

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: ***76 Congress <del>Street</del> Street		Owner: *** Friends of the St. Lawrence Church		Phone: 775-7667		Permit No: <b>0100</b>	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Atlantic Foundatuion		Address: 58 Longfellow Dr Cape Eliz. ME		Phone:		Permit Issued:  FEB 2 1	
Past Use:  Church		Proposed Use:  Community Center		COST OF WORK: \$100,000		PERMIT FEE: \$ 624.00	
Proposed Project Description:  change of use build in theater and accessor reno		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A-3 Type: 3B BOCA 99		Zoning: <b>R6</b> CBL: 003-U-001	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: <i>[Signature]</i> 2/13/01	
PEDESTRIAN ACTIVITIES DISTRICT (PAID.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan, maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <i>exempted by B.N. 1-24-01</i> Zoning Appeal to the <i>Planning Bd</i>	
Permit Taken By: <b>K</b>		Date Applied For: <b>Oct 12 2000</b>				<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <i>Approved</i> <input type="checkbox"/> Interpretation <i>use &amp; parking</i> <input checked="" type="checkbox"/> Approved <i>plan 1/23/01</i> <input type="checkbox"/> Denied	

PERMIT ISSUED WITH REQUIREMENTS

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: <b>Oct 12 2000 K</b>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS

1

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\***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 (include Portion of Building): 76 Congress St., Portland			
Total Square Footage of Proposed Structure 6,000 sq. ft.		Square Footage of Lot 10,500	
Tax Assessor's Chart, Block & Lot Number Chart# 003 Block# U Lot# 001		Owner: Friends of the St. Lawrence Church	Telephone#: 775-7667
Owner's Address: 76 Congress St., Portland, ME 04101		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 100,000 Fee: \$ 624
Proposed Project Description:(Please be as specific as possible) Build-in theater and accessory renovations. <b>Change of Use</b>			
Contractor's Name, Address & Telephone Atlantic Foundation, 58 Longfellow Dr. Cape Eliz., ME. 04107 767-6206			Rec'd By
Current Use: Unoccupied Church		Proposed Use: Community Center	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
  - All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
  - All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
  - HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.
- You must Include the following with you application:

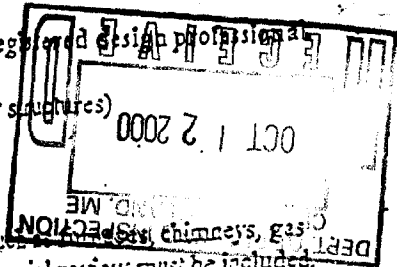
- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

**\* IF Available also  
Submit Plans on  
ADOBE or CAD Format**

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

- Unless exempted by State Law, construction documents must be designed by a registered design professional.
- A complete set of construction drawings showing all of the following elements of construction:
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
  - Floor Plans & Elevations
  - Window and door schedules
  - Foundation plans with required drainage and dampproofing
  - Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.



**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/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: <i>William J. Milliken</i>	William J. Milliken Ex. Dir.	Date: 10/18/00
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

BUILDING PERMIT REPORT

DATE: 13 October 2K ADDRESS: 76 Congress ST. CBL: 003-U-001  
REASON FOR PERMIT: Change of use vacant To Theater and accessory use.  
BUILDING OWNER: Friends of The St. Lawrence Church  
PERMIT APPLICANT: S2, A1, A2, B-H9- CONTRACTOR ATLANTIC FOUNDATION  
USE GROUP: A-3 CONSTRUCTION TYPE: 3B CONSTRUCTION COST: 100,000 PERMIT FEES: 624.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1 \*11 \*13 \*17  
\*19 \*20 \*21 \*22 \*23 \*27 \*29 \*30 \*32 \*33 \*34 \*36 \*37 \*38 39 40 #31

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

10/12

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

X 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

X 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

X 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

X 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

X 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

28. All requirements must be met before a final Certificate of Occupancy is issued.

X 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

X 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements.

*Any New signage requires a separate permit*

X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

X 33. Bridging shall comply with Section 2305.16.

X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

X 36. All flashing shall comply with Section 1406.3.10.

X 37. The plan analysis completed by Matthew A. Stais Architect shall be comply with.

X 38. Page 4 of the analysis section on draft stops states R-1 & R-2 use group - The occupancies of the proposed bldg does not show R-1 or R-2 use group.

(39) State Fire Marshall approval required for this project.

*[Signature]*  
Building Inspector

Cc: *[Signature]* McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 10/100

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

#410

## FIRE CODE PERMIT REPORT

DATE: 10/16/00ADDRESS: 26 Congress StPERMIT TO: Friends of St Lawrence ChurchOWNER/CONTRACTOR: Atlantic FoundationAPPROVED DENIED 

### CONDITIONS OF APPROVAL/DENIAL

1. The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment and smoke protected enclosure. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide a 0.15 gpm, per square foot of floor throughout the entire area. An indicating shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
2. All required Fire Alarm Systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
3. All remote annunciators shall have a visible "trouble" indicator along with the Fire Alarm "Zone" indicators.
4. Any Master Box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.
5. All Master Box locations shall be approved by the Fire Department Director or Communications. A Master Box shall be located so that the center of the box is five feet above finished floor.
6. All Master Box locations are required to have a locked box (knoxbox).
7. A fire alarm acceptance report shall be submitted to the Portland Fire Department.
8. All underground tank removal(s) and/or installation(s) shall be done in accordance with the Department of Environmental Regulations (Chapter 691).
9. No cutting of tanks on site. Cutting of tanks is to be done at an approved tank disposal site.
10. Fire Dispatcher must be at least 48 hours in advance of removal and/or transportation of tanks.
11. All above ground L/P storage tanks shall be located in accordance with NFPA 53 Standards.
12. Any tank located near the path of vehicle movement shall be protected with appropriate permanent barricades.

13. All piping shall be protected from possible mechanical damage and vandalism.

14. A 4" storz fire department connection is required.

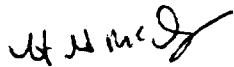
15. Any new sprinkler construction over six sprinkler heads needs to have State Fire Marshal approval.

