

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

### BUILDING PERMITS DIVISION

## PERMIT

Permit Number: 101082

## PERMIT ISSUED

This is to certify that COYNE TREVOR PIERGROTTI JOSEPHhas permission to Expansion of unit #6 1,010 sq ft expand bedroom A formerAT 125 MORNING ST E 014 N018001

OCT 25 2010

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, 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.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is set-in. 24 HOUR 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. CAPT. Keith Sturtevant

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*James Burke* 10/25/10  
Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-1082	Issue Date:	CBL: 014 N018001
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Location of Construction: 125 MORNING ST	Owner Name: COYNE TREVOR PIERGROSSI J	Owner Address: 125 MORNING STREET	Phone: 207-653-2567
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: <i>Alterations</i> <i>Additions - Multi Family</i>	Zone: <i>R-6</i>

Past Use: Commercial / Multi Units (6)	Proposed Use: Commercial / Multi Units (6) Unit #6 - Expansion of unit #6 1,010 sq ft expand bathroom Add dormer	Permit Fee: \$670.00	Cost of Work: \$65,000.00	CEO District: 1
<i>legal use - 6 dist. u</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>DBC-2003</i>	

Proposed Project Description: Expansion of unit #6 1,010 sq ft expand bathroom Add dormer	Signature: <i>(KG)</i>	Signature: <i>(JMB) 10/25/10</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: ldobson	Date Applied For: 09/02/2010	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>Use restriction 14-43 (a)</i></p> <p><input type="checkbox"/> Flood Zone <i>add 16.6.9.2 of</i></p> <p><input type="checkbox"/> Subdivision <i>FD 2.6.1.1 (a)</i></p> <p><input type="checkbox"/> Site Plan <i>- use restriction 14-43 (a) Rec escape</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OR w/ condition</i></p> <p>Date: <i>9/10/10 JMB</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ASCU</i></p> <p>Date: _____</p>
	<p><b>PERMIT ISSUED</b></p> <p>OCT 25 2010</p> <p>City of Portland</p> <p><i>10/21/10 re fire escape</i></p>		

**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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## **BUILDING PERMIT INSPECTION PROCEDURES**

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

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

**Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

**Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-1082	Date Applied For: 09/02/2010	CBL: 014 N018001
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Location of Construction: 125 MORNING ST	Owner Name: COYNE TREVOR PIERGROSSI J	Owner Address: 125 MORNING STREET	Phone: 207-653-2567
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Multi Units (6) Unit #6 - Expansion of unit #6 1,010 sq ft expand bathroom Add dormer	Proposed Project Description: Expansion of unit #6 1,010 sq ft expand bathroom Add dormer
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 09/10/2010

Note: Using section 14-436(a), 50% of 1980.75 is 990.375 sf. Adding 165.25 sf which is 16.69% of allowable increase.      Ok to Issue:

10/20/10. Had to extend existing fire escape to access living space on 4th floor. Using section 14-440 exterior cgress.

- 1) This permit is being issued with the condition that an easement for the fire escape that encroaches on the property at 129 Morning Street is recorded at the Registry of Deeds before the final inspection.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a six family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 10/25/2010

Note:      Ok to Issue:

- 1) Application approval based upon information provided by applicant, with dated revisions Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) The guardrail system shall meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 6) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC. THIS PERTAINS TO THE FRONT PORTION OF THIS NEW 4TH FLOOR SPACE AS THIS IS A DIFFERENT DWELLING UNIT. PER JOHN C. THE CEILING IS INTACT LATH AND PLASTER.
- 7) Permit approved based on the plans submitted and reviewed w/architect, with additional information as agreed on and as noted on plans.
- 8) The exterior wall fire separation on the left side is determined using Sec. 704.3 for buildings on the same lot as the adjacent lot has maximized their lot coverage. The distance between buildings is 15' therefore the midline is 7.5', which allows 10% unprotected glazing.
- 9) The installation of the extended fire escape to the 4th floor shall be inspected by the engineer and a sealed letter shall be submitted to this office for compliance prior to the final inspection.
- 10) Those renovating dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

<b>Location of Construction:</b> 125 MORNING ST	<b>Owner Name:</b> COYNE TREVOR PIERGROSSI J	<b>Owner Address:</b> 125 MORNING STREET	<b>Phone:</b> 207-653-2567
<b>Business Name:</b>	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 09/28/2010

**Note:** Spoke to John Charette about the State Law Title 25 "every story must have two exits" Will speak with Jeanie and Tammy in morning for possible solution. Keith      **Ok to Issue:**

- 1) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS". Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
- 2) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model .
- 3) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 4) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 5) As-built documents shall be submitted in pdf to the Building Inspections Office upon completion of job.
- 6) Central Station monitoring for addressable fire alarm systems shall be by point.
- 7) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.
- 8) All construction shall comply with City Code Chapter 10.
- 9) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 10) The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
- 11) The entire structure shall comply with Chapter 10 of the Portland City Code for "Existing Apartments." Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 12) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 13) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 14) Fire Alarm system shall be maintained.  
If system is to be off line over 4 hours a fire watch shall be in place.  
Dispatch notification required 874-8576.
- 15) Two means of egress are required from every story. "State Law Title 25 ~ 2453"

**Comments:**

9/14/2010-gautreauk: Called John Charette about a possible solution to the single exit problem on the fourth story. Will discuss with Jeanie in the morning.

9/28/2010-gautreauk: Spoke to John C. He will be submitting amended plans for the second means of egress from the 4th story.

10/4/2010-jmb: While reviewing John C. Came in with plans for the secondary egress connection, more information is needed ie. Plot plan. Discussed IEBC, concluded this is a level 2 alteration, not adding more height to existing story, no sprinklers required. Other items include floor/ceiling separation at front from unit 5, structural details/framing, need tempered window replacement at rear stairwell, wall r-value to be 21, penetrations, smokes, headroom in bathroom, exterior wall rating and protection of openings.

10/8/2010-jmb: Received revisions and structural plans

<b>Location of Construction:</b> 125 MORNING ST	<b>Owner Name:</b> COYNE TREVOR PIERGROSSI J	<b>Owner Address:</b> 125 MORNING STREET	<b>Phone:</b> 207-653-2567
<b>Business Name:</b>	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

10/12/2010-jmb: Left vcmmsg for John C. Per review

10/15/2010-jmb: Spoke with John C., he will submit a scalable plot plan showing the existing and new fire escape and railing detail, adjacent property lot coverage for exterior wall rating/opening limitations distance, tempered windows. See email copies of correspondence.

10/19/2010-amachado: Left vcm for John Charette & spoke to Trevor Coyne. Need a siteplan that shows the location of the new fire escape and the encroachment on to the property at 129 Morning Street. It needs to be to scale. Need letter signed from Crandall Toothaker that he will grant an easement for the fire escape. This letter is just temporary until the easement is recorded at the registry of deeds and we get a copy of it.

10/20/2010-amachado: Received site plan that shows extension of existing fire escape that is required as second egress from living space on 4th floor. Still need letter from property owner at 129 Morning Street that an easement will be granted and recorded for the area where the fire escape encroaches.

10/21/2010-amachado: Received letter from Crandall Toothaker, owner of 129 Morning Street. His lawyer is drawing up an easment for the fire escape to be reorded at the Registry of Deeds.



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

Sept 2

20 10

Received from Trevor Gayne

Location of Work 125 Morning St.

