is to certify that City Of Portland/Schiavi Lea... g Corp.

has permission to Place on site 3 -two section r... ular bui... gs

AT 48 Moody Street ... L 003 H001001

provided that the person or persons, ...m or c...poration ...epting this permit shall comply with all of the provisions of the Statutes of M... ne and of th... ...nces of the City of Portland regulating the construction, maintenance and u... of buildings and st... tures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

N... ication ... inspec... must gi... and wr... n permis... n procu... b... e this b... ding or ... t thereo... la... d or c... closed-in. H... R NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. ...

Health Dept. ...

Appeal Board ...

Other ...
Department Name

7/19/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

CITY OF PORTLAND, MAINE

PLANNING BOARD

March 28, 2002

Mr. Hank Dresch
Portland School Department
331 Veranda Street
Portland, ME 04103

Re: Modular Classroom Buildings, Adams Elementary School, 48 Moody Street
(ID# 2002-0075, CBL#3-H-1)

Dear Mr. Dresch:

On March 26, 2002 the Portland Planning Board voted 5-0 (Cole absent) that the plan presented is in conformance with the Site Plan and Conditional Use Standards of the Land Use Code with the following conditions.

1. *That the applicant submit catalog cuts and a photometric plan for review and approval by staff.*
2. *That the applicant provide confirmation of all utility capacities.*
3. *That the existing fence, when replaced be reduced to a height of no more than 4 feet.*
4. *That the school will install at least one basketball hoop.*

Please note the following provisions and requirements for all site plan approvals:

1. Seven final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

3. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

4. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway

R-6 Zone

From: Marge Schmuckal
To: Jonathan Spence
Subject: 48 Moody St - Adams School

Jonathan,
The Adams School is located within the R-6 Zone. Which requires the following setbacks:
Front: 10ft. minimum or average - 10ft is scaled to the bldg.
Rear: 20ft minimum - 40 ft. is scaled
Sides: 10ft minimum - 10 ft. is scaled to the steps on the side.(single story)
The proposal meets the minimum setback requirements.

Parking: 1 parking space is required for each room. I have been given that there are a total of thirteen classrooms. There is also 911 sq. ft. of office space within the building. There is a requirement of 1 parking space for every 400 sq. ft. or 2 parking spaces would be required for the office space. Therefore a total of 15 parking spaces are required. Their plan shows 18 parking spaces. The minimum parking requirements are being met.

I do not believe that there are any other Zoning issues that are required. All Zoning issues appear to be met on this project.

Marge Schmuckal, Zoning Administrator
3/22/02

CC: Sarah Hopkins

use 'As my Zoning Sheet'

From: Hank Dresch
To: Spence, Jonathan
Date: Tue, Mar 19, 2002 2:05 PM
Subject: Adams Modular Project

Jonathan,

Thanks for your time this morning.

I've attached 3 photos of our "standard " ramp installation. This one was constructed for the Cliff Island School. Other ramps may be seen wherever we have modulars; Presumpscot, Lyseth, Lincoln, Baxter, West.

In regards to parking spaces, there will be a total of 13 classrooms at Adams counting the three modulars and including the City Library. There is also 911 square feet of administrative space.

Please call if you have any question, 874-8126.

See you at 6:30 PM Tuesday March 26, room 209 City Hall.

Hank

CC: Dayn, Carol; Hopkins , Sarah; O'Connor, MaryJo; ...

Parking

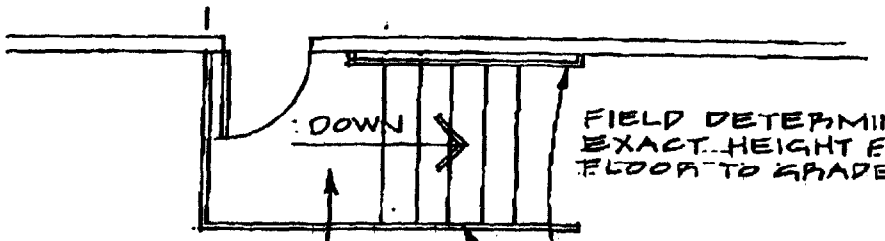
1 Space required for each classroom = 13 spaces

offices = 911 ÷ 400 = 2.27 or 2 spaces

15 pkg spaces required

OK

18 pkg spaces shown



6'X6' LANDING - GUARDRAILS MAY BE REQ'D - VERIFY W/STATE & LOCAL CODES (GUARDRAILS TO BE 3'-6" HIGH MINIMUM W/ OPENINGS 3¾" MAXIMUM)

1½" ⌀ X 2'-10" HIGH HANDRAILS BOTH SIDES W/ EXTENSIONS (SEE ATTACHED EXAMPLES)

RISERS TO BE EQUAL & NOT EXCEED 7" HIGH

TREAD SIZE IS MEASURED HORIZONTALLY NOSING TO NOSING.

W/ 3 OR LESS RISERS; TREAD SIZE TO BE 1'-1" MINIMUM

W/ 4 OR MORE RISERS; TREAD SIZE TO BE 11" MINIMUM

LICENSED ARCHITECT
DONNA L. EMERSON
No. 1858
STATE OF MAINE

alpha One
leaders in disability information, services and products

TYPICAL STAIR LAYOUT

SCALE: 1/4" = 1'-0"

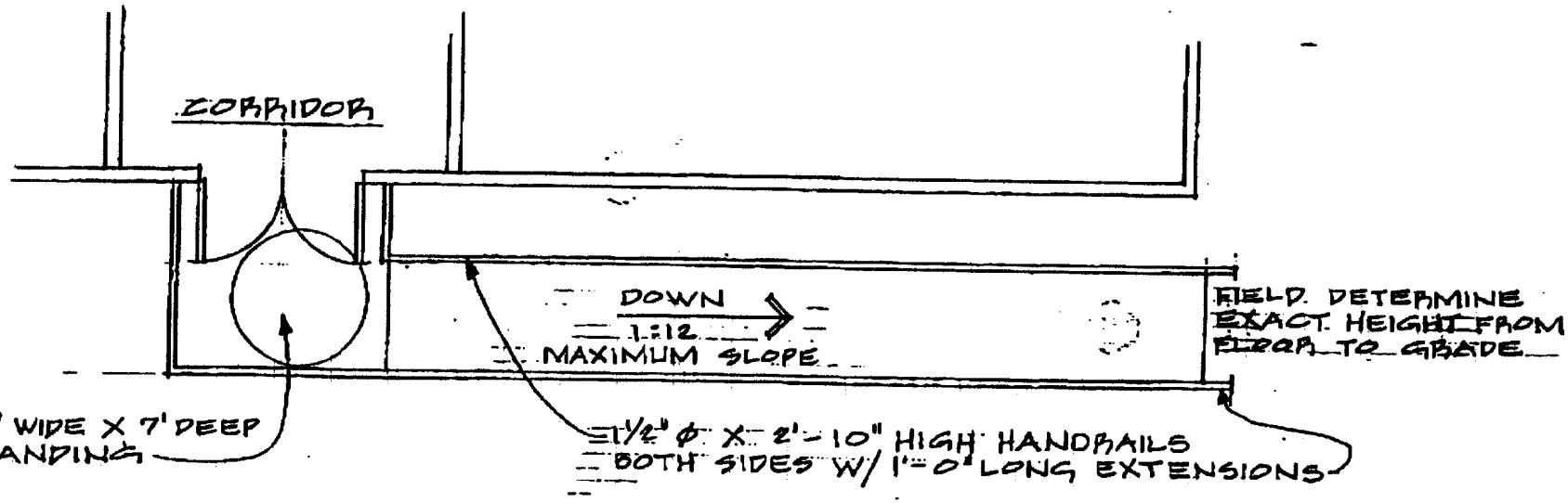
SCHIAVI LEASING CORP.