16. Any renovations of sprinkler systems over 20 sprinkler heads needs to have State Fire Marshal approval.

17. A sprinkler performance test shall be submitted to the Portland Fire Department after completion of sprinkler work.

18. State Fire Marshal approval is required for this project.

19. A Master Box is required for this project.



Lt. G. McDougall  
Fire Prevention Officer  
City of Portland

## APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Friends of the St. Lawrence Church

Nov. 17, 2000

Applicant  
76 Congress St., Portland, ME 04101  
Applicant's Mailing Address  
William Milliken, Exec. Dir.  
Consultant/Agent/Phone Number

Application Date  
St. Lawrence Restoration  
Project Name/Description  
76 Congress St. - 003-4-00/  
Address of Proposed Site

Description of Proposed Development:      *conditional use appeal*  
 Change of use/conditional use of church parish hall to

community center. Interior renovations/partitioning and electric service upgrade. The only exterior changes will be slight (1-2") sidewalk grading for ADA. Will file parking Management plan.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

a) Within Existing Structures; No New Buildings, Demolitions or Additions

b) Footprint Increase Less Than 500 Sq. Ft.

c) No New Curb Cuts, Driveways, Parking Areas

d) Curbs and Sidewalks in Sound Condition/ Comply with ADA

e) No Additional Parking / No Traffic Increase

f) No Stormwater Problems

g) Sufficient Property Screening

h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Yes	<input checked="" type="checkbox"/>
Yes	<input checked="" type="checkbox"/>
Yes	<input checked="" type="checkbox"/>
No (see above)	<input checked="" type="checkbox"/>
No (see above)	<input checked="" type="checkbox"/>
Yes <i>conditional use appeal</i>	<input checked="" type="checkbox"/>
Yes	<input checked="" type="checkbox"/>
No (see above)	<input checked="" type="checkbox"/>

**Planning Office Use Only:** /

Matthew A. Stais Architect, P.C.  
PO Box 135  
Breckenridge, Colorado 80424  
970.453.0444

Plan analysis based on  
the 1999 BOCA National Building Code

Project Number: 0015 Date: 3 October 2000  
Project Name: St. Lawrence Arts & Community Center  
Address: 76 Congress Street, Portland, Maine  
Occupancy: S2, A1, A2, B, H3, A3 Contractor: Atlantic Foundation  
Construction: 3B Architect: M. Stais Architect  
Engineer: SMRT  
Report By: Matthew Stais

NOTE: The code items listed in this report are not intended to be a complete listing of all possible code requirements in the 1999 NBC. It is a guide to selected sections of the code.

Report created using Plan Analyst software by b w & a. (719) 599-5622

=====  
NFPA 13 sprinkler system throughout the building -- Sec. 906.2.1

DIRECTION	BOUNDARY	FIRE PROTECTION SEPARATION
NORTH	Center line of public way	30.0
EAST	Property line	8.0
SOUTH	Center line of public way	37.0
WEST	Center line of public way	60.0

TOTAL PERIMETER 482.0 Feet  
PERIMETER WITH A SEPARATION GREATER THAN 30 FEET 327.0 Feet

Allowed area increased 86.0% based on 68% of the perimeter having a separation of 30 feet or more. -- Sec. 506.2

NOTE: The area used for increase shall have access from a street by a posed fire lane not less than 18 feet in width.

13/OCT./2K.  
O.K.  
*[Signature]*

①



Code review for:  
 Project Id.: St. Lawrence Arts & Community Center  
 Address: 76 Congress Street, Portland, Maine

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
M	Storage Mezzanine	S2	ok	464			
2	Parish Hall	A2	ok	2456	9264	0.27	ok
2	Lobby 204	A2	ok	521	9264	0.06	ok
2	Sanctuary	A1	ok	4932	9264	0.53	ok
2	Lobby 201	A2	ok	527	9264	0.06	ok
TOTAL FOR FLOOR				8436	9264	0.91	ok
1	Lower lobby	A2	ok	909	9264	0.10	ok
1	Office	B	ok	1213	9264	0.13	ok
1	Workshop	H3	ok	792	4464	0.18	ok
1	Mechanical Room	B	ok	140	9264	0.02	ok
1	Kitchen	A3	ok	190	9264	0.02	ok
1	Storage	S2	ok	4764	9264	0.51	ok
TOTAL FOR FLOOR				8008	8374	0.96	ok
BUILDING TOTAL				16444	17616	0.93	ok

NOTE: The allowable area and number of stories is based on the most restrictive use. -- Sec. 313.1.1

The maximum number of floors was not increased for sprinkler system for this H-occupancy. -- Sec. 504.2

The actual height of this building is 41.0 feet. ✓

For S2 occupancy, the maximum height of this occupancy is 60 Feet. ✓  
 -- Table 503 & Sec. 504

For A1 occupancy, the maximum height of this occupancy is 50 Feet. ✓  
 -- Table 503 & Sec. 504

WARNING! -- Note the maximum height of the following occupancy.

For A2 occupancy, the maximum height of this occupancy is 40 Feet. ✓  
 -- Table 503 & Sec. 504

For B occupancy, the maximum height of this occupancy is 60 Feet. ✓  
 -- Table 503 & Sec. 504

WARNING! -- Note the maximum height of the following occupancy.