Cost of Construction \$ 65,000 Building Fee: \_\_\_\_\_

Permit Fee 30.00 \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

610.00 Certificate of Occupancy Fee: \_\_\_\_\_

Total: 670.00

Building (IL)  Plumbing (IS) \_\_\_\_\_ Electrical (IE) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 14-N-18

Check #: 112 Total Collected \$ 670.00

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

Taken by: AM

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



# General 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: <u>125 MORNING ST</u>		
Total Square Footage of Proposed Structure/Area <u>1,010 SQ. FT. EXPANSION.</u>	Square Footage of Lot <u>2,800 +/-</u>	Number of Stories <u>4</u>
Tax Assessor's Chart, Block & Lot Chart# <u>(014 H018001)</u> Block# <u>14</u> Lot# <u>H 18</u>	Applicant *must be owner, Lessee or Buyer* Name <u>TREVOR COYNE</u> Address <u>Joseph Piergrossi JR</u> <u>125 Morning Street</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>207-653-2567</u> <u>207-653-8109</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <u>\$65,000</u> C of O Fee: \$ Total Fee: <u>\$65,000</u>
Current legal use (i.e. single family) <u>MULTI-FAMILY</u> Number of Residential Units <u>6</u>		
If vacant, what was the previous use? <u>---</u>		
Proposed Specific use: <u>NO CHANGE</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name <u>Dept. of Building Inspections</u> <u>City of Portland Maine</u>		
Project description: <u>EXPANSION OF UNIT 6 BY 1,010 SQFT. (expanding in bath)</u> <u>adding dormer in rear.</u>		
Contractor's name: <u>TBD</u>		
Address: _____		
City, State & Zip _____		
Who should we contact when the permit is ready: <u>TREVOR COYNE</u> Telephone: <u>207-653-2567</u>		
Mailing address: <u>PO BOX 10427 Portland ME 04104</u>		

RECEIVED

SEP - 2 2010

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

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

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

Signature: Joseph P. Piergrossi Date: 9/2/10

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





# Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bears their seal; you will need the City of Portland forms for the Certificate of Design, Certificate of Design application and Accessibility Building Code Certificate.

- N/R** A statement of special inspections as required per Chapter 17 of the IBC 2003  
i.e.: [http://www.acec.org/coalitions/CASE/case1004/statement\\_of\\_si.doc](http://www.acec.org/coalitions/CASE/case1004/statement_of_si.doc)
- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- N/R** Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are also required if original plans are larger than 11" x 17".
- N/R** Per State Fire Marshall, all new bathrooms must be ADA compliant.

**\* ELECTRICAL & PLUMBING PERMIT DRAWINGS FILED SEPARATELY**

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- N/R** The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- N/R** Location and dimensions of parking areas and driveways, street spaces and building frontage.
- N/R** Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

### Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant and the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - \*b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary

**N/A** Elevators shall be sized to fit an 80" x 24" stretcher.

**\* PLAN TO BE PROVIDED FOR PERMIT.**

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Crandall Toothaker  
200 High Street  
Portland, ME 04101

RECEIVED

OCT 21 2010

Dept. of Building Inspections  
City of Portland Maine

October 19, 2010

Ann Machado  
Zoning and Planning Department  
City of Portland  
Portland, ME 04101

Re: 125 Morning Street

Dear Ann,

As manager for Morning Eastern Promenade LLC the listed owner of 129 Morning Street; I am writing to you to let you know that I am aware that the existing fire escape located at 125 Morning Street encroaches on and over my property line at 129 Morning Street.

I am working with owners of 125 Morning Street, Joe Piergrossi and Trevor Coyne, to create an easement deed for the existing fire escape and the extension of the fire escape to the 4<sup>th</sup> floor of 125 Morning Street for any encroachment they may occur onto and over my property at 129 Morning Street.

My attorney Tom Jewell will be creating the deed; which will be recorded in the Cumberland County Registry of Deeds upon completion.

I trust that this letter will satisfy the city requirements to issue the building permit requested by Joe Piergrossi and Trevor Coyne.

If you have any questions, please don't hesitate to give me a call at 252-6264.

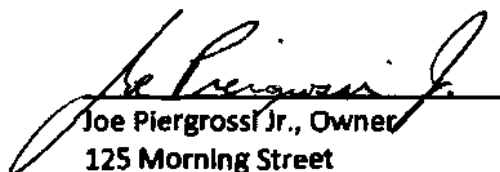
Warm Regards,



Crandall Toothaker, Owner  
Morning Eastern Promenade LLC



Trevor Coyne, Owner  
125 Morning Street



Joe Piergrossi Jr., Owner  
125 Morning Street

Applicant: Trevor Coyne & Joseph Piergrossi

Date: 9/10/10 & 10/20/10

Address: 125 Morning St.

C-B-L: 14-N-18

CHECK-LIST AGAINST ZONING ORDINANCE

permit # 10-1082

\* revised site plan 10/20/10 needed to add fire escape to existing fire escape to access new living space - using section 14-440

Date - house built 1915

Zone Location - R-6.

Interior or corner lot -

18' off back

Proposed Use/Work - add dormer to attic & expand apartment 6 into attic - 1,210 sq ft

Sewage Disposal -

- add 2' x 15' extension to fire escape to provide a second egress for new living space.

Lot Street Frontage -

\* building is non conforming as to setbacks & land area per dv. - using Section 14-436(a)

Front Yard - 10' or average

Rear Yard - 20' min - 2' ~~inter~~ scaled

50% in upper most floor

- 9' scaled to new fire escape.

Side Yard - 10' min

- 1.5 on left scaled - <sup>new</sup> fire escape use  
- 9.5 on right scaled

10% of 1980.75 = 198.075

Projections -

property line to wall set easement from property owner @ 125 Morning St - recalculate sq ft.

Width of Lot -

adding 221 of 165.25 sq ft

Height -

Using 16.69%

Lot Area - 2846 sq ft

Lot Coverage/ Impervious Surface - not adding to footprint

Area per Family - legal uses

6 family unit

Off-street Parking - not adding new unit.

N/A.

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



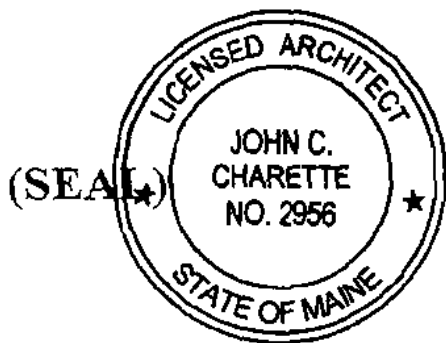
# Accessibility Building Code Certificate

Designer: JOHN CHARETTE

Address of Project: 125 MORNING ST.

Nature of Project: UNIT EXPANSION WITHIN 6 UNIT BUILDING;  
NO ADDITIONAL UNITS CREATED. PROJECT  
MEETS REQUIREMENTS OF IBC 2003 3409.

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



Signature: [Handwritten Signature]

Title: ASSOCIATE

Firm: PORT CITY ARCHITECTURE

Address: 65 NEWBURY ST.  
PORTLAND ME 04101

Phone: 207 761 9000

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design

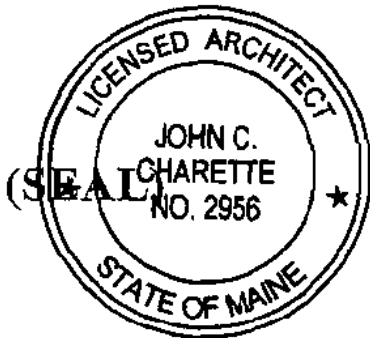
Date: 9/1/10

From: JOHN CHARETTE, PORTCITY ARCHITECTURE

These plans and / or specifications covering construction work on:

175 MORNING ST.

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



Signature: [Handwritten Signature]

Title: ASSOCIATE

Firm: PORT CITY ARCHITECTURE

Address: 65 NEWBURY ST.

PORTLAND, ME 04101

Phone: 207 761 9000

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design Application

From Designer: JOHN CHARPENTE  
 Date: 9/1/10  
 Job Name: 129 MORNING ST.  
 Address of Construction: 129 MORNING ST.