102 INDUSTRIAL DRIVE

OXFORD, MAINE 04270

8/12/99

"TYPICAL ONLY"



NOTE:
ADDITIONAL LANDINGS ARE REQ'D WHEN RAMP LENGTH EXCEEDS 30'

GUARDRAILS MAY BE REQ'D - VERIFY W/ STATE & LOCAL CODES (GUARDRAILS TO BE 3'-6" HIGH MINIMUM W/OPENINGS 3¾" MAXIMUM)

SEE SEPARATE ATTACHED ADA SPECS ALSO - (ANSI SPECS MAY APPLY FOR SOME PROJECTS)

LICENSED ARCHITECT
DONNAL [illegible]
No. 1858
STATE OF MAINE

TYPICAL RAMP LAYOUT

SCALE: ¼" = 1'-0"

SCHIAVI LEASING CORP.

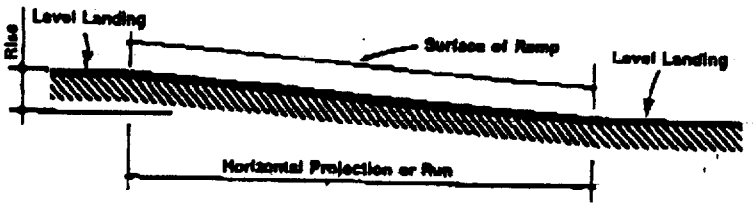
102 INDUSTRIAL DRIVE

OXFORD, MAINE 04270

8/12/09

"TYPICAL ONLY"

alpha One
leaders in disability information, services and products



Slope	Maximum Rise in	Maximum Rise mm	Maximum Horizontal Projection ft	Maximum Horizontal Projection m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

Fig. 16
Components of a Single Ramp Run and Sample Ramp Dimensions

4.8.3 Clear Width. The minimum clear width of a ramp shall be 36 in (915 mm).

4.8.4* Landings. Ramps shall have level landings at bottom and top of *each ramp and* each *ramp* run. Landings shall have the following features:

(1) The landing shall be at least as wide as the ramp run leading to it.

(2) The landing length shall be a minimum of 60 in (1525 mm) clear.

(3) If ramps change direction at landings, the minimum landing size shall be 60 in by 60 in (1525 mm by 1525 mm).

(4) If a doorway is located at a landing, then the area in front of the doorway shall comply with 4.13.6.

4.8.5* Handrails. If a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides. Handrails are not required on curb ramps or *adjacent to seating in assembly areas.* Handrails shall comply with 4.26 and shall have the following features:

(1) Handrails shall be provided along both sides of ramp segments. The inside handrail on switchback or dogleg ramps shall always be continuous.

(2) If handrails are not continuous, they shall extend at least 12 in (305 mm) beyond the top and bottom of the ramp segment and shall be parallel with the floor or ground surface (see Fig. 17).

(3) The clear space between the handrail and the wall shall be 1 - 1/2 in (38 mm).

(4) Gripping surfaces shall be continuous.

(5) Top of handrail gripping surfaces shall be mounted between 34 in and 38 in (865 mm and 965 mm) above ramp surfaces.

(6) Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post.

(7) Handrails shall not rotate within their fittings.

4.8.6 Cross Slope and Surfaces. The cross slope of ramp surfaces shall be no greater than 1:50. Ramp surfaces shall comply with 4.5.

4.8.7 Edge Protection. Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Curbs shall be a minimum of 2 in (50 mm) high (see Fig. 17).

4.8.8 Outdoor Conditions. Outdoor ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

5-2.2.2.4 Spiral Stairs. Where permitted in Chapters 8 through 31, spiral stairs shall be permitted as a component in a means of egress, provided that

(a) The occupant load served is not more than 5, and

(b) The clear width of the stairs is at least 26 in. (66 cm), and

(c) The height of risers is not more than 9½ in. (24.1 cm), and

(d) Headroom is at least 6 ft 6 in. (198 cm), and

(e) Treads have a minimum depth of 7½ in. (19.1 cm) at a point 12 in. (30.5 cm) from the narrower edge, and

(f) All treads are identical.

5-2.2.2.5* Winders. Where permitted in Chapters 8 through 31, winders shall be permitted in stairs. Winders shall have a minimum tread depth of 6 in. (15.2 cm) and a minimum depth of tread of 11 in. (27.9 cm) at a point 12 in. (30.5 cm) from the narrowest edge.

Exception: Existing winders shall be permitted to remain provided they have a minimum tread depth of 6 in. (15.2 cm) and a minimum depth of tread of 9 in. (22.9 cm) at a point 12 in. (30.5 cm) from the narrowest edge.

5-2.2.3 Stair Details.

5-2.2.3.1 Construction.

5-2.2.3.1.1 All stairs serving as required means of egress shall be of permanent fixed construction.

Exception: Stairs serving seating that is designed to be repositioned in accordance with Chapters 8 and 9.

5-2.2.3.1.2 Each stair, platform, and landing in buildings required in this *Code* to be of Type I or Type II construction shall be of noncombustible material throughout.

Exception No. 1: Handrails.

Exception No. 2: Existing stairs.

5-2.2.3.2 Landings. Stairs and intermediate landings shall continue with no decrease in width along the direction of egress travel. In new buildings, every landing shall have a dimension measured in direction of travel equal to the width of the stair.

Exception: Landings shall be permitted to be not more than 4 ft (122 cm) in the direction of travel provided the stair has a straight run.

5-2.2.3.3* Tread and Landing Surfaces. Stair treads and landings shall be solid, uniformly slip resistant, and free of projections or lips that could trip stair users. If not vertical, risers shall be permitted to slope under the tread at an angle of not more than 30 degrees from vertical, however, the permitted projection of the nosing shall not be more than 1½ in. (3.8 cm).

Exception: Noncombustible grated stair treads and landings as provided in Chapters 8, 9, 14, 15, and 28.

5-2.2.3.4* Tread Slope. Tread slope shall not be more than ¼ in. per ft (2 cm per m) (a slope of 1 in 48).

5-2.2.3.5* Riser Height and Tread Depth. Riser height shall be measured as the vertical distance between tread nosings. Tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge, but shall not include beveled or rounded tread surfaces that slope more than 20 degrees (a slope of 1 in 2.75). At tread nosings, such beveling or rounding shall not be more than ½ in. (1.3 cm) in horizontal dimension.

5-2.2.3.6 Dimensional Uniformity. There shall be no variation more than ⅜ in. (0.5 cm) in the depth of adjacent treads or in the height of adjacent risers, and the tolerance between the largest and smallest riser or between the largest and smallest tread shall not be more than ⅜ in. (1 cm) in any flight.

Exception: Where the bottom riser adjoins a sloping public way, walk, or driveway having an established grade and serving as a landing, a variation in height of the bottom riser of not more than 3 in. (7.6 cm) in every 3 ft (91 cm) of stairway width shall be permitted.

5-2.2.4 Guards and Handrails.

5-2.2.4.1* Guards. Means of egress that are more than 30 in. (76 cm) above the floor or grade below shall be provided with guards to prevent falls over the open side.

5-2.2.4.2* Handrails. Stairs and ramps shall have handrails on both sides. In addition, handrails shall be provided within 30 in. (76 cm) of all portions of the required egress width of stairs. The required egress width shall be along the natural path of travel. (*See also 5-2.2.4.5.*)

Exception No. 1: On existing stairs, handrails shall be provided within 44 in. (112 cm) of all portions of the required egress width of stairs.

Exception No. 2: If part of a curb separating a sidewalk from a vehicular way, a single step or a ramp shall not be required to have a handrail.