For H3 occupancy, the maximum height of this occupancy is 30 Feet. ✓  
 -- Table 503 & Sec. 504

For A3 occupancy, the maximum height of this occupancy is 50 Feet. ✓  
 -- Table 503 & Sec. 504

Maximum height increased for fire suppression system. -- Sec. 504.2 ✓

13 OCT 2004

48

Code review for:  
 Project Id.: St. Lawrence Arts & Community Center  
 Address: 76 Congress Street, Portland, Maine

EXTERIOR WALL FIRE RATINGS AND OPENING PROTECTION  
 Section 705, Table 602, and 604.1

OCC	NORTH			EAST			SOUTH			WEST		
	BRG	NON	OPNG%	BRG	NON	OPNG%	BRG	NON	OPNG%	BRG	NON	OPNG%
	WALL	BRG	UP/PR	WALL	BRG	UP/PR	WALL	BRG	UP/PR	WALL	BRG	UP/PR
S2	2hr*	0hr*	NL/NL	2hr*	0hr*	25/25	2hr*	0hr*	NL/NL	2hr*	0hr*	NL/NL
A1	2hr*	0hr*	NL/NL	2hr*	0hr*	25/25	2hr*	0hr*	NL/NL	2hr*	0hr*	NL/NL
A2	2hr*	0hr*	NL/NL	2hr*	0hr*	25/25	2hr*	0hr*	NL/NL	2hr*	0hr*	NL/NL
B	2hr*	0hr*	NL/NL	2hr*	0hr*	25/25	2hr*	0hr*	NL/NL	2hr*	0hr*	NL/NL
H3	2hr*	0hr*	70/NL	2hr*	2hr*	10/25	2hr*	0hr*	NL/NL	2hr*	0hr*	NL/NL
A3	2hr*	0hr*	NL/NL	2hr*	0hr*	25/25	2hr*	0hr*	NL/NL	2hr*	0hr*	NL/NL

The exterior walls are required to be of NONCOMBUSTIBLE material.

-- Sec. 604.1

Exterior walls are required to be fire-rated:

- 1) From Both sides when fire separation is 5 feet or less.
- 2) On the interior side only when separation is more than 5 feet.

-- Sec. 705.2

Exterior nonbearing wall ratings reduced 1hr for an automatic sprinkler system -- Sec. 705.2.4

Then maximum percent of area of unprotected opening has been adjusted for an automatic sprinkler system. -- Sec. 705.3.1.

up/pr = Maximum percent of openings in the exterior wall.

-- Table 705.3

up - The maximum percent if all openings are unprotected.

pr - The maximum percent if all openings are protected.

If some are protected and some are not, then use formula in Sec. 705.3

Openings in 1hr walls are required to be protected with 3/4 hour assemblies. -- Sec. 706.3

Openings in walls required to be greater than 1hr are required protected with 1 1/2 hour assemblies. -- Sec. 706.3

NL = No fire protection requirements for openings.


NP = Openings are not permitted in this wall.

\* = These walls may be required to have a parapet wall 30 inches above the roofing. The parapet wall is required to have the same fire rating as the wall. -- Sec. 705.6

Exceptions:

The parapet wall is not required if:

- 1) The roof deck or sheathing is constructed of approved non-combustible materials or of fireretardant-treated wood or of 5/8-inch Type X gypsum board supported directly beneath the underside of the roof sheathing or deck using minimum 2-inch ledgers attached to the sides of the roof framing members for a minimum distance of 4 feet from the exterior wall, and where the roof covering has a minimum of a Class C rating.
- 2) The roof slopes more than 20 degrees from the horizontal.

13 OCT. 24  


Code review for:  
 Project Id.: St. Lawrence Arts & Community Center  
 Address: 76 Congress Street, Portland, Maine

-- Sec. 705.6, Exception 4

ELEMENT	MATERIAL	RATING	NOTES
Fire walls and party walls	Any	2 hr	
Exit enclosures	Any	1 hr	Note 6
Shaft Enclosure	Any	1 hr	Note 4
Other separations	Any	1 hr	
Exit access corridors	Any	1 hr	Note 8
Tenant space separation	Any	None	
Smoke barriers	Any	1 hr	
Nonbearing partitions	Any	None	
Bearing Walls, columns, girders, etc.			
Supporting > than 1 floor	Any	None	
Supporting 1 floor or roof	Any	None	
Members supporting walls	Any	None	
Floor/Ceiling Assembly	Any	None	
Roof 15 or less aff	Any	None	
Roof > 15 and < 20 aff	Any	None	
Roof > 20 feet aff	Any	None	
Stairs	Any	None	

FOOTNOTES:

- 4) Shaft wall fire ratings reduced to 1hr -- Sec. 710.3
- 6) Exit enclosure wall fire ratings reduced to 1hr -- Sec. 1014.11
- 8) See the EXIT TABLE of this report for areas requiring corridors to be fire-rated. -- Sec. 1011.4

DRAFTSTOPS:

Floors:

In R-1 and R-2 uses, draftstopping shall be installed in line with tenant and dwelling unit separation walls. -- Sec. 721.7.1.1  
 In other uses, draftstopping shall be installed so that horizontal areas do not exceed 1,00 square feet. -- Sec. 721.7.1.3  
 Exception: Draftstops are not required when automatic sprinklers are also installed in the combustible concealed space.

Attics and concealed spaces:

In R-1 and R-2 uses, draftstopping shall be installed in line with tenant and dwelling unit separation walls. -- Sec. 721.7.2.1  
 In other uses, draftstopping shall be installed so that horizontal areas do not exceed 3,00 square feet. -- Sec. 721.7.2.2  
 Exceptions: Draftstops are not required when automatic sprinklers are also installed in the combustible concealed space.  
 See code for additional exceptions.

*Where is R-1 & R-2 use group?*

*13 OCT 2K*

*JA*

Code review for:  
 Project Id.: St. Lawrence Arts & Community Center  
 Address: 76 Congress Street, Portland, Maine

OCCUPANCY SEPARATIONS:

The different occupancies within this fire area are not required to have fire separation assemblies between them. -- Sec. 313.1.1

ADDITIONAL OCCUPANCY SEPARATIONS:


NOTE: When an automatic fire suppression system is required, the separation alternative shall not apply.