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) R-2

Type of Construction VB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3)

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NO

### Structural Design Calculations

Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Floor Area Use	Loads Shown

### Wind loads (1603.1.4, 1609)

- Design option utilized (1609.1.1, 1609.2)
- Basic wind speed (1809.3)
- Building category and wind importance Factor (table 1604.5, 1609.5)
- Wind exposure category (1609.4)
- Internal pressure coefficient (ASCE 7)
- Component and cladding pressures (1609.1.1, 1609.6.2.2)
- Main force wind pressures (1603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

- Design option utilized (1614.1)
- Seismic use group ("Category")
- Spectral response coefficients,  $S_{DS}$  &  $S_{D1}$  (1615.1)
- Site class (1615.1.5)

- Live load reduction
- Roof live loads (1603.1.2, 1607.11)
- Roof snow loads (1603.7.1, 1608)
- Ground snow load,  $P_g$  (1608.2)
- If  $P_g > 10$  psf, flat-roof snow load  $P_f$
- If  $P_g > 10$  psf, snow exposure factor,  $C_e$
- If  $P_g > 10$  psf, snow load importance factor,  $I_s$
- Roof thermal factor,  $C_t$  (1608.4)
- Sloped roof snowload,  $P_s$  (1608.4)
- Seismic design category (1616.3)
- Basic seismic force resisting system (1617.6.2)
- Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (1617.6.2)
- Analysis procedure (1616.6, 1617.5)
- Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

- Flood Hazard area (1612.3)
- Elevation of structure

### Other loads

- Concentrated loads (1607.4)
- Partition loads (1607.5)
- Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

**EXISTING STRUCTURE USE FOR ADDITIONAL INFORMATION**

125 Morning Street  
Portland

TRUE & CORRECT COPY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **LOUIS G. FOURNIER, JR.** of Portland, Maine, for consideration paid, grant to **TREVOR L. COYNE** and **JOSEPH P. PIERGROSSI, JR.**, individuals with a mailing address of P.O. Box 10427, Portland, Maine 04104, as joint tenants, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Morning Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

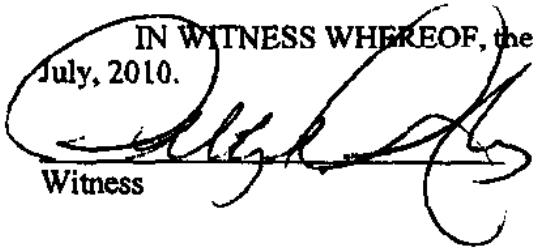
Beginning at a stake on said easterly side of Morning Street at the northerly corner of land formerly owned by the heirs of Henry Deering, said stake being distant one hundred sixty-two and five-tenths (162.5) feet from Congress Street; thence northerly by said easterly side of Morning Street forty and forty-four hundredths (40.44) feet to an iron stake; thence easterly at right angles to said Morning Street seventy and forty-one hundredths (70.41) feet to land formerly owned by Moses Gould; thence southerly by said Gould land and land now or formerly owned by A.G. Peterson forty and forty-four hundredths (40.44) feet to land of said Deering heirs; thence westerly by land of said Deering heirs seventy and twenty-seven hundredths (70.27) feet to the point of beginning.

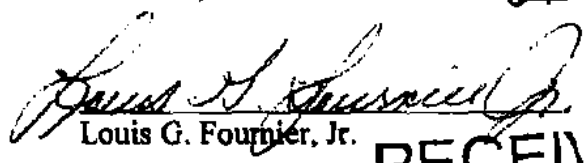
Reference is made to a Restated Easement between Morning Eastern Promenade, LLC and Louis G. Fournier, Jr. to be recorded herewith.

Reference is also made to Boundary Survey on Morning St., Turner Sts and Eastern Promenade, Portland Maine Made for Morning Eastern Promenade, LLC to be recorded herewith.

Being the same premises conveyed to the Grantor herein by Conservator's Deed from Laurence S. Allen, Jr., Conservator for Lulu F. Nichols (a/k/a Lou F. Nichols) dated April 24, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23892, Page 65. Reference is made to an Abstract of Divorce Judgment Regarding Real Estate between Taya L. Arnold, Plaintiff v. Louis G. Fournier, Jr., Defendant, Ninth District Court, Docket No.FM-08-244 granting this property to Louis G. Fournier Jr., the Grantor herein. The Abstract is dated January 19, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27537, Page 211.

IN WITNESS WHEREOF, the said Louis G. Fournier, Jr. has set his hand this <sup>29<sup>th</sup></sup> day of July, 2010.

  
Witness

  
Louis G. Fournier, Jr.

**RECEIVED**

SEP - 2 2010

Dept. of Building Inspections  
City of Portland Maine



STATE OF MAINE  
COUNTY OF CUMBERLAND

July 29, 2010

Then personally appeared before me the above named Louis G. Fournier, Jr., and acknowledged the foregoing instrument to be his free act and deed.

Before me,



~~Notary Public/Attorney-at-Law~~

Donnelly S. Donatas  
Printed name of person taking  
acknowledgment

**Ann Machado - RE: 125 Morning Street**

---

**From:** Jeanie Bourke  
**To:** John Charette  
**Date:** 10/18/2010 2:19 PM  
**Subject:** RE: 125 Morning Street  
**CC:** 'Trevor Coyne'; Ann Machado; Joe Piergrossi

---

John,  
 I cannot answer that, this is a zoning question. I am cc'ing Ann Machado as she is aware of the situation. At the very least she will need a scalable plot plan showing all of this.

Thanks  
 Jeanie

*Jeanie Bourke*  
*CEO/Plan Reviewer*

**City of Portland**  
**Planning & Urban Development Dept./ Inspections Division**  
**389 Congress St. Rm 315**  
**Portland, ME 04101**  
**jmb@portlandmaine.gov**  
**(207)874-8715**

>>> "John Charette" <John@portcityarch.com> 10/18/2010 10:26 AM >>>

Jeanie,  
 Piergrossi / Coyne will arrange an easement for the fire escape to extend over the property line +/- 2'-0". Let me know if this will be a condition of the permit or if the easement will be required prior to issuing a building permit.

- John Charette AIA, LEED-AP  
**Port City Architecture**  
 207-781-9000

---

**From:** Jeanie Bourke [mailto:JMB@portlandmaine.gov]  
**Sent:** Monday, October 18, 2010 8:23 AM  
**To:** John Charette  
**Subject:** RE: 125 Morning Street

John,  
 Let's scrap the mortgage survey.....first of all, we need a scalable plot plan and the new fire escape should be drawn to scale. The one you gave us is not to scale, and the new fire escape drawn on this plan is not accurate. The one submitted with the porch replacement permit is to scale, and is by Owen & Haskell. This will show that a 2' fire escape will probably be over the line.

Thanks  
 Jeanie

>>> "John Charette" <John@portcityarch.com> 10/15/2010 3:34 PM >>>

Jeanie, unfortunately the plot plan that I have from Owen Haskell (which I consider more correct) is not in sync with the Plot plan that was provided earlier that was a mortgage survey, not an engineering survey. I am using Owen's dimensions between the building and lot line (which is 11.95' to the property line) and my physical dimension of the space between the two buildings (15 feet) to set the correct relationship of 125 Morning between the two property boundaries. The existing fire escape is over the property line by about 2 feet as it is 5' wide as the stairs double back down the façade.

Are you saying I should have Owen revise the plot plan to show the new fire escape rather than to add my comments to his drawing?

- John Charette AIA, LEED-AP  
**Port City Architecture**  
207-761-9000

---

**From:** Jeanie Bourke [mailto:JMB@portlandmaine.gov]  
**Sent:** Friday, October 15, 2010 3:24 PM  
**To:** John Charette  
**Cc:** Joe Plegrossi; 'Trevor Coyne'  
**Subject:** Re: 125 Morning Street

John,

This copy is not to scale....I pulled the permit for the porch reno's, there is a copy of the survey which seems to be 1"= 20'. I had Ann Machado look at it, and it appears the property line is 1' to 1.5' from the house and the existing fire escape is well over the line. It seems the boundary survey on the full scale plan is more in line with this. Is there a full scale available of the Owen Haskell plan?

It seems the new section of fire escape will be close to the line if not over. This needs to be to scale on a plot plan.

The good news is it looks like the lot coverage of 129 is maxed out.....this should be done for 125 for the addition of the fire escape section.

Talk to you Monday  
Jeanie

>>> "John Charette" <John@portcityarch.com> 10/15/2010 12:39 PM >>>

Jeanie,

Attached is the boundary survey with added notes, please review and note that I am basing the building location on two items, the physical distance between the two building buildings that I measured last week (15 feet) and the dimension provided on Owen Haskell's survey of 11.95 feet from property line to the face of building of #129 Morning street. This combined leaves just over 38" to the property line.

Please call if have other questions, I will follow up on Monday with the revised fire escape railing detail and a drawing noting the second floor window to be tempered.

John Charette AIA, LEED-AP  
**Port City Architecture**  
65 Newbury Street  
Portland, Maine 04101  
Ph: 207-761-9000  
Fx: 207-761-2010  
[www.portcityarch.com](http://www.portcityarch.com)

**Ann Machado - RE: 125 Morning Street**

---

**From:** "Trevor Coyne" <tcoyne@maine.rr.com>  
**To:** "Jeanie Bourke" <JMB@portlandmaine.gov>, "John Charette" <John@portc...>  
**Date:** 10/18/2010 3:36 PM  
**Subject:** RE: 125 Morning Street  
**CC:** "Joe Piergrossi" <joepier@maine.rr.com>, "Ann Machado" <AMACHADO@por...>

---

Jeanie and Anne,

It seems like a pretty straight forward answer. Will an easement satisfy the city's concerns and can the easement be a condition of the permit being issued or does it have to be in place in order to issue the permit?