Exception No. 3: Existing stairs, existing ramps, stairs within dwelling units and within guest rooms, and ramps within dwelling units and guest rooms shall have a handrail on at least one side.

5-2.2.4.3 Continuity. Required guards and handrails shall continue for the full length of each flight of stairs. At turns of stairs, inside handrails shall be continuous between flights at landings.

Exception: On existing stairs, handrails shall not be required to be continuous between flights of stairs at landings.

5-2.2.4.4 Projections. The design of guards and handrails and the hardware for attaching handrails to guards, balusters, or walls shall be such that there are no projections that might engage loose clothing. Openings in guards shall be designed to prevent loose clothing from becoming wedged in such openings.

5-2.2.4.5* Handrail Details.

(a) Handrails on stairs shall be at least 34 in. (86 cm) and not more than 38 in. (96 cm) above the surface of the tread, measured vertically to the top of the rail from the leading edge of the tread.

Exception No. 1 to (a): The height of required handrails that form part of a guard shall be permitted to be not more than 42 in. (107 cm) measured vertically to the top of the rail from the leading edge of the tread.

A-5-2.1.4.1 Where doors are subject to two-way traffic, or where their opening may interfere with pedestrian traffic, an appropriately located vision panel can reduce the chance of accidents.

Swinging doors in horizontal or vertical rolling partitions complying with the following should be permitted in a means of egress where:

(a) The door or doors comply with 5-2.1.4,

(b) The partition in which the doors are mounted complies with the applicable fire protection rating and closes upon smoke detection or power failure at a speed of not more than 9 in. (23 cm) per second and not less than 6 in. (15 cm) per second, and

(c) The doors mounted in the partition are self- or automatic-closing in accordance with 5-2.1.8.

A-5-2.1.4.4 This paragraph is not intended to apply to the swing of cross-corridor doors such as smoke barrier doors and horizontal exits.

A-5-2.1.5.2 It is intended that the reentry provisions apply only to enclosed exit stairs, not to outside stairs. This arrangement makes it possible to leave the stairway at such floor should the fire render the lower part of the stair unusable during egress or should the occupants seek refuge on another floor.

A-5-2.1.5.3 Examples of devices that might be arranged to release latches include knobs, levers, and panic bars. This requirement may be satisfied by the use of conventional types of hardware, whereby the door is released by turning a lever, knob, or handle or pushing against a panic bar, but not by unfamiliar methods of operation such as a blow to break glass. The operating devices should be capable of being operated with one hand and should not require tight grasping, tight pinching, or twisting of the wrist to operate.

A-5-2.1.5.3 Exception Examples of devices that, when used with a latch, can be arranged to require not more than one additional releasing operation include night latches, dead bolts, and security chains.

A-5-2.1.5.5 Examples of devices prohibited by this requirement include locks, padlocks, hasps, bars, chains, or combinations thereof.

A-5-2.1.6.1(e) In the event that the authority having jurisdiction has allowed increased operation time, the sign should reflect the appropriate time.

A-5-2.1.8 Examples of doors designed to normally be kept closed include those to a stair enclosure or horizontal exit.

A-5-2.1.9 An example of the type of door addressed by 5-2.1.9 is one actuated by a motion sensing device upon the approach of a person.

A-5-2.1.9 Exception No. 2 Although a single power-operated door leaf located within a two-leaf opening may alone not provide more than 30 in. (76 cm) of clear width in the emergency break-out mode, where both leaves are broken out to become side-hinged, the required egress width can be provided by the width of the entire opening.

A-5-2.2.2.1 Exception No. 1 It is the intent of Exception No. 1 to 5-2.2.2 to permit use of the table for existing stairs in existing buildings even where there is a change in occupancy per 1-3.12. Safety improvements should be made that are reasonable and feasible at minimal cost. Improvements include removal, repair, or replacement of step coverings [as described in A-5-2.2.3.5, especially Figure A-5-2.2.3.5(e)] and addition of functional handrails and guardrails in place of or in conjunction with other rails (as described by 5-2.2.4).

A-5-2.2.2.5 If properly designed and constructed, stairs with winders are not necessarily more dangerous than other stairs. Attention to the following factors will help to make winders generally more effective for egress and safety. Handrails should be continuous, without breaks at newel posts, from story to story. Indeed, handrails located a greater than normal distance from the inner turn of winders can improve safety by constraining stair users to walk on the portion of the treads providing deeper treads, with at least 11 in. (27.9 cm) of depth. Combinations of straight flights and winders are best arranged with winders occurring only below the straight flight. This is because the winders provide larger tread dimensions over much of their width than do typical treads on straight flights. A descending person will thus be unlikely to experience a reduction of tread depths during descent, a condition of nonuniformity that is best avoided.

A-5-2.2.3.3 The tripping hazard referred to in 5-2.2.3.3 occurs especially during descent, where the tread walking surface has projections such as strips of high friction materials or lips from metal pan stairs that are not completely filled with concrete or other material. Tread nosings that project over adjacent treads can also be a tripping hazard. CABO/ANSI A117.1, *American National Standard for Accessible and Usable Buildings and Facilities*, illustrates projecting nosing configurations that minimize the hazard.

Regarding the slip resistance of treads, it should be recognized that when walking up or down stairs a person's foot exerts a smaller horizontal force against treads than achieved when walking on level floors. Therefore, materials used for floors that are acceptable as slip resistant (as described by ASTM) provide adequate slip resistance where used for stair treads, including the important leading edges of treads, the part of the tread that the foot first contacts during descent, the most critical direction of travel. If stair treads are wet, there may be an increased danger of slipping, just as there may be an increased danger of slipping on wet floors of similar materials. A small wash or drainage slope on exterior stair treads is therefore recommended to shed water (*see Templer, J. A., The Staircase: Studies of Hazards, Falls, and Safer Design, Cambridge, MA: MIT Press, 1992*). Where environmental conditions (such as illumination levels and directionality or a complex visual field drawing a person's attention away from stair treads) lead to a hazardous reduction in one's ability to perceive stair treads, they should be made of a material that permits ready discrimination of the number and position of treads. In all cases, the leading edges of all treads should be readily visible during both ascent and descent. A major factor in injury-producing stair accidents and in the ability to use stairs efficiently in conditions such as egress is the clarity of the stair treads as separate stepping surfaces.

A-5-2.2.3.4 A small drainage slope for stair treads subject to wetting may improve tread slip resistance (*see also A-5-2.2.3.3*). A consistent slope to a side of the stair, where drainage is possible, may be preferable to a front-to-back slope of the treads. Providing a pitch of ¼ in. to ½ in. per ft (1 cm to 2 cm per m) will aid the shedding of water from a nominally horizontal surface.

A-5-2.2.3.5 Figures A-5-2.2.3.5(a), (b), (c), and (d) illustrate the method for measuring riser height and tread depth. Stairs that will be covered with resilient floor coverings may need additional tread depth beyond the minimum specified in the *Code*. Any horizontal projection of resilient covering materials beyond the tread nosing and riser, such as carpet and underlayment, can interfere with users' feet and thereby reduce usable tread depth. At the tread nosing, such resilient covering materials may not be capable of providing stable support for users' feet. Generally, effective tread depth is reduced by the uncompressed thickness of such resilient coverings and might be further reduced over time if coverings are not well secured and consequently move forward at the nosings. [*See Figure A-5-2.2.3.5(e).*]

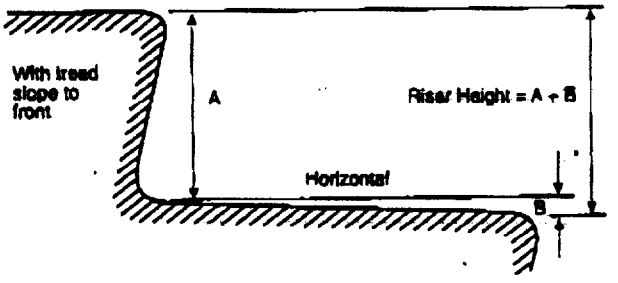


Figure A-5-2.2.3.5(a) Riser measurement with tread slope to front.