TABLE 302.1.1

Room or Area	Separation/protection
All use groups:	
Paint shops in other than F occupancy using hazardous materials less than that which would make it an H occ.	2 hours or 1 hour and automatic fire suppression system
Waste and soiled linen collection rooms and chute termination rooms	1 hour and automatic fire suppression system
Waste and soiled linen chute access rooms	1 hour or automatic fire suppression system with smoke partitions.
Boiler and furnace rooms	1 hour or automatic fire suppression system with smoke partitions.
Incinerator rooms	2 hours and automatic fire suppression system
Use Groups A, B, E, I-1, R-1, R-2:	
Storage rooms, 50 to 100 sqft	1 hour or automatic fire suppression system with smoke partitions
Storage rooms more than 100 sqft	Automatic fire suppression system with smoke partitions
Physical plant maintenance shop and workshops	2 hours or 1 hour and automatic fire suppression system

EXIT REQUIREMENTS:

FL	NAME	OCCUPANT LOAD	NUMBER REQ'D	EXIT WIDTH	PANIC HDWR	RATED CORRIDOR	DOOR SWING	NOTES
M	Storage Mezzanine	2A	1	0.0	No	N/A	N/R	2
2	Parish Hall	350	2	4.4	Yes	N/A	Out	3 8
2	Lobby 204	174A	2	2.2	Yes	N/A	Out	3 8
2	Sanctuary	450	2	5.6	Yes	N/A	Out	3 8
2	Lobby 201	176A	2	2.2	Yes	N/A	Out	3 8
		350	2	4.4	Yes	N/A	Out	3 8
		450	2	5.6	Yes	N/A	Out	3 8

13 OCT 2K  


Code review for:  
 Project Id.: St. Lawrence Arts & Community Center  
 Address: 76 Congress Street, Portland, Maine

TOTAL	800	3	13.3	No	N/A	Out	8
1 Lower lobby	303A	2	3.8	Yes	0hr	Out	3 8
1 Office	12	1	0.2	No	0hr	N/R	15
1 Workshop	3	1	0.1	No	N/A	Out	1 6
1 Mechanical Room	A		0.0	No	N/A	N/R	15
1 Kitchen	2A	1	0.0	No	N/A	N/R	1
1 Storage	16A	1	0.2	No	N/A	N/R	1
	321	2	4.0	No	N/A	Out	8
TOTAL	303	1	3.8	No	0hr	Out	

When an occupant load has an 'A' after the number, it is treated as an accessory area and the occupant load of this area is not included in the total occupant load.

FOOTNOTES:

- 1) If the travel distance exceeds 100 feet in this area, 2 exit are required -- Sec. 1017.2 & Table 1017.2
- 2) If the travel distance to the bottom of stairs exceeds 100 feet, two exit are required -- Sec. 505.3, 1017.2, & Table 1017.2
- 3) Panic hardware is required from areas with an occupant load exceeding 100. -- Sec. 1017.4.2
- 6) Exit doors are required to swing in the direction of exiting when serving a high hazard occupancy. -- Sec. 1017.4
- 8) Exit signs are required in all areas that are required to have more than one exit. -- Sec. 1023.1
- 15) If the travel distance exceeds 100 feet in this area, 2 exit are required -- Table 1017.2, Note a

In areas where 2 or more exits are required, the minimum separation is 1/4 of the maximum diagonal of the area or floor.  
 -- Sec. 1006.4.1

When 2 exits are required, exits must be arranged so that it is possible to go in either direction from any point in a corridor to a separate exit, except for dead ends not exceeding 20 feet in length. -- Sec. 1011.2

A maximum of one exit access shall be permitted to pass through a kitchen, storeroom, restroom, closet or similar space provided that passage through such space is not the only means of access to an exit.  
 -- Sec. 1006.2.1

13/oct/2K  
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Code review for:

Project Id.: St. Lawrence Arts & Community Center

Address: 76 Congress Street, Portland, Maine

Door swing is based on Sec. 1017.4

Occupant load is based on 1008.0 & Table 1008.1.2

Number of exits is based on:

For floors -- Sec 1010.2

For areas -- Sec 1017.2.

Exit width is in feet and is based on Sec. 1009.2 & Table 1009.2

Width shown for all areas is based on Doors, ramps & corridors.

Width shown for 1st floor is based on Doors, ramps & corridors.

Width shown for other floors & basements is based on stairways.

For the minimum width of doors, see Sec. 1017.3

For the minimum width of corridors, see Sec. 1011.3

For the minimum width of stairways, see Sec. 1014.3

Plan must indicate the number of occupants to be accommodated on every floor, and in all rooms and spaces. The posted occupant load of the building shall be limited to that number. -- Sec. 1003.2

A change in elevation less than 12 inches in the means of egress must be by a ramp. -- Sec. 1005.6 Ramp shall be equipped either with handrails or with a floor finish that contrast with the adjacent floor finish.

For F,H,R,S and U occupancies:

Exterior doors that are not required to be accessible may have a step height of 8 inches. -- Sec. 1005.6

FLUSH AND SURFACE BOLTS:

Manually operated edge or surface-mounted flush bolts and surface bolts are prohibited. When automatic flush bolts are used, the door leaf having the automatic flush bolt shall not have a door knob or surface-mounted hardware. The unlatching of any leaf shall not require more than one operation. -- Sec. 1017.4.1.1

LOCKS AND LATCHES:

All means of egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort. -- Sec. 1017.4.1

See Exception 6.

Door handles, pulls, latches, locks, and other operating devices shall be 34 inches minimum and 48 inches maximum above the finished floor. The operating devices shall be capable of operation with one hand and shall not require tight grasping, tight pinching or twisting of the wrist to operate. -- Sec. 1017.4

Exception: Locks used only for security purposes and not used for normal operation are permitted in any location.

13 OCT 2004

4

Code review for:

Project Id.: St. Lawrence Arts & Community Center

Address: 76 Congress Street, Portland, Maine

The floor surface on both side of a door shall be at the same elevation. A 1/2 inch variation due to differences in finish materials is permitted. -- Sec. 1017.1.1

Where separate doors are provided for entrance and means of egress, the entrance door shall be clearly identified in an approved manner 'Entrance Only' in letters not less than 6 inches in height and legible from both inside and outside. -- Sec. 1017.2.1

ACCESSIBILITY:

- 1) Access to facilities is required to be provided for physically disabled persons. -- Chapter 11
- 2) At least 50 percent but not less than one entrance to each building and each separate tenant space within the building shall comply with the accessible route provisions of ICC A117.1 -- Sec. 1106.1
- 3) When an elevator is on the accessible route, elevator operation, access, size, & controls are required to be per ICC A117.1 Sec. 407 -- Sec. 3006.3
- 4) When the accessibility to upper floors is by stairs,
  - 1) Open risers are not permitted. -- ICC A117.1 Sec. 504.3
  - 2) Nosings shall be per CABO/ANSI A117.1, Sec. 504.5 & Fig. 504.5
  - 3) When an exit stairway is part of an accessible means of egress, the minimum clear width is 48 inches between handrails, and shall either incorporate an area of refuge within an enlarged story-level landing or shall be accessed from an area refuge complying with Section 1007.5 or a horizontal exit. -- Sec. 1007.2

- The maximum travel distance in the S2 occupancy is 400 feet. ✓  
-- Sec. 1006.5 & Table 1006.5
- The maximum travel distance in the A1 occupancy is 250 feet. ✓  
-- Sec. 1006.5 & Table 1006.5
- The maximum travel distance in the A2 occupancy is 250 feet. ✓  
-- Sec. 1006.5 & Table 1006.5
- The maximum travel distance in the B occupancy is 250 feet. ✓  
-- Sec. 1006.5 & Table 1006.5
- The maximum travel distance in the H3 occupancy is 150 feet. ✓  
-- Sec. 1006.5 & Table 1006.5
- The maximum travel distance in the A3 occupancy is 250 feet. ✓  
-- Sec. 1006.5 & Table 1006.5

13/OCT/2K  
[Signature]

Code review for:

Project Id.: St. Lawrence Arts & Community Center  
Address: 76 Congress Street, Portland, Maine

ROOFING REQUIREMENTS:

- 1) The roofing on this building is required to be Class C or better. -- Sec. 1506.1.3

FIRE SUPPRESSION SYSTEMS

A fire suppression system is required throughout the entire story where the A-1 occupancy is located. -- Sec. 904.2 #1

Exception: Auditorium areas when they are at the level of exit discharge of the main entrance.

All floor levels between the A-1 occupancy and the level of exit discharge shall have a system throughout. -- Sec. 904.2 #2 & #3

A fire suppression system may be required on stage or platform. -- Sec. 412.6

A fire suppression system is required when the fire area of an A-2 occupancy is greater than 5000 square feet. -- Sec. 904.3

All floor levels below the A-2 are required to have a system throughout. -- Sec. 904.3 #2

A fire suppression system is required in an H occupancy.

-- Sec. 904.5 See exceptions for magazines and grain storage.

A fire suppression system is required throughout the entire story where the A-3 occupancy is located. -- Sec. 904.2 #1

Exception: Auditorium areas when they are at the level of exit discharge of the main entrance.

All floor levels between the A-3 occupancy and the level of exit discharge shall have a system throughout. -- Sec. 904.2 #2 & #3

A fire suppression system may be required on stage or platform. -- Sec. 412.6

See sections 906.0 thru 913.0 for requirements.

See section 904.0 for additional locations that may require a fire suppression system.

STANDPIPE REQUIREMENTS:

A standpipe system is required if the floor level of the highest floor is located more than 30 feet above the lowest level of fire department vehicle access. -- Sec. 915.2.1

See section 915.3.1 for the type of system required.

See section 915.7 location and connection requirements.

FIRE ALARM SYSTEMS

A system is required in this H occupancy. -- Sec. 918.4.3

See section 918.0 for requirements.

13/OCT / 2/14  
[Signature]



Code review for:

Project Id.: St. Lawrence Arts & Community Center

Address: 76 Congress Street, Portland, Maine

WALL AND CEILING FINISH:

- 1) Wall and ceiling finish materials are required to comply with Sec. 803.0 and Table 803.4

FLOOR FINISH:

- 1) Floor finish materials are required to comply with Sec. 805.0

13 OCT 24  


Code review for:  
Project Id.: St. Lawrence Arts & Community Center  
Address: 76 Congress Street, Portland, Maine

PENETRATIONS OF FIRERESISTIVE ASSEMBLIES -- Sec. 714.0  
WALLS ASSEMBLIES

Ducts:

Ducts shall be provided with approved fire dampers. -- Sec. 714.1.5 ✓

Exceptions:

- 1) Penetrations are tested in accordance with ASTM 119
- 2) Walls with a fireresistive rating of 1 hour or less when the building has and NFIPA 13 sprinkler system and the use is not group H.
- 3) Tenant separations and corridor walls in buildings with a NFIPA 13 sprinkler system.
- 4) Corridor walls with the ducts constructed of steel and ducts do not have openings to the corridor or adjacent rooms.
- 5) See code for additional exceptions.

Through-penetrations:

A through-penetration firestop system tested per ASTM E814 is required. -- Sec. 714.1.3 ✓

Single membrane:

A firestop system tested per ASTM E119 is required. -- Sec. 714.1.1 & 714.1.2

Exceptions:

- 1) Noncombustible pipe and tubes are permitted if the aggregate area of openings do not exceed 100 square inches in 100 square feet. -- Sec. 714.1.6
- 2) Steel electrical outlet boxes that do not exceed 16 square inches. Boxes on opposite sides of the assembly shall be separated by a horizontal distance of not less than 24 inches. -- Sec. 714.1.6.1 ✓
- 3) Sprinklers with noncombustible escutcheon plates shall be allowed as a means of fireblocking provide the annular space does not exceed 1/2 inch. -- Sec. 7.14.1.6.2

FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES:

Through-penetrations:

Cables, cable trays, conduits, tubes or pipes shall be protected by an approved through-penetration firestop system that is tested per ASTM E814. -- Sec. 714.2.3

Exceptions:

- 1. A "T" rating shall not be required for floor penetrations that are contained within the cavity of a wall. ✓
- 2. A "T" rating shall not be required for floor penetrations by pipe, tube and conduit that are not in direct contact with combustible material.