The plan of Owen Haskell is a full survey that is to scale and clearly shows where the fire escape is in relation to the building and the property lines. There is about 44 inches (3'8") on that side from the building to the property line. The new addition to the fire escape is only going to be 24 inches (2') well within the property line by 20 inches (1'8"). Plus the fact it is also 20-30+/- ft in the air.

Yes part of the existing fire escape is well over the property line, we know that and understand that issue. Joe and I have discussed an easement from 129 Morning Street in favor of 125 Morning Street for the fire escape with Crandall Toothaker the owner of 129 Morning Street. He is in favor of the easement to settle the fire escape issue.

Time is of the essence now (we are going into our 8<sup>th</sup> week waiting for this permit) as winter is fast approaching and 125 Morning Street needs a new roof which is included in the plan to build the dormer.

Thank you for your prompt attention to this matter.

**Trevor Coyne**

*Your Partner in Real Estate*

**Keller Williams Realty**

**Coyne Piergrossi Associates**

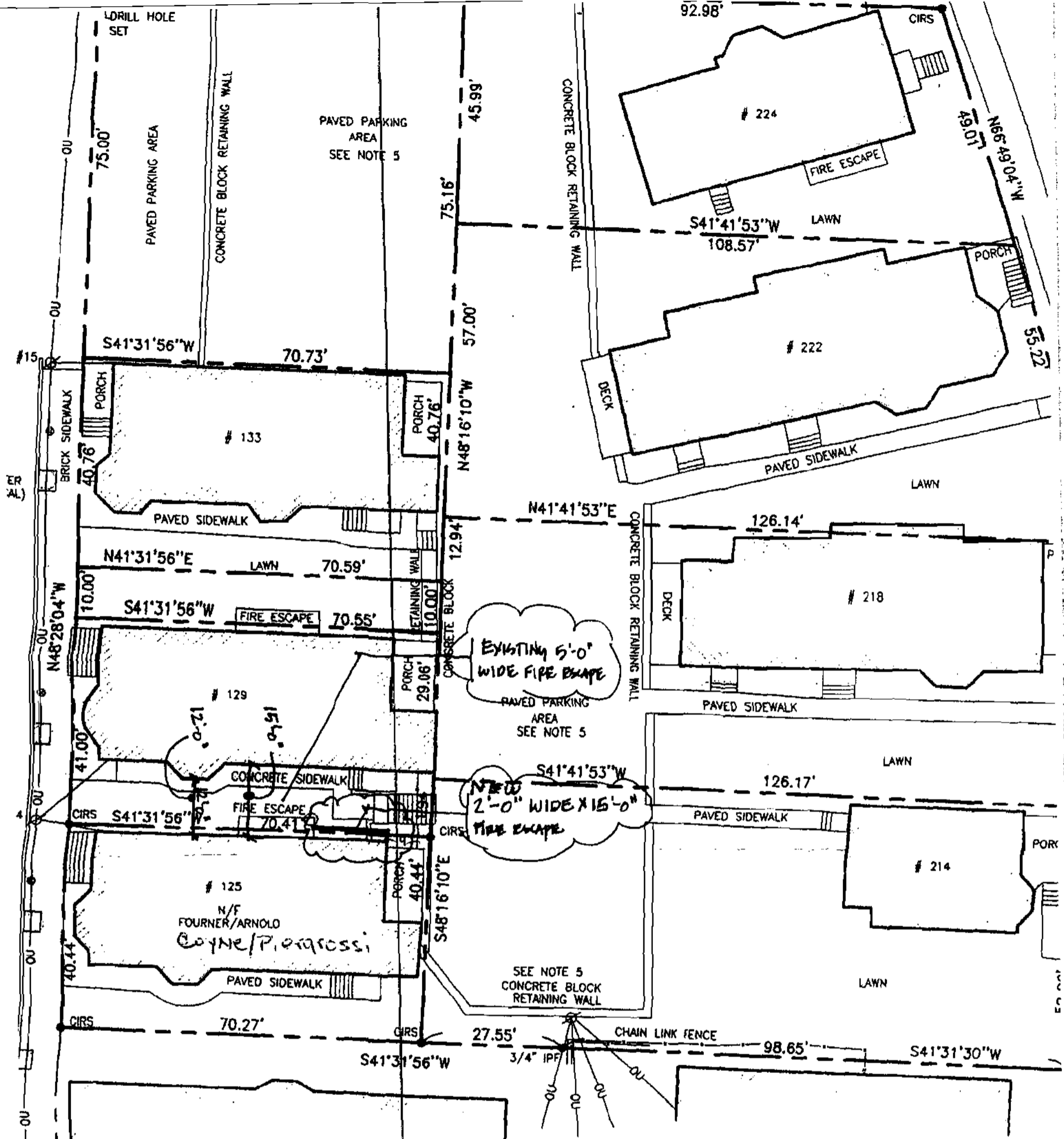
Office: 207-879-9800

Direct: 207-553-1365

Cell : 207-653-2567

email: trevor@trevcoyne.com

Visit my website at: [www.trevcoyne.com](http://www.trevcoyne.com)



N/F  
 ESTHER ALBERT REALTY LLC  
 13748/281  
 TM 14-N-10  
 (LOT 8)

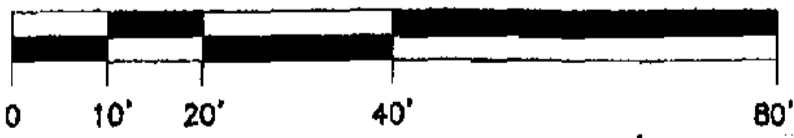
N/F  
 FRANCIS W. NAPOLITANO  
 11868/248  
 TM 14-N-10  
 (LOT 1)

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OCT 20 2010

Dept. of Building Inspections  
 City of Portland Maine

GRAPHIC SCALE



REV. 1 | 08-15-06 | INTERIOR LOT LINES ADDED AND INTERIOR CORNERS MARKED WITH CAPPED IRON ROD OR PK NAIL

**BOUNDARY SURVEY**

ON  
 MORNING ST. TURNER ST. AND EASTERN PROMENADE

PORTLAND, MAINE

MADE FOR

**CRANDELL TOOTHAKER**  
 200 HIGH STREET, PORTLAND, MAINE

**OWEN HASKELL, INC.**

16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424  
 PROFESSIONAL LAND SURVEYORS

Drwn By	RRL	Date	Job No.
Trace By	RWC	JUNE 29, 2006	2006-053 P
Check By	WCS	Scale	Drwg. No.
Book No.	1031	1" = 20'	1