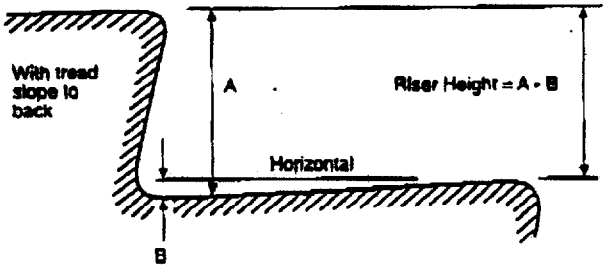


Figure A-5-2.2.3.5(b) Riser measurement with tread slope to back.

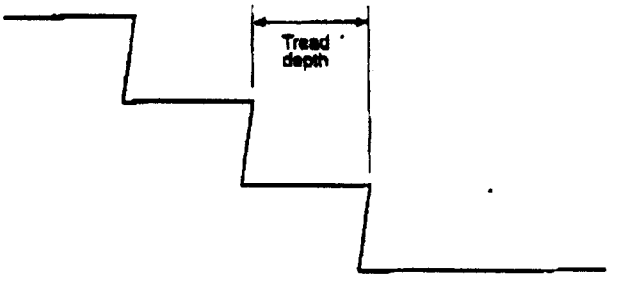


Figure A-5-2.2.3.5(c) Tread depth.

A-5-2.2.4.1 Means of egress components that might require protection with guards include stairs, landings, balconies, corridors, passageways, floor or roof openings, ramps, aisles, porches, and mezzanines.

A-5-2.2.4.2 The intent of this provision is to place handrails for the required egress width of stairs only, regardless of the actual width of the stairs. The required egress width is along

Tread measurements:

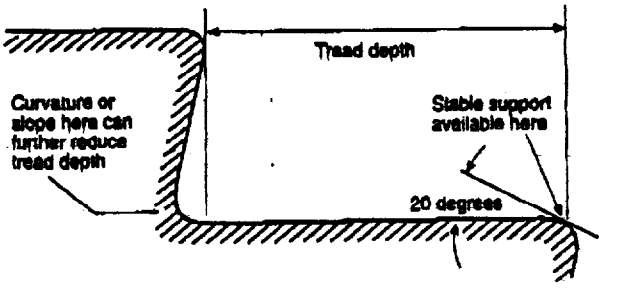


Figure A-5-2.2.3.5(d) Tread measurement with stable support at leading edge.

Carpeted stair:

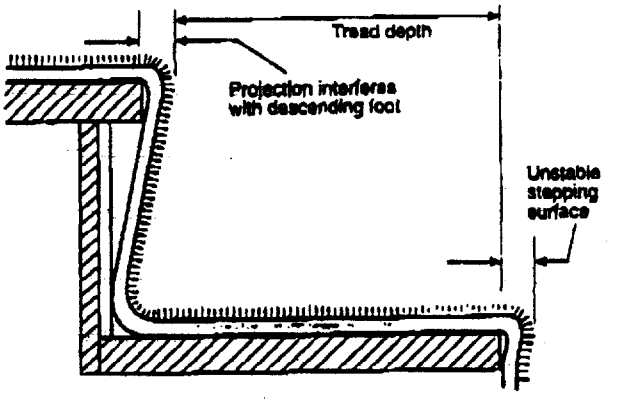


Figure A-5-2.2.3.5(e) Tread measurement with unstable stepping surface at leading edge.

the natural path of travel to and from the building. Examples of this requirement are shown in Figure A-5-2.2.4.2. The reduced intermediate handrail spacing of 60 in. (152 cm) along with a handrail height within the permissible height limits permits everyone to reach and grasp one handrail. Except as noted in 5-2.2.4.3 and 5-2.2.4.5, handrails are not required on stair landings.

A-5-2.2.4.5 Figure A-5-2.2.4.5 illustrates some of the requirements of 5-2.2.4.5.

A-5-2.2.4.5(a) Exception No. 3 Additional handrails, beyond those required by the *Code*, are permitted at heights other than those stipulated. For example, where children under the age of 5 are major users of a facility, an additional handrail at a height in the range of 28 in. to 32 in. (71 cm to 81 cm) might be useful. Generally, children apparently prefer to use, and can effectively use, handrails that are located at shoulder to head height due to their developmental characteristics and their less developed balance and walking abilities. At 36 months of age, head height ranges from 35 in. to 40 in. (89 cm to 102 cm); shoulder height averages 29 in. (74 cm). At 60 months of age, head height ranges from 39 in. to 46 in. (99 cm to 117 cm); shoulder height ranges from 31 in. to 37 in. (79 cm to 94 cm).

A-5-2.2.4.5(b) This 1½-in. (3.8-cm) clearance assumes that the wall and other surfaces adjacent to the handrail is a

4.8 Ramps.

4.8.1* General. Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8.

4.8.2* Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm) (see Fig. 16). Curb ramps and ramps to be constructed on existing sites or in existing buildings or facilities may have slopes and rises as *allowed in 4.1.6(3)(a)* if space limitations prohibit the use of a 1:12 slope or less.