Ducts:

Ducts must have a fire damper. -- Sec. 714.2.5

Ceilings:

Noncombustible penetrations:

Conduits, pipes, and tubes are permitted, provided that the aggregate area of all such openings does not exceed 100 square inches in any 100 square feet and the openings are fireblocked per 721.6.4 or protected with an approved assembly based on ASTM E119 or ASTM E814 -- Sec. 714.2.6.1

13/OCT/24  
[Signature]

Code review for:

Project Id.: St. Lawrence Arts & Community Center

Address: 76 Congress Street, Portland, Maine

Combustible penetrations:

Must be protected with an approved assembly based on ASTM E119 or ASTM E814 -- Sec. 714.2.6.2

Noncombustible air ducts:

Noncombustible ducts are permitted, provided that the aggregate area of ducts does not exceed 100 square inches in any 100 square feet and an approved ceiling damper is installed at the ceiling line. -- Sec. 714.2.6.3

Electrical outlet boxes:

Noncombustible boxes are permitted, provided that the aggregate area of all such openings does not exceed 100 square inches in any 100 square feet and the openings are fireblocked per 721.6.4 or protected with an approved assembly based on ASTM E119 or ASTM E814 and annular space is protected per 714.2.4 -- Sec. 714.2.6.1

Fire sprinkler penetrations:

Noncombustible escutcheon plates shall be allowed as a means of fireblocking provided that the annular space does not exceed 1/2 inch. -- Sec. 714.2.6.5

INSULATION NOTES:

- 1) Insulation that is exposed to rooms, attics, or crawlspaces, is required to have a flame spread rating of 25 or less and a smoke developed rating of 450 or less. -- Sec. 723.2  
See section 2805.0 for plenum installations.  
Exposed insulation materials installed on attic floors shall also have a critical radiant flux of not less than 0.12 watt per square centimeter.
- 2) Insulation in concealed spaces is required to have a flame spread rating of 75 or less and a smoke developed rating of 450 or less. -- Sec. 723.3
- 3) Facings are not required to have a flame spread rating if it is in a concealed space and the facing is in contact with a wall or ceiling. -- Sec. 723.3.1
- 4) Foam plastic insulations are required to be protected. -- Sec. 2603.4

ADDITIONAL REQUIREMENTS:

For S2 occupancy

For A1 occupancy

The minimum ceiling height is 7 feet 6 inches. -- Sec. 1204.1.1

See section 412.0 for special requirements for stages & platforms.

✓  
13/OCT / 2K  
Ⓟ

Code review for:

Project Id.: St. Lawrence Arts & Community Center

Address: 76 Congress Street, Portland, Maine

For A2 occupancy

The minimum ceiling height is 7 feet 6 inches. -- Sec. 1204.1.1

For B occupancy

The minimum ceiling height is 7 feet 6 inches. -- Sec. 1204.1.1

For H3 occupancy

See sections 417.0 & 418.4 for a complete list of special requirements for hazardous material.

For A3 occupancy

The minimum ceiling height is 7 feet 6 inches. -- Sec. 1204.1.1

13/OCT/20  
②

Code review for:

Project Id.: St. Lawrence Arts & Community Center  
Address: 76 Congress Street, Portland, Maine

ACCESSIBLE FACILITIES:

NOTE: Except as noted, section numbers listed below are from  
ICC/ANSI A117.1-1998

WATER FOUNTAINS AND WATER COOLERS:

At least 50 percent of drinking fountains, but not less than one,  
provided on every floor shall be accessible. -- NBC Sec. 1108.7

Accessible units must comply with the following:

- 1) Spout is to be within 36 inches of the floor. -- Sec. 602.4
- 2) Spout arranged for parallel approach shall be located 3 1/2 inches maximum from the front edge. Units with a forward approach shall have the spout 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit.  
-- Sec. 602.5
- 3) Spouts shall provide a flow of water 4 inches height minimum.  
-- Sec. 602.6

TOILET FACILITIES:

- 1) A 60 inch diameter turning space or T-shaped space is required in the toilet room. -- Sec. 603.2.1 and 304.3  
Doors shall not swing into the clear floor space for any fixture. 603.2.3 See exception for rooms used for individual use.
- 2) Water closet shall be mounted adjacent to a side wall or partition. The distance from the side wall or partition to the centerline of the water closet shall be 16 to 18 in. Sec. 604.2
- 3) When the accessible water closet is not in a compartment:  
Clearance around the water closet shall be 60 inches minimum, measured perpendicular to the side wall, and 56 inches minimum, measured perpendicular to the rear wall. -- Sec. 604.3.1
- 4) When the accessible water closet is in a compartment:  
Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall hung water closets and 59 inches deep for floor mounted water closets, measured perpendicular to the rear wall. -- Sec. 604.8.1.1  
Compartment doors shall not swing into the minimum required compartment area. -- Sec. 604.8.1.2
- 5) Grab bars shall have a circular cross section with a diameter of 1 1/4 inch minimum and 2 inches maximum, or shall provide equivalent graspability. -- Sec. 609.2  
The space between the wall and the grab bar shall be 1 1/2 inches. Sec. 609.3  
Grab bars shall be mounted in a horizontal position 33 inches minimum and 36 inches maximum above the floor. -- Sec. 609.4
  - a) Side wall grab bars are required to start within 12 inches of the backwall and extend to 54 inches from the back wall. (The minimum length of the bar is 42 in) -- Sec. 604.5.1
  - b) The rear bar shall be 24 in long minimum, centered on the water closet. Where space permits, the bar shall be 36 in long minimum, with the additional length provided on the transfer side. -- Sec. 604.5.2
- 6) The top of the water closet seats shall be 17 to 19 inches above the floor. -- Sec. 604.4

13 OCT 26  
[Signature]

Code review for:

Project Id.: St. Lawrence Arts & Community Center

Address: 76 Congress Street, Portland, Maine

- 7) Accessible urinals shall be of the stall type or wall hung with the rim at 17 inches maximum above the floor. -- Sec. 605.2
- 8) Accessible lavatories shall be mounted with the rim 34 inches maximum above the floor. -- Sec. 606.3
- 9) Sinks shall be 6 1/2 inches deep maximum. -- Sec. 606.5
- 10) Water supply and drain pipes under lavatories shall be insulated or otherwise treated to protect against contact.  
-- Sec. 606.6
- 11) Mirrors shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor. -- Sec. 603.3

13 OCT 26  


Code review for:

Project Id.: St. Lawrence Arts & Community Center

Address: 76 Congress Street, Portland, Maine

GLAZING REQUIREMENTS

All glazing in hazardous locations is required to be of safety glazing material. -- Sec. 2406.1

Locations:

- 1) Glazing in ingress and means of egress doors except jalousies.
- 2) Glazing in fixed and sliding panels of sliding (patio) door assemblies and in panels in swinging doors.
- 3) Glazing in storm doors.
- 4) Glazing in all unframed swinging doors.
- 5) Glazing in doors and walls of enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, showers and other such facilities, where such glazing is located 36 inches or less, measured horizontally, from a standing or walking surface within the enclosure and where the bottom exposed edge of the glazing is less than 60 inches, measured vertically, above such standing or walking surface.
- 6) Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge is less than 60 inches above the walking surface.
- 7) Glazing in an individual fixed or operable panel, other than those locations described in items 5 and 6 above, than meets all of the following conditions:
  - 7.1 Exposed area of an individual pane greater than 9 square feet.
  - 7.2 Bottom edge less than 18 inches above the floor.
  - 7.3 Top edge greater than 36 inches above the floor.
  - 7.4 One or more walking surfaces within 36 inches horizontally of the plane of the glazing.
- 8) Glazing in railings regardless of height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
- 9) Glazing in walls and fences enclosing indoor and outdoor swimming pools where the bottom edge of the glazing on the pool side is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge.

13 OCT 2004  
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Code review for:

Project Id.: St. Lawrence Arts & Community Center

Address: 76 Congress Street, Portland, Maine

RAILINGS WITH GLASS

Glass in railings shall be one of these: -- Sec. 2406.1

1. Single, fully tempered glass
2. Laminated, fully tempered
3. Laminated, heat-strengthened glass

Panels and their support system shall be designed with a safety factor of 4. -- Sec. 2406.1.1

Each handrail or guardrail section shall be supported by a minimum of three glass balusters or equivalent. -- Sec. 2406.1.2

ATTIC REQUIREMENTS:

- 1) Provide an access to all attic areas with a clear height of 30 inches or more. The minimum size is 22 inches by 30 inches.  
-- Sec. 1211.2
- 2) Provide ventilation in all attic and enclosed rafter spaces. The net free ventilating area is to be not less than 1 square foot for each 150 square feet of attic area. -- Sec. 1210.1  
The vent area may be 1/300 if at least 50% but not more than 80% of the required vents are located in the upper third of the space to be ventilated and a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling.  
-- Sec. 1210.1, Exception

17 OCT 28  
[Signature]



**From:** William Needleman  
**To:** Marge Schmuckal  
**Date:** Tue, Feb 6, 2001 11:45 AM  
**Subject:** Re: 76 Congress St. - St Lawrence Church

I have been waiting for one last piece of paper regarding their parking management plan and it should be here asap. I have already issued the site plan exemption. When the final piece comes in, I will let you know. There should be no need for site plan checkoff since the exemption has been processed. Please call with any questions. Bill *See Next Memo That Approves it,*

>>> Marge Schmuckal 02/06 10:14 AM >>>

Bill, Has this project been approved by the Planning Board, conditional use? I need something from you in writing giving me the ok to issue the bldg permit. They have been calling me asking why the permit hasn't been issued yet. Thanks - Marge

**From:** William Needleman  
**To:** Marge Schmuckal  
**Date:** Tue, Feb 6, 2001 12:27 PM  
**Subject:** St Lawrence Street Church

Marge:

The Friends of St Lawrence Street Church have satisfied their condition of approval for the conditional use. The site plan has been exempted (Inspection should have their copy, if not, let me know.) Please let me know if you need anything else. thanks.

*ok to issue permit*

Bill

November February 6, 2001

Mr. William J. Milliken  
C/O Friends of the St Lawrence Street Church  
76 Congress Street  
Portland, Maine 04101

Re: Conditional Use Appeal for the Friends of St. Lawrence Street Church

Dear Mr. Milliken:

On January 23, 2001 the Portland Planning Board voted 5-0 (Krichels, Malone absent) on the following motions regarding Friends of St. Lawrence Street Church community hall expansion:

That the plan is in conformance with the conditional use standards of the land use code, subject to the following condition of approval:

- i. That the applicant incorporate provisions into their parking management plan for informing patrons of the potential conflicts of using the Adams School parking lot during City parking bans. A revised parking management plan will be provided for planning and parking staff review and approval.

The approval is based on the submitted plan and the findings related to review standards as contained in Planning Board #04-01, which is attached.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,

Jaimey Caron, Chair  
Portland Planning Board

cc: Alexander Jaegerman, Chief Planner  
William B. Needelman, Senior Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer

Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Inspection Department  
Lee Urban, Director of Economic Development  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File

# St. Lawrence Arts & Community Center



## Friends of the St. Lawrence Church

### Directors

Linda Hogan  
Jay York  
Deirdre Nice  
Alex Jaegerman  
Deb Krichels  
Joanne Lafferty

### Executive Director

William Milliken

October 10, 2000

Dear Friend:

We know that you share our love for historic structures in the City of Portland and agree with the need to find new uses for these buildings to continue to keep them vibrant components of our community. Since 1995, Friends of the St. Lawrence Church has been working to stabilize the wonderful stone building at the top of Munjoy Hill, a nationally and locally listed historic landmark that had fallen into disrepair. We are pleased to be able to let you know that we are close to being able to re-open a portion of the building for public use beginning next May.

Since the announcement of the Oak Street Theatre's closing in March, Acorn Productions has been working behind the scenes with Friends of St. Lawrence to renovate the parish hall of the former St. Lawrence Church on Munjoy Hill into an intimate, 80 to 90-seat professionally-equipped theater. This letter is an appeal for your financial assistance with our capital campaign for this project.

We have already moved much of the equipment previously owned by Oak Street Theatre into the new space, now called the St. Lawrence Arts and Community Center. The space has received a new copper and slate roof through funding from Community Development Block Grants, and we are in the midst of making structural improvements to meet fire code and improve the facility's ability to serve as a professional theatre. When completed, the new theatre will feature flexible seating on modular seating platforms, comfortable padded stacking chairs with arms, a proscenium stage with a thrust, and many more bathrooms than Oak Street.