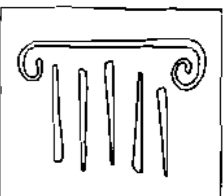
RECORDED

BY  
 HERR/ARNOLD

RECEIVED

OCT - 8 2010

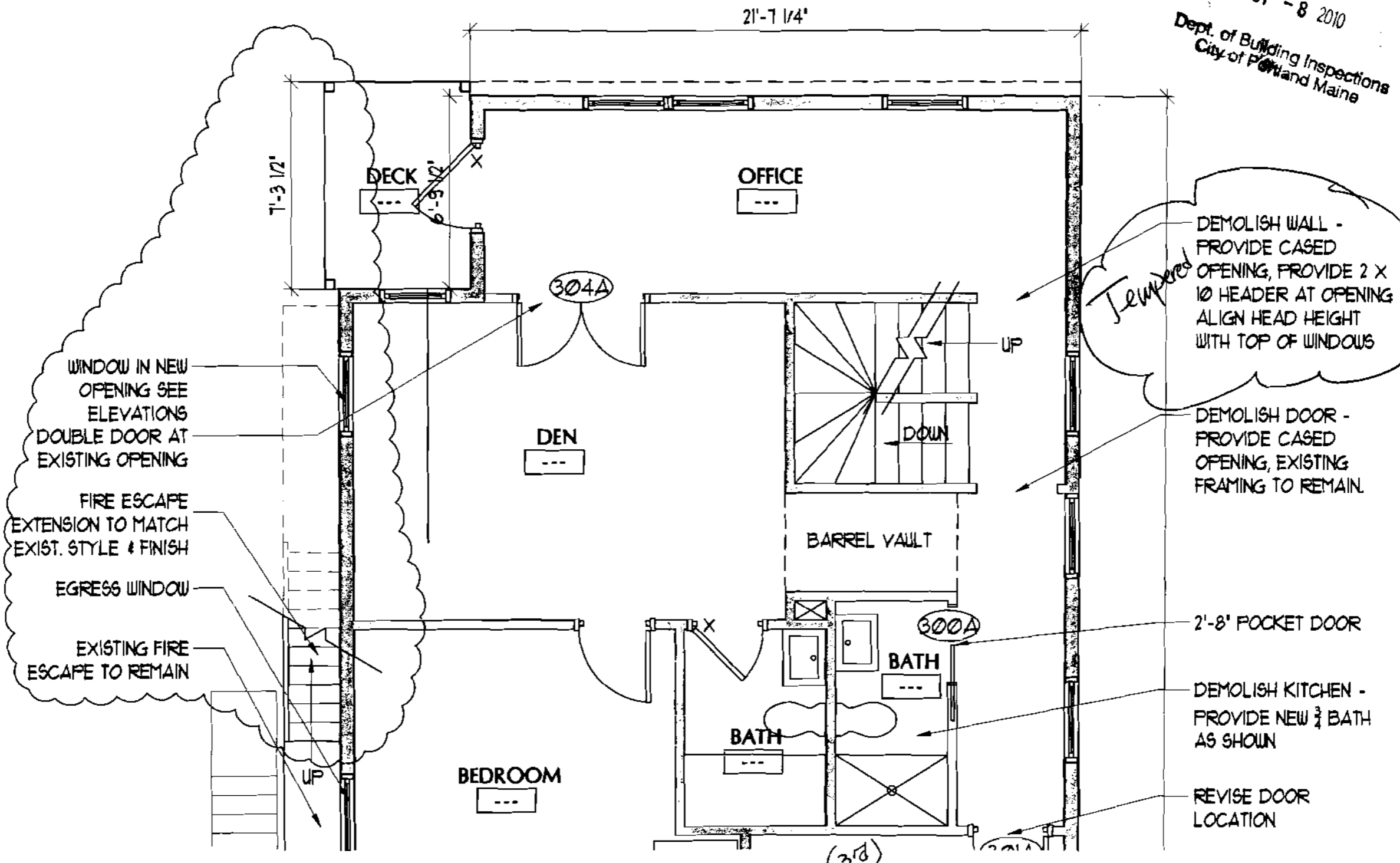
Dept. of Building Inspections  
City of Portland Maine



PORT CITY ARCHITECTURE

65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000  
fax: 207.761.2010  
info@portcityarch.com

PIERGROSSI / COYNE  
RESIDENCE  
125 MORNING STREET PORTLAND, MAINE



3 UNIT 6 FIRST FLOOR

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

ISSUED FOR PERMIT

Date Issued 10/01/2010

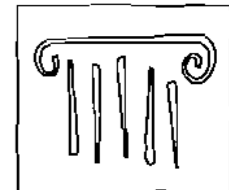
Project Number 10009

Drawing Scale -

SHEET NAME  
SK-2

Drawn By  
JAP

Checked By  
JCC



PORT CITY ARCHITECTURE

65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000  
fax: 207.761.2010  
info@portcityarch.com

**PIERGROSSI / COYNE  
RESIDENCE  
125 MORNING STREET PORTLAND, MAINE**

Date Issued 10/27/2009

Project Number 10009

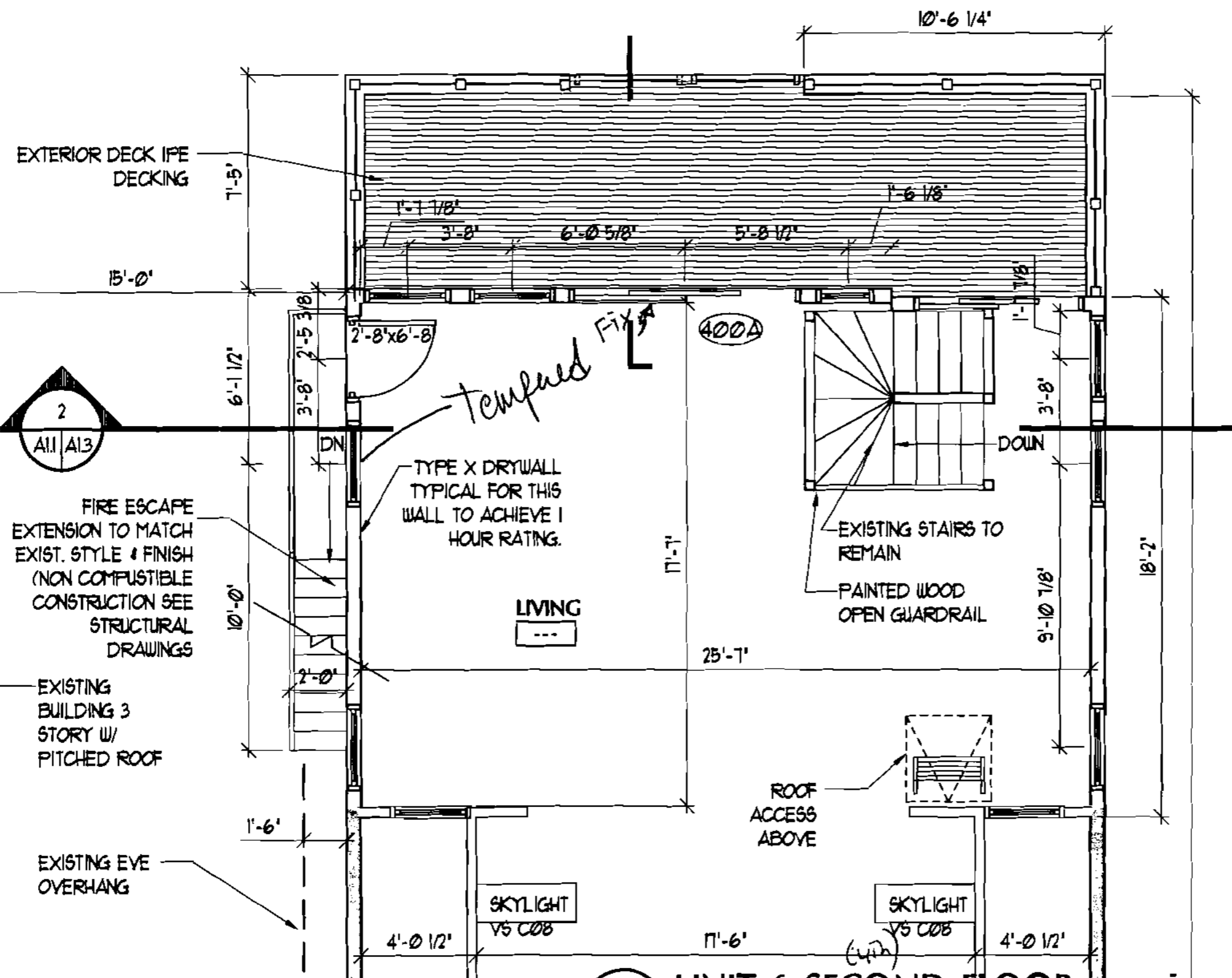
Drawing Scale

SHEET NAME

**SK-3**

Drawn By  
JAP

Checked By  
JCC

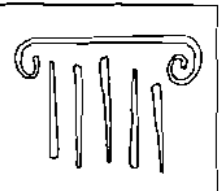


**3 UNIT 6 SECOND FLOOR**

0 1/4" = 1'-0"

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

**ISSUED FOR PERMIT**



PORT CITY ARCHITECTURE

65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000  
fax: 207.761.2010  
info@portcityarch.com

PIERGROSSI / COYNE  
RESIDENCE  
125 MORNING STREET PORTLAND, MAINE

Date Issued 10/01/2010

Project Number 10009

Drawing Scale -

SHEET NAME

SK-4

Drawn By JAP

Checked By JCC

ISSUED FOR PERMIT

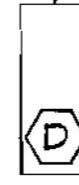
142'-10"  
T.O. EX. RIDGE

129'-11"  
4TH FLR FFE.

120'-4"  
3RD FLR FFE.