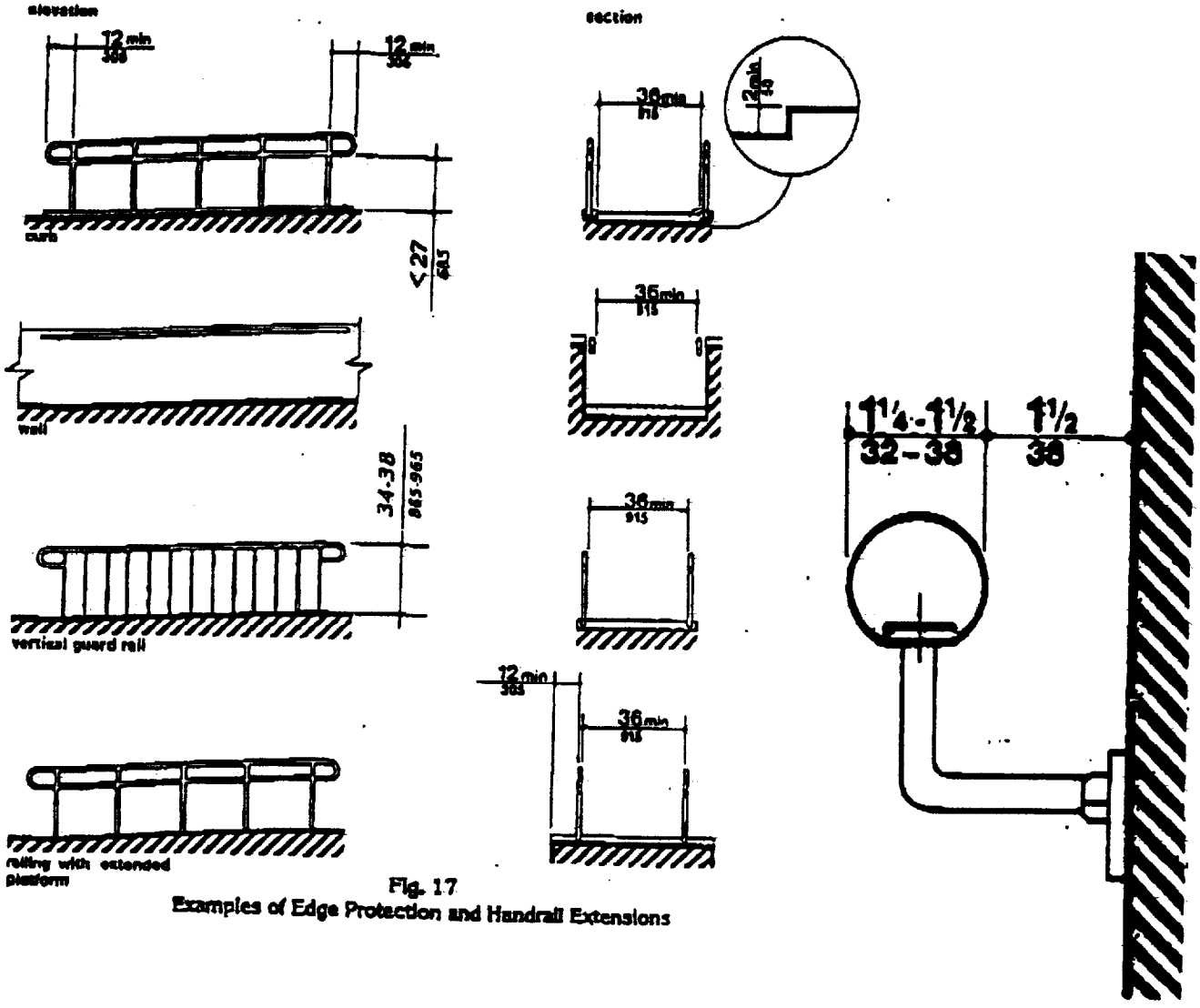


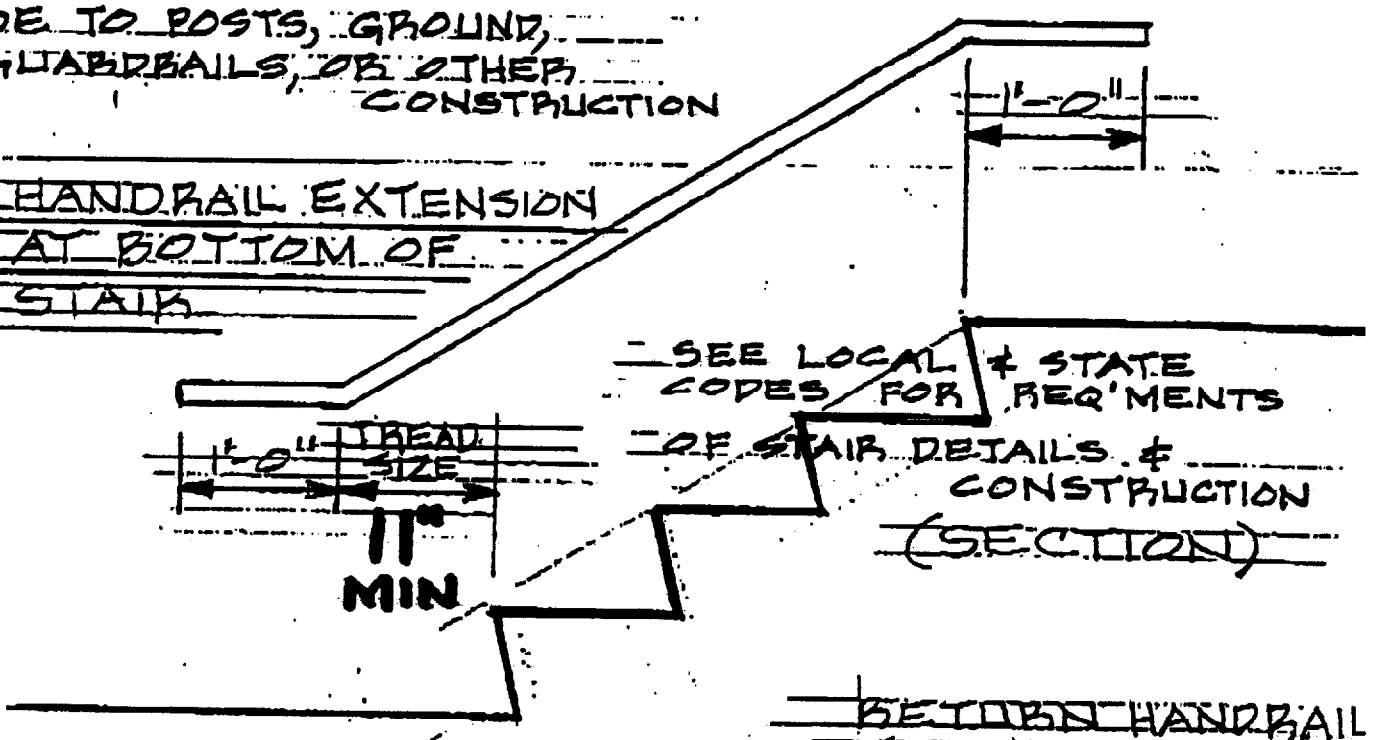
Fig. 17
Examples of Edge Protection and Handrail Extensions

(a) Handrail SHAPE/SIZE

NOTE:
HANDRAIL EXTENSIONS ALSO REQ'D ON OPEN SIDE OF STAIRS = RETURNS TO BE TO POSTS, GROUND, GUARDRAILS, OR OTHER CONSTRUCTION

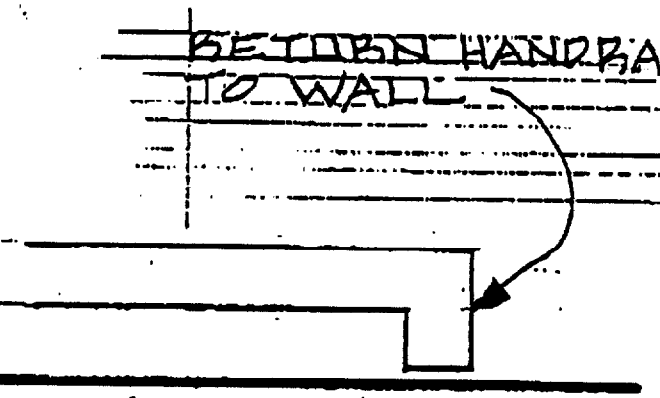
HANDRAIL EXTENSION AT TOP OF STAIR

HANDRAIL EXTENSION AT BOTTOM OF STAIR



(SECTION)

RETURN HANDRAIL TO WALL



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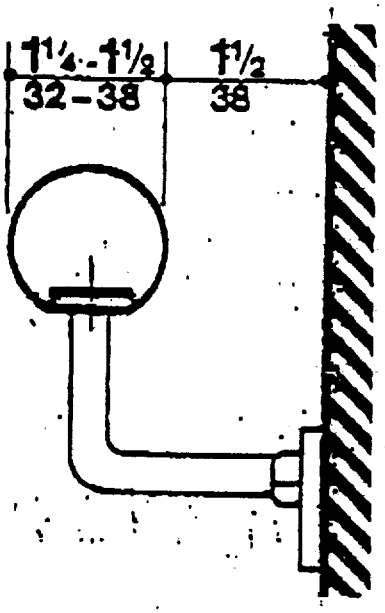

STAIR HANDRAIL ON WALL

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CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. – 207-874-8704
Fax – 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: MAHER AL-SOUFI

DATE: 6/17/02

Job Name: ADAMS SCHOOL

Address of Construction: 48 MOODY STREET

THE BOCA NATIONAL BUILDING CODE/1999 FourteenthEDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA NBC 1999 Use Group Classification(s) GR. E TO 5B

Type of Construction WOOD FRAME Bldg. Height 14' 5" Bldg. Sq. Footage 4251 TOTAL

Seismic Zone 2 Group Class

Roof Snow Load Per Sq. Ft. 40 PSF Dead Load Per Sq. Ft.