As you can see from the enclosed budget, our goal for the campaign is \$140,000, of which we have already raised well over \$100,000 through grants and major donors. We ask you to consider making a tax-deductible contribution to this special opportunity to provide an innovative new use for this historic structure. We can only make this space happen with your assistance. Every contribution, no matter what the size, will make a tremendous difference.

With your support, we plan to open the new space with an Acorn Productions' performance of a Shakespearean comedy in May of 2001. Your donation will not only provide a home for some of the companies displaced by the closing of Oak Street Theatre, but also assist Friends of St. Lawrence in achieving its vision of creating a community center for the arts. The building is owned by this non-profit organization and thus immune from the market pressures that caused the closure of Oak Street. Friends of St. Lawrence has been working since its inception in 1996 to restore the historic property, and, to date, has received over \$700,000 in support from many individuals, governmental agencies, foundations and businesses.

Your contribution to this capital campaign is a real opportunity to contribute to the arts and your community, and to help preserve an historic landmark. Thank you for your consideration and support.

Sincerely,

William J. Milliken  
Executive Director,  
Friends of the St. Lawrence

Michael R. Levine  
Producing Director,  
Acorn Productions

76 Congress St.  
Portland, ME 04101  
207-775-5568

# St. Lawrence Arts & Community Center

COPY

October 11, 2000

Steve Dodge  
Licensing & Inspections  
Dept. of Public Safety  
164 State House Station  
Augusta, ME 04333-0164

RE: St. Lawrence Construction Permit

Dear Mr. Dodge:

Pursuant to our meeting the other month, enclosed please find the plans and accompanying code study for the renovation of the St. Lawrence Church. Thank you for your time and consideration to this matter.

Our sprinkler contractor is Sprinkler Systems, Inc.

Our fire controls contractor is Protection Professionals.

If you have any questions, need more information, etc., please feel free to call my office at 775-7667.

Sincerely,

William J. Milliken

WJM/ms

Cc: Dan Reed, Atlantic Foundation  
City of Portland Inspections and Permits ✓

## Friends of the St. Lawrence Church

### Directors

Linda Hogan  
Jay York  
Deirdre Nice  
Alex Jaegerman  
Deb Krichels  
Joanne Lafferty

Executive Director  
William Milliken

76 Congress St.  
Portland, ME 04101

207-775-5568

# ST. LAWRENCE ARTS AND COMMUNITY CENTER THEATRE RESTORATION PROJECT PLEDGE FORM

## WHAT YOUR DONATION BUYS

\$25	Roll of 12" insulation
\$75	Audience chair or handrails for accessible bathroom
\$100	Step units for seating platforms or 25 feet of copper baseboard heating element
\$250	Seating platform or theatre light
\$500	Accessible toilet (Installed)
\$1,000	Dimmer rack
\$2,500	Lighting control board
\$5,000	Lighting grid

## BENEFITS YOU RECEIVE FOR YOUR DONATION

\$25	Granite block sponsorship
\$100	Above PLUS listing on permanent recognition plaque in theatre
\$250	Above PLUS name plaque on seat
\$500	Above PLUS name plaque on seating platform
\$1,000	Above PLUS pair of tickets to Acorn Productions first show ( <i>Much Ad About Nothing</i> )

## HOW TO DONATE

Please use the form below and mail in the enclosed return envelope to:

Friends of the St. Lawrence  
76 Congress St.  
Portland, ME 04101  
(207) 775-7667

## **ST. LAWRENCE THEATRE RESTORATION PLEDGE SHEET**

Enclosed is my tax-deductible donation to help Friends of the St. Lawrence and Acorn School for the Performing Arts create a new theatre space for the community in the former parish hall of the St. Lawrence Arts and Community Center on Munjoy Hill.

\$10     \$25     \$50     \$100     \$250     Other \_\_\_\_\_

My check is enclosed (*payable to Friends of the St. Lawrence*)

MC/Visa/Discover/Am Ex: Card No. \_\_\_\_\_ Exp: \_\_\_\_\_

Signature: \_\_\_\_\_

I would like to fulfill my pledge over time.

*Payment schedule:*

I would like to donate securities.

*(Call Monahan Associates at 741-2325 • Account # HDM-446564 • Friends of St. Lawrence)*

Name as you would like it to appear in all acknowledgements:  
\_\_\_\_\_

I would like my support to remain anonymous

*Friends of St. Lawrence and Acorn School for the Performing Arts are 501(c)3 tax-exempt organizations.  
Donations are tax-deductible to the extent allowed by law.*

## ***What Friends of the St. Lawrence Church is all about...***

Friends of the St. Lawrence Church is a grass roots, non-profit corporation that was formed in 1996 to restore the historic St. Lawrence Church in Portland's east end neighborhood. The plan was to provide the Greater Portland community with a center for recreational, artistic and educational programs to be affordable for all. Contributors to the effort include governmental units, private foundations, businesses and hundreds of individual donors. In January 2000 the name of the building was changed to the **St. Lawrence Arts & Community Center**. Several months later, Friends of the St. Lawrence Church entered into a collaboration with Acorn School for the Performing Arts to build and operate a professionally-equipped theater in the parish hall half of the building. This is just the first building block in the larger effort of creating the St. Lawrence Arts & Community Center, where historic preservation, community development and arts, cultural and educational activities meet.

### **Mission Statement**

Through guiding the restoration and use of the historic landmark, the Friends of the St. Lawrence Church will provide Portland's east end neighborhood with a resource that is pleasing, diverse, inclusive and responsive to community interests.

### **Vision Statement**

Friends of the St. Lawrence Church envisions a time when the St. Lawrence Church will once again serve as a social, artistic and educational cornerstone in Portland's east end. Communities thrive when there are meaningful resources shared by community members and the historic St. Lawrence Church will once again resume its intended role as an important community resource. Once restored, the building will house non-profit community activities providing a safe and accessible center serving the cultural and spiritual well being of the east end and Greater Portland community.



**AutoCAD digital format Final plans depicting  
the as-built condition must be filed with this  
office prior to closure.**