ROOF ELEVATION TO  
MATCH EXISTING  
RIDGE

SKYLIGHTS



42" K&W  
4" space  
handrail  
34" x 36"  
one side

FIRE ESCAPE  
EXTENSION TO MATCH MAX 8" RISE  
EXIST. STYLE & FINISH MIN 8' RUN

EXIST FIRE ESCAPE  
WITH TYPICAL EXPRESS WINDOWS



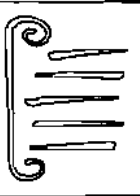
1 NORTH ELEVATION

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









**PIERGROSSI / COYNE**  
ARCHITECTURE  
65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000  
fax: 207.761.2010  
info@piergrossi.com

PIERGROSSI / COYNE  
RESIDENCE  
125 MORNING STREET PORTLAND, MAINE

Date Issued: 10-7-10  
Project Number: 10009  
Drawing Scale: 1/4"=1'-0"  
SHEET NAME: ROOF FRAMING PLAN

Drawn By: [Signature]  
Checked By: [Signature]  
S-1.2



77 Oak Street  
Portland, ME 04101  
207-761-9000  
www.piergrossi.com

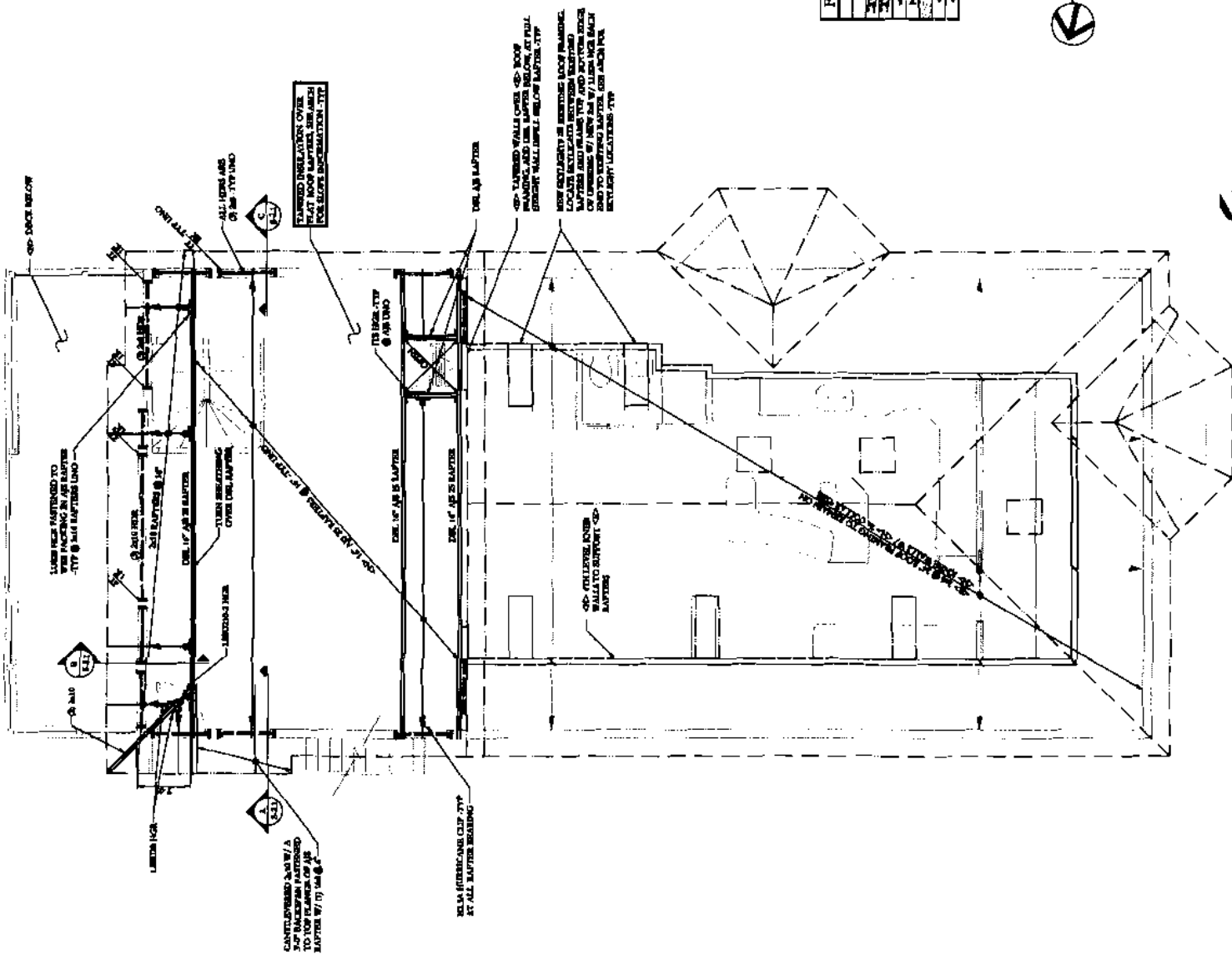
BUILD WITH CONSCIENCE  
Sf 10-0108



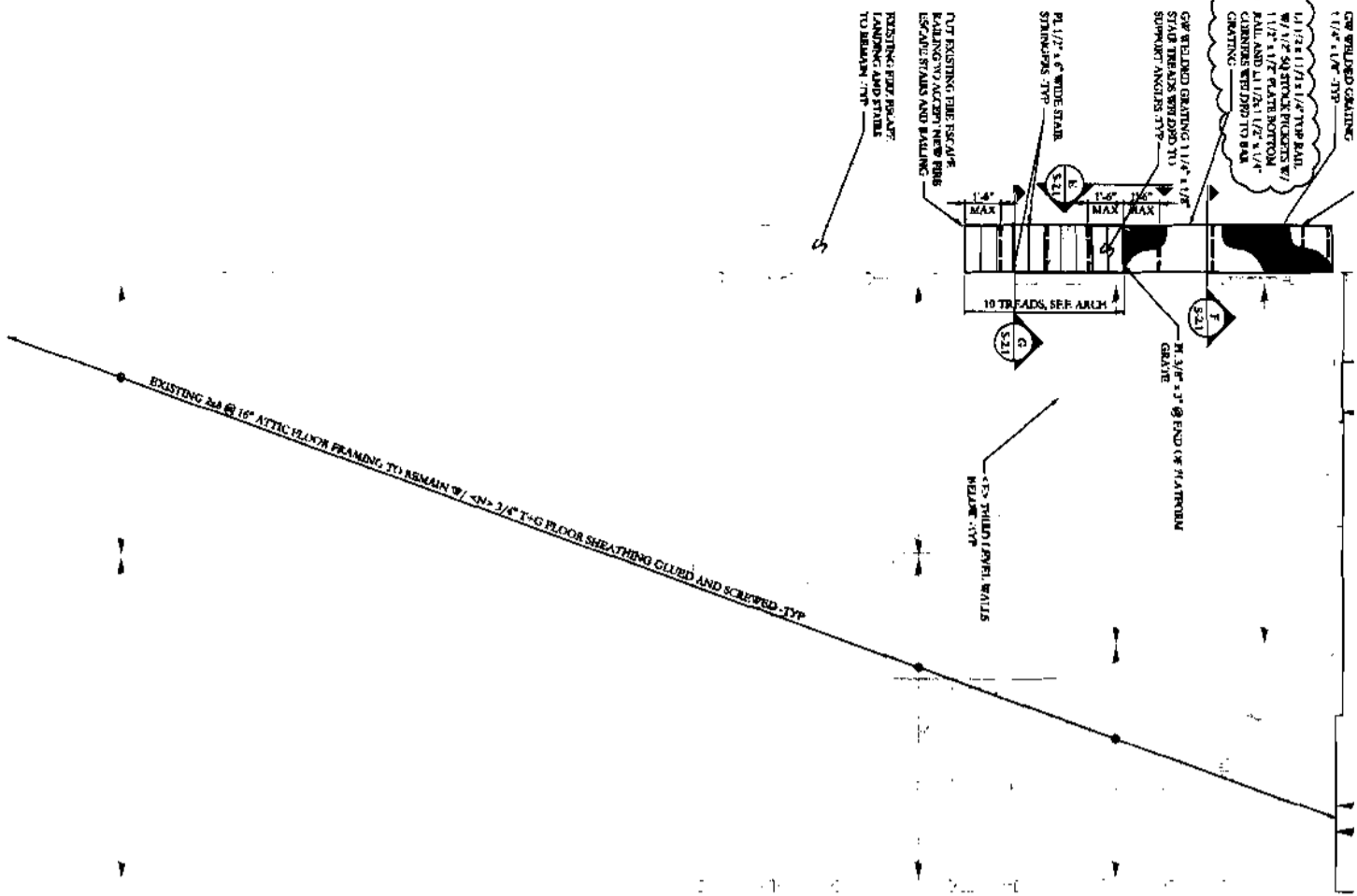
□	WOOD JOIST
○	NUMBER OF JOIST STUDS IN THIS BELOW
○	NUMBER OF TRIM STUDS UNDER HEADERS
○	NUMBER OF KING STUDS ADJACENT TO HEADERS
○	TRIM OR POST BEARING
○	FLASH FRAMED JOIST BEARING WITH HANDED
○	BEARING WALL BELOW
○	INDICATES NEW JOIST
○	INDICATES EXISTING JOIST