Basic Wind Speed (mph) 90 Effective Velocity Pressure Per Sq. Ft.

Floor Live Load Per Sq. Ft. 50 PSF CLASSROOMS, 100 PSF CORRIDORS

Structure has full sprinkler system? Yes____ No X Alarm System? Yes X No____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes__ No____

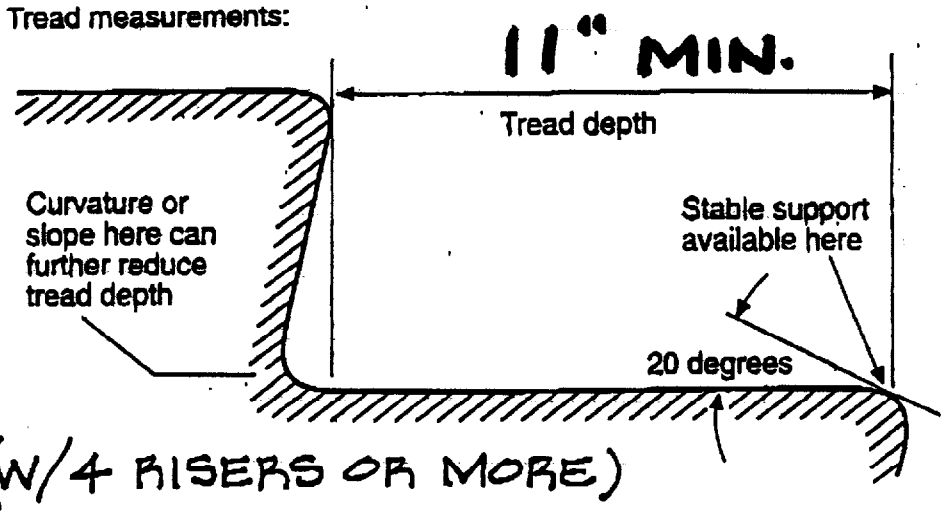
If mixed use, what subsection of 313 is being considered

List Occupant loading for each room or space, designed into this Project.
31 PER CLASSROOM, 62 FOR BUILDING

(Designers Stamp & Signature)

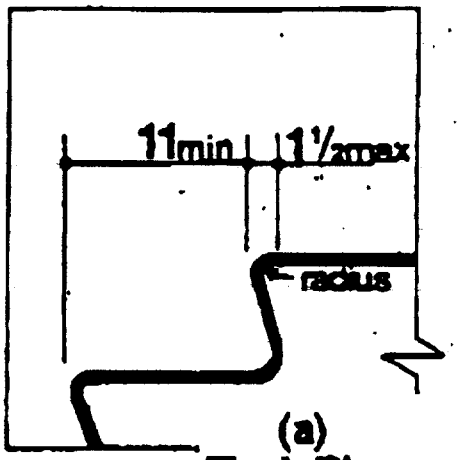
STATE OF MAINE
MAHER AL-SOUFI
No. 8711
REGISTERED PROFESSIONAL ENGINEER

PSH 6/07/2K

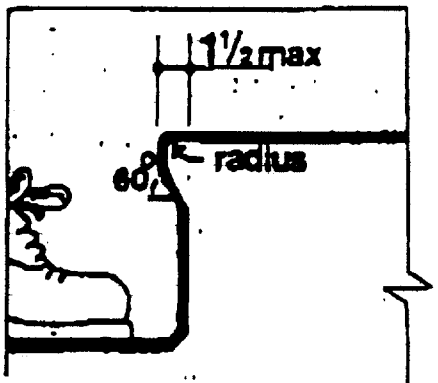


(W/4 RISERS OR MORE)

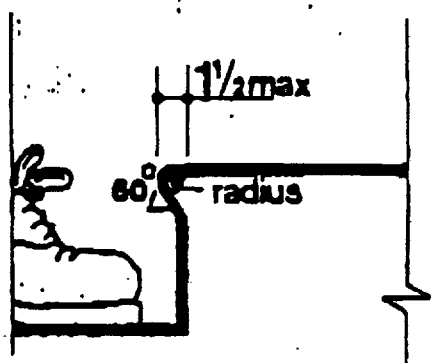
Figure A-5-2.2.3.5(d) Tread measurement with stable support at leading edge.



(a)
Flush Riser



(b)
Angled Nosing



(c)
Rounded Nosing

Fig. 18
Examples of Acceptable Nosings

NOTE:
EXACT STAIR CONFIGURATIONS VARY - TREAD NOSINGS TO BE FREE OF PROJECTIONS OR LIPS THAT COULD TRIP STAIR USERS

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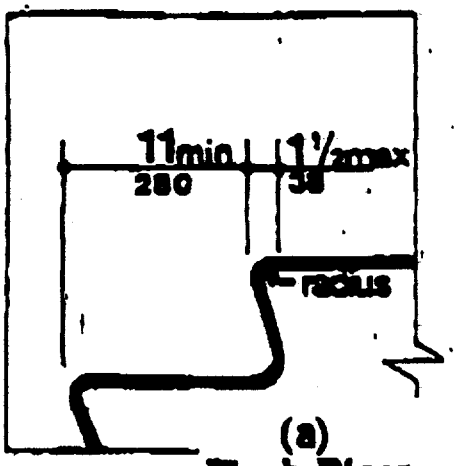
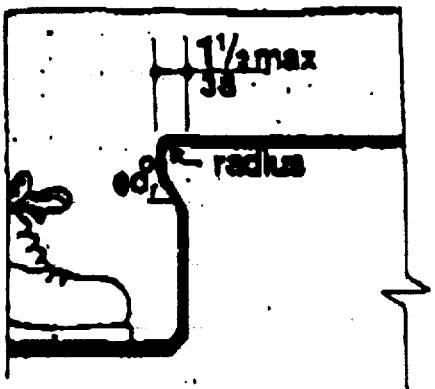
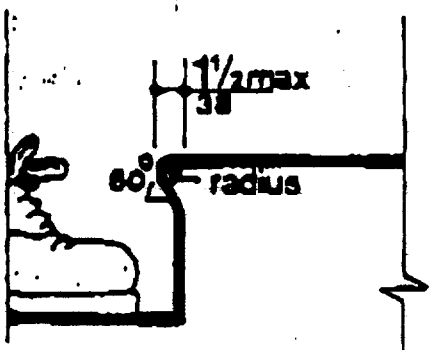
8/17/99



(a)
Flush Riser

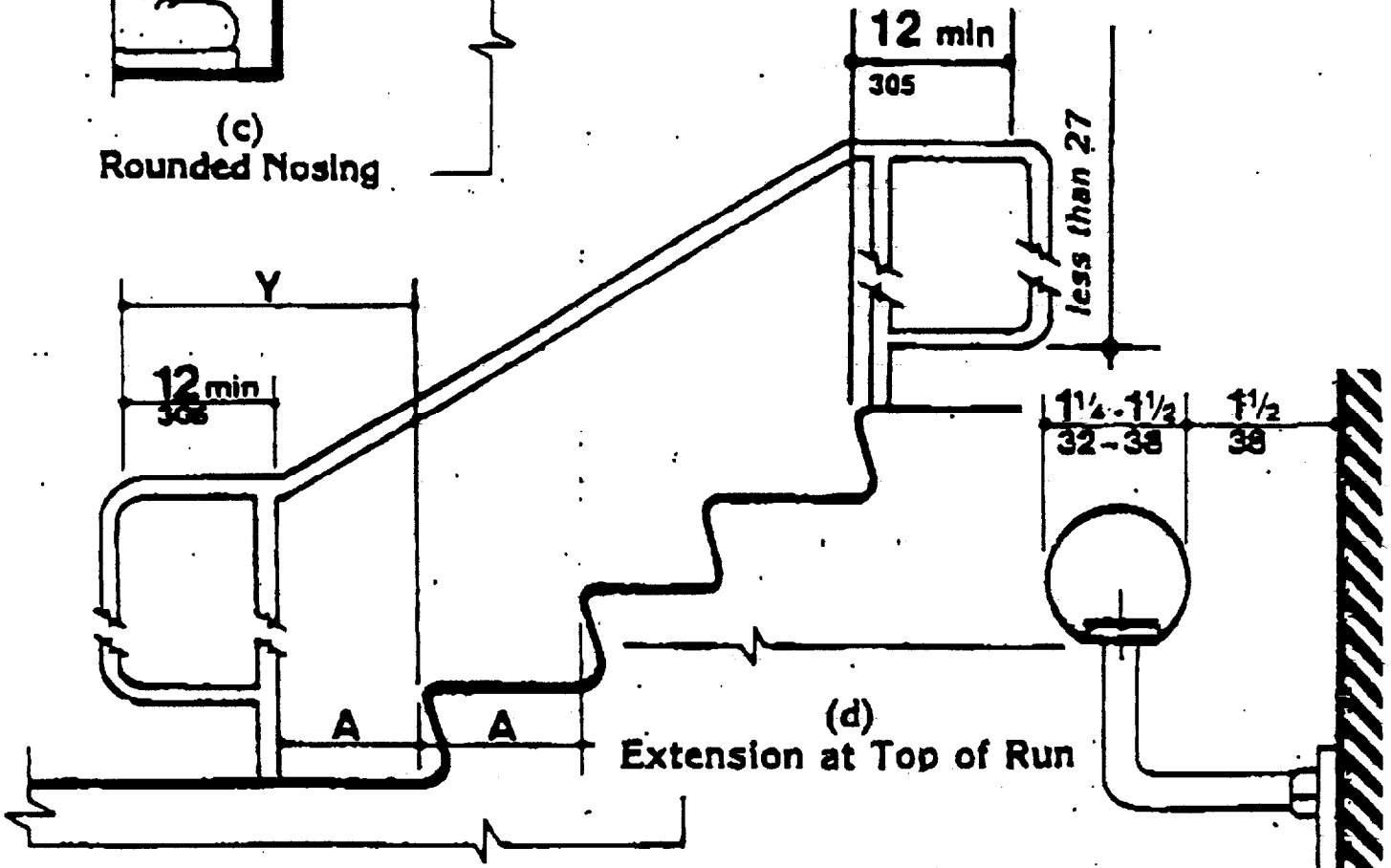


(b)
Angled Nosing



(c)
Rounded Nosing

Fig. 18
Usable Tread Width and Examples of Acceptable Nosings



(d)
Extension at Top of Run

(c)
Extension at Bottom of Run

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CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: MAHER AL-SOUFI

Address of Project 48 MOODY STREET

Nature of Project (3) 28'x52' MODULAR CLASSROOMS INSTALLED AT ADAMS SCHOOL

Date 6/17/02

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)

STATE OF MAINE
MAHER AL-SOUFI
No. 9717
REGISTERED PROFESSIONAL ENGINEER

Signature _____

Title P.E.

Firm _____

Address 1536 DUNWOODY VILLAGE PKWY STE 135
ATLANTA GA 30338

Telephone 678-587-0333

CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: MAHER AL-SOUFI

RE: Certificate of Design

DATE: 6/18/02

These plans and/or specifications covering construction work on:

ADAMS SCHOOL, 48 MOODY STREET, PORTLAND

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition and local amendments.

STATE OF MAINE
SEAL MAHER AL-SOUFI No. 9717 REGISTERED PROFESSIONAL ENGINEER

Signature [signature]

Title P.E

Firm

Address 1536 DUNWOODY VILLAGE PKWY STE 35
ATLANTA GA 30338

As per Maine State Law:

$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

PSH 6/2002

City of Portland Site Plan Application

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

Address of Construction: 48 Moody Street Portland, Maine		Zone: R6
Total Square Footage of Proposed Structure: 4368	Square Footage of Lot: 65,413	
Tax Assessor's Chart, Block & Lot Chart# 3 Block# H Lot# 1	Property owner, mailing address: Portland Public Schools 331 Veranda Street Portland, ME 04103	Telephone: 874-8126
Consultant/Agent, mailing address, phone & contact person: Hank Dresch, Facilities Engineer, same as above	Applicant name, mailing address & telephone: Portland Public Schools 331 Veranda Street Portland, ME 04103	**Project name:** Adams Modular School Complex

Proposed Development (check all that apply) X **New Building** ___**Building Addition** ___**Change of Use**
___**Residential** ___**Office** ___**Retail** ___**Manufacturing** ___**Warehouse/Distribution** ___**Parking lot**
___**Subdivision, amount of lots**_____
___**Site Location of Development $3,000, except for residential lots which are then $200 per lot**_____
___**Traffic Movement $1,000** ___**Stormwater Quality $250.00** ___**Other**_____
___**After the fact review - Major project $1,500.00** ____**After the fact review - Minor project $1,200.00**

Major Development _____ **$500.00** **Minor Development** X **$400.00**
Plan Amendments: ____**Board review $200.00** ____**Staff review $100.00**

Who billing will be sent to: Mr. Hank Dresch
Mailing address: Portland Public Schools
State and Zip: 331 Veranda Street
Portland, ME 04103
Contact person: Hank Dresch Phone: 871-8126

Submittals shall include (9) separate folded packets of the following excluding Plan Amendments which shall include (6) separate packets of the following:

a. **copy of application**
b. **cover letter stating the nature of the project**
c. **site plan containing the information found in the attached sample plans check list**

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: cl.portland.me.us chapter 14

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.

Signature of applicant:	**Date:** 3/14/02

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Insp Copy

2002-0075
Application I. D. Number

03/14/2002
Application Date

Adams Modular School Complex
Project Name/Description

Portland Public Schools
Applicant

331 Veranda Street, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 871-8126 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

48 - 48 Moody Street, Portland, Maine
Address of Proposed Site

003 H001001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☑ Other (specify) **Modular School**

4368 Sq. Ft.		**R-6**
Proposed Building square Feet or # of Units	Acreage of Site	Zoning

Check Review Required:

☑ Site Plan (major/minor)	☐ Subdivision # of lots ____	☐ PAD Review	☐ 14-403 Streets Review
☐ Flood Hazard	☐ Shoreland	☐ HistoricPreservation	☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)	☐ Zoning Variance		☐ Other ____

Fees Paid: Site Plan **$400.00** Subdivision ____ Engineer Review ____ Date ____

Insp Approval Status:

Reviewer ____

☐ **Approved** ☐ **Approved w/Conditions** See Attached ☐ **Denied**

Approval Date ____ Approval Expiration ____ Extension to ____ ☐ Additional Sheets Attached

☐ Condition Compliance ____ (signature) ____ (date) ____

Performance Guarantee ☐ **Required*** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issue	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	expiration date
☐ Final Inspection	date	signature	
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ Defect Guarantee Released	date	signature	

PINKHAM & GREER
CONSULTING ENGINEERS, INC.

170 U.S. Route One
Falmouth, Maine 04105
Tel: 207.781.5242
Fax: 207.781.4245

March 12, 2002
File: 02125

Ms. Sarah Hopkins
City of Portland Planning
389 Congress Street 4th Floor
Portland, ME 04101

RE: ADAMS MODULARS

Dear Sarah:

The Portland Public School Department has been planning for the relocation of the Jack Elementary School students over the last seven months. As part of the final plan, additional students will be added to the Adams School located on Moody Street. To help accommodate these students, six modular classrooms located in three structures will be added to the site; see enclosed site plan for the location.