**NEW ROOF FRAMING PLAN**

- NOTES
1. ROOF STRUCTURE SHALL BE PER OUR BEST GENERAL NOTES FOR ADDITIONAL INFO
  2. ALL WOOD JOISTS IN ALL WALLS SHALL BE 2x6 AND IN ALL WALLS SHALL
  3. ALL WOOD TRIM AND OVERHEADS ON BLANK
  4. ALL WOOD TRIM AND FLASHING
  5. ALL HEADERS ARE 2x6 Lx10
  6. ALL NEW JOIST BEARING TO BE AS PER 10-0108
  7. SEE 10-0108 FOR GENERAL STRUCTURAL NOTES







**FRAMING PLAN SYMBOLS KEY**

⊙	WOOD POST
⊖	NUMBER OF WOOD STUDS IN POST BELOW
⊕	NUMBER OF TIE-BOLTS UNDER HEADER
⊗	NUMBER OF KING STUDS ADJACENT TO HEADER
⊘	TIE-BOLTS OR JOIST BEARING
⊙	TIE-BOLTS THROUGH JOIST BEARING WITH HANGING
⊖	INDICATES WALL BEARING
⊗	INDICATES EXISTING MEMBERS

- NOTES**
1. ALL NEW STEEL SHALL HAVE (1) COAT OF PRIMER AND (2) COATS BLACK BAKELITE-177 UNO
  2. CONNECTIONS SHALL BE WELDED STEEL SHIP CONNECTIONS PRIOR TO FABRICATION
  3. ALL NAIL GRATES TO BE WELDED TO SUPPORTS @ 4" MAX. TYP
  4. VERIFY ALL FIELD CONDITIONS PRIOR TO FABRICATION OR ERECTION OF STEEL. TYP
  5. SEE S.I. FROM GENERAL STRUCTURAL NOTES

**FIRE ESCAPE EXTENSION AND DECK FRAMING PLAN**

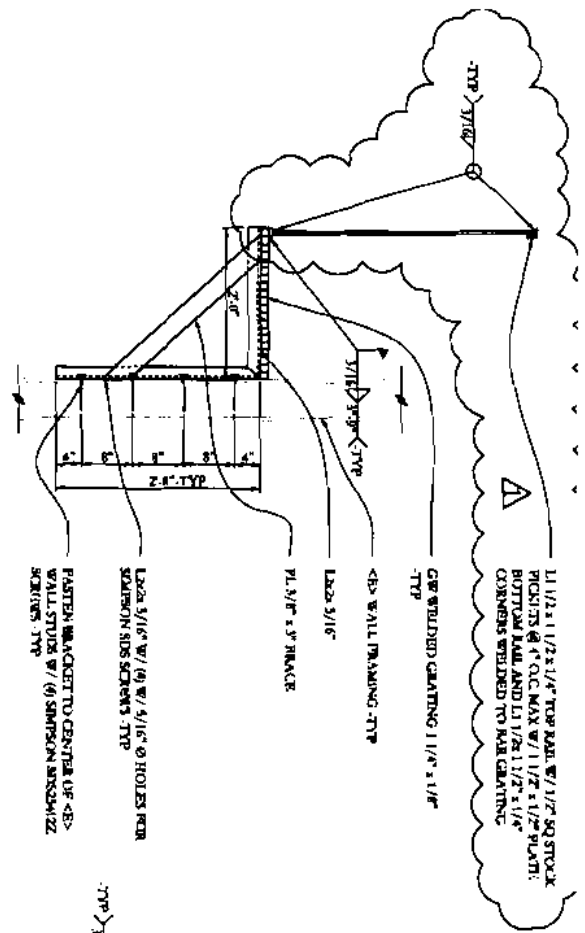
SCALE 1/4"=1'-0"

**RECEIVED**  
 OCT 25 2010  
 Dept. of Building Inspections  
 City of Portland Maine

**Structural Integrity**

Revision	Δ 10-22-10
Date Issued	10-7-10
Project Number	10009
Drawing Scale	1/4"=1'-0"
SHEET NAME	FIRF ESCAPE PL AN

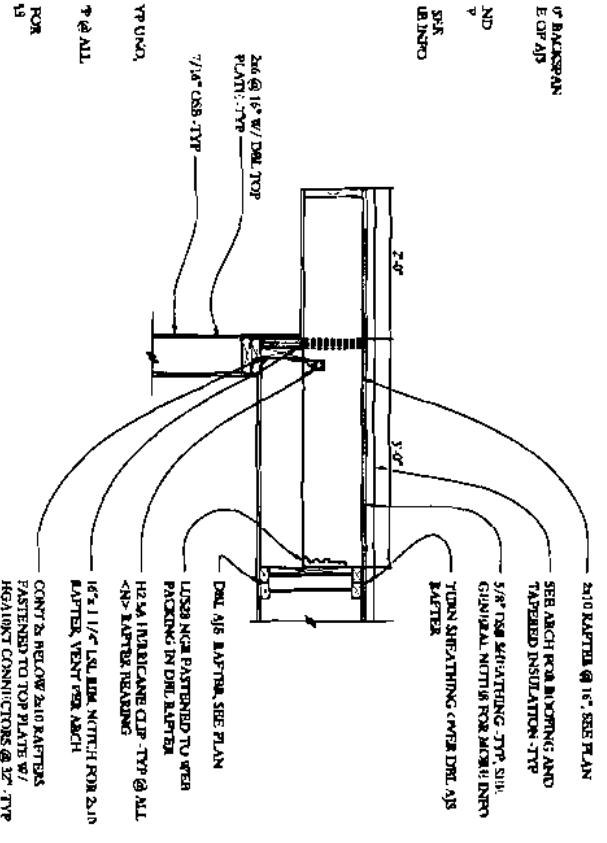
PIERGROSSI / COYNE  
 RESIDENCE  
 125 MORNING STREET PORTLAND, MAINE



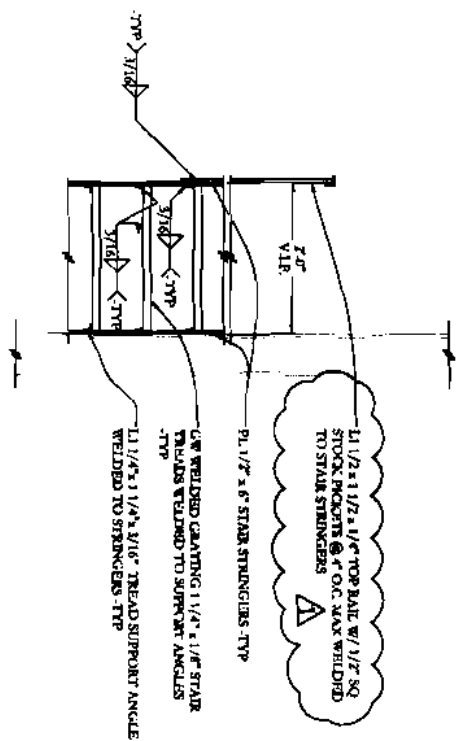
SECTION A  
 1/2 x 1/2 x 1/4 TOP RAIL W/ 1/2 SQ STOCK  
 BOTTOM RAIL AND 1/2 x 1/2 x 1/4  
 CROSSERS WELDED TO RAIL CHANNEL  
 W/ 1/4 x 1/4 x 1/4 OSB SHEATHING