The three structures will have a bathroom in each for use by the students. The structures will be connected to the sewer and water services in Moody Street. Two of the buildings will be placed on the existing basketball courts and the third on the edge of the grass play area.

The fencing around the site will be removed to allow placement of the modulars and reinstalled. This will help provide security for the site.

The trees that were planted around the basketball court in 1994 will be maintained. This will provide some landscaping around the perimeter of the site. A site visit will be helpful in assessing their size and locations.

The school department is planning to keep the modulars in place for a minimum of three years with five years as the likely term. This coincides with the typical school construction project schedule through the state funding process.

PINKHAM & GREER

CONSULTING ENGINEERS, INC.

As you know, the schedule is quick. They need to move the equipment and supplies out of the Congress Street location by July. We hope that the Board can approve this project as quickly as possible.

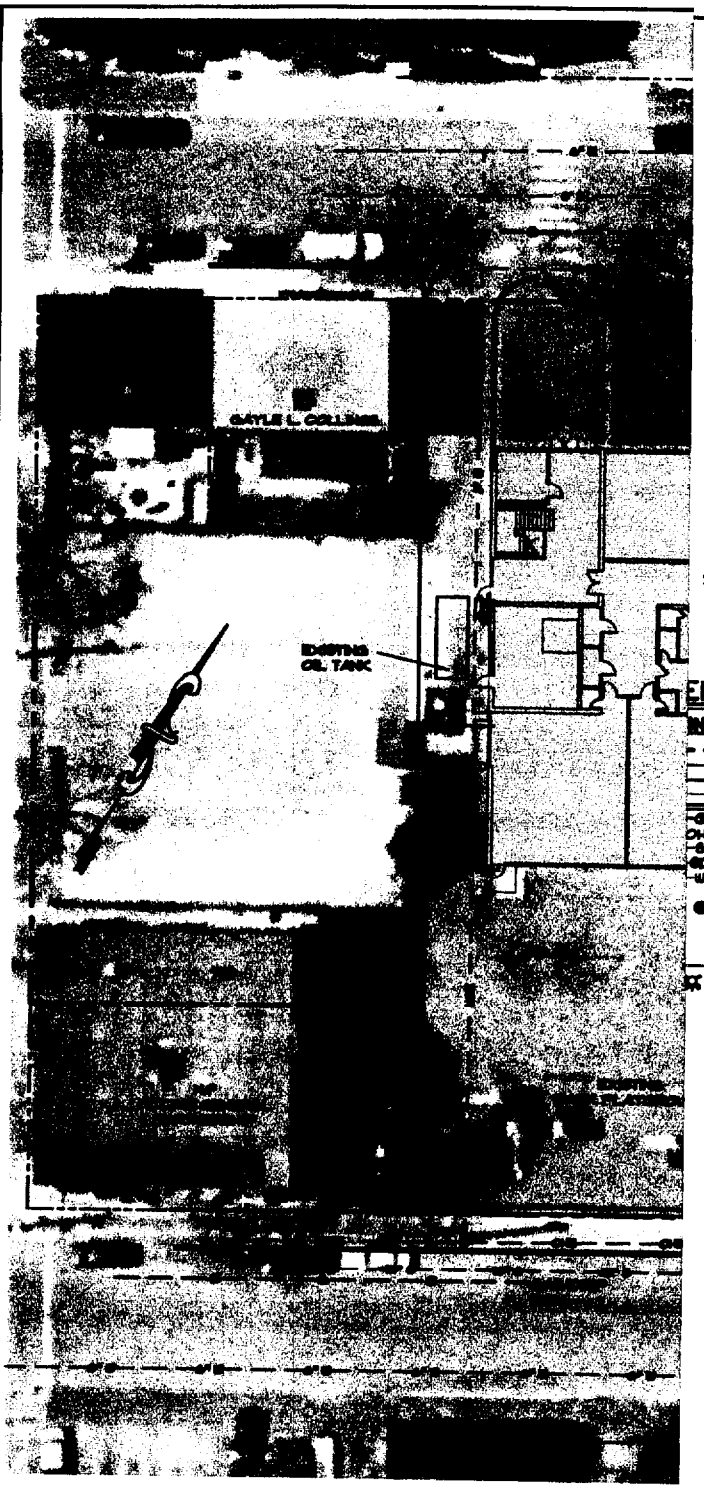
Please call me if you have any questions.

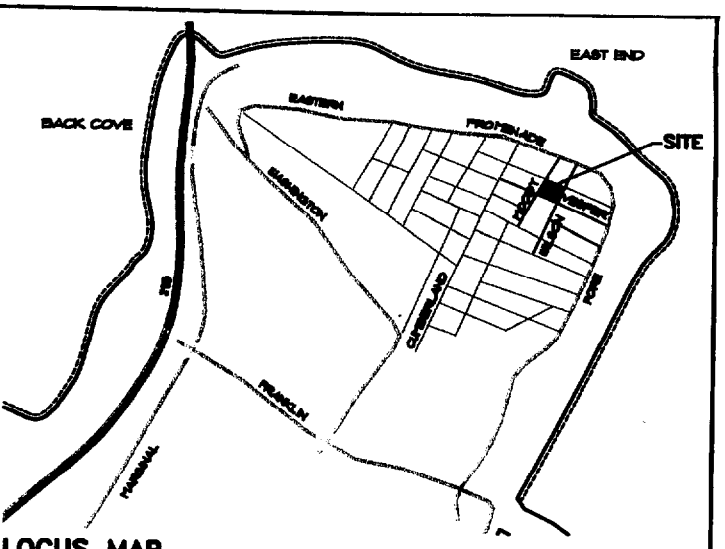
Sincerely,
PINKHAM & GREER

Thomas S. Greer, P.E.

TSG/bt

C: Hank Dresch





LOCUS MAP

END

PROPOSED

- BUILDING
- GAS LINE
- FUEL OIL
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE
- SPOT GRADE
- METER PIT

- PROPERTY LINE
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- BUILDING
- CURB
- GAS LINE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- TREE/TREELINE
- FENCE LINE
- HYDRANT
- POLE MOUNTED LIGHT

ZONE INFORMATION

R-6 RESIDENTIAL ZONE
CONDITIONAL USE: ELEMENTARY, MIDDLE AND SECONDARY SCHOOL

SPACE STANDARDS	REQUIRED
MINIMUM LOT SIZE, d. SCHOOL:	30000 s.f.
MINIMUM LOT AREA:	NA
MINIMUM STREET FRONTAGE:	40 FEET
MINIMUM FRONT YARD:	10 FEET
MINIMUM REAR YARD:	20 FEET
MINIMUM SIDE YARD:	10 FEET
MAXIMUM LOT COVERAGE:	50 % OF LOT AREA
MINIMUM LOT WIDTH:	50 FEET
MAXIMUM STRUCTURE HEIGHT:	45 FEET

REV.	DATE	DESCRIPTION

PORTLAND PUBLIC SCHOOL
331 VERANDA STREET, PORTLAND

ADAMS MODULARS
48 MOODY STREET

SITE PLAN

SCALE:	AS SHOWN	DRN BY:	NRA
DATE:	MARCH 7, 2002	DES'D BY:	TSG
PROJECT:	02125	CHK BY:	TSG

C1

STATE OF MAINE THOMAS S. GUERRETTE 4356 REGISTERED PROFESSIONAL ENGINEER

CAD FILE: 01125 FILE SCALE: 1"=20' PLOT DATE: 3/7/02