SECTION E  
 3/4"=1'-0"

SECTION B  
 3/4"=1'-0"



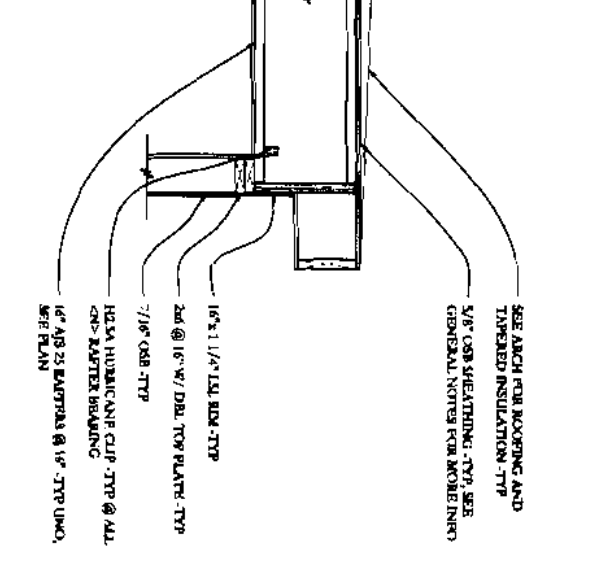
SECTION E  
 3/4"=1'-0"  
 SEE ARCH FOR BRACING AND  
 TAPERED INSULATION - TYP  
 5/8" OSB SHEATHING - TYP SEE  
 GENERAL NOTES FOR MORE INFO  
 TOPON SHEATHING OVER DML ASB  
 RAFTER  
 DML ASB RAFTER, SEE PLAN  
 USES NICK FASTENED TO WREN  
 PACKING IN DML RAFTER  
 H2 SA HUBRICANT CLIP - TYP @ ALL  
 <-> RAFTER BRACING  
 16" x 1 1/4" LSL, DIM. NOTCH FOR 2x4  
 RAFTER, VENT FOR ARCH  
 CONT. 2x BELOW 2x4 RAFTERS  
 FASTENED TO TOP PLATE W/  
 RESISTANT CONNECTIONS @ 2'-0" TYP



SECTION G  
 1/2 x 1/2 x 1/4 TOP RAIL W/ 1/2 SQ  
 STOCK POCKETS @ 4" OC MAX WELDED  
 TO STAIR STRINGERS

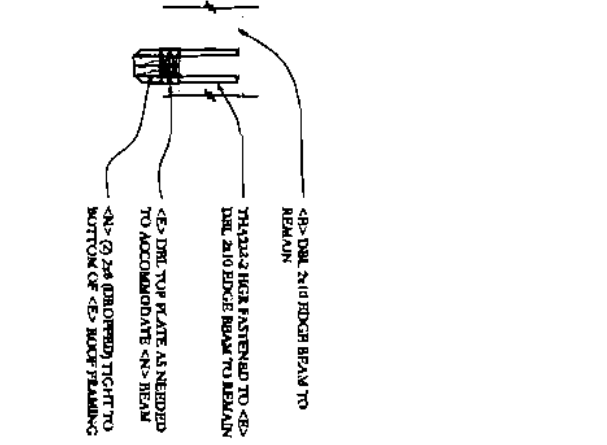
SECTION G  
 3/4"=1'-0"

SECTION C  
 3/4"=1'-0"



SECTION C  
 3/4"=1'-0"  
 SEE ARCH FOR BRACING AND  
 TAPERED INSULATION - TYP  
 5/8" OSB SHEATHING - TYP SEE  
 GENERAL NOTES FOR MORE INFO  
 16" x 1 1/4" LSL, DIM. NOTCH  
 2x4 @ 16" W/ DML TOP PLATE - TYP  
 7/16" OSB - TYP  
 H2 SA HUBRICANT CLIP - TYP @ ALL  
 <-> RAFTER BRACING  
 16" x 25 EAVES @ 16" - TYP UNO,  
 SEE PLAN

SECTION D  
 3/4"=1'-0"



SECTION D  
 3/4"=1'-0"  
 <-> DML 2x10 EDGE BEAM TO  
 REMAIN  
 THUS 2x4 HIC FASTENED TO <->  
 DML 2x10 EDGE BEAM TO REMAIN  
 <-> DML TOP PLATE AS NEEDED  
 TO ACCOMMODATE <-> BEAM  
 <-> @ 2x4 (BRIDGED) TIGHT TO  
 BOTTOM OF <-> RAFTER BRACING

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 OCT 25 2010  
 Dept. of Building Inspections  
 City of Portland Maine



Structural Integrity  
 77 Oak Street  
 Portland, ME 04101

Revision	A10-22-10
Date Issued	10-7-10
Project Number	10009
Drawing Scale	1/4"=1'-0"
SHEET NAME	SECTIONS

PIERGROSSI / COYNE  
 RESIDENCE  
 125 MORNING STREET PORTLAND, MAINE

Open splice boxes, fireblockings, fire caulking, tempered windows near door swings, and stair cages, test on Plumbers, trap arm too long, fan + Dryer not vented. NLD

all fire blockings done and caulking between the units. Will speak with Janice but tempered windows, ~~test~~ water test on DRAINAGE, trap arm backvented, and Exhaust systems are now vented. NLD

7/21/11 Met Shane E on site to determine Tempered windows - See notes added to plans. Per code

- 1 in 4th FL to be tempered by FE door
- window existing on 2nd FL Landing but Shane will Temper glaze it. OK JMB
- Also reminded of Eng letter for FE.

# Structural Integrity

Consulting Engineers, Inc.

November 7, 2010

Mr. John Charette AIA, LEED-AP  
Port City Architecture  
65 Newbury Street  
Portland, Maine 04101

Reference:  
Existing Fire Escape  
125 Morning Street  
Portland, Maine 04101

Structural Integrity Job: #10-0109

Dear Mr. Charette,

As requested, I am writing this memo regarding the existing fire escape at the above referenced site.

The opinions expressed are based on limited visual observations during my multiple visits to the site on and my knowledge of structures, their components, and the related building codes. No calculations or physical testing were performed to determine the adequacy of the complete structural systems. Architectural/life safety conditions are not included in this report. No warranty expressed or implied, as to the condition of the structure, is intended.

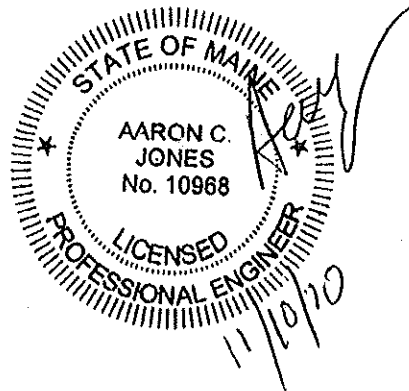
After visiting the above referenced site and observing the existing fire escape in its current condition and the existing anchorage to the building, I certify that the fire escape is in good condition and is structurally sound for use as an emergency exit.

Do not hesitate to call with any questions, comments, or if I can be of further assistance.

Sincerely,



Aaron C. Jones, P.E., SECB, LEED AP BD+C  
President





2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above a standing surface.
6. Glazing in an individual fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the walking surface.

**Exceptions:**

1. Panels where there is an intervening wall or other permanent barrier between the door and glazing.
2. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section 2406.4, Item 7.
3. Glazing in walls perpendicular to the plane of the door in a closed position, other than the wall towards which the door swings when opened, in one- and two-family *dwelling*s or within *dwelling units* in Group R-2.
7. Glazing in an individual fixed or operable panel, other than in those locations described in preceding Items 5 and 6, which meets all of the following conditions:
  - 7.1. Exposed area of an individual pane greater than 9 square feet (0.84 m<sup>2</sup>);
  - 7.2. Exposed bottom edge less than 18 inches (457 mm) above the floor;
  - 7.3. Exposed top edge greater than 36 inches (914 mm) above the floor; and
  - 7.4. One or more walking surface(s) within 36 inches (914 mm) horizontally of the plane of the glazing.

**Exception:** Safety glazing for Item 7 is not required for the following installations:

1. A protective bar 1½ inches (38 mm) or more in height, capable of withstanding a horizontal load of 50 pounds plf (730 N/m) without contacting the glass, is installed on the accessible sides of the glazing 34 inches to 38 inches (864 mm to 965 mm) above the floor.
2. The outboard pane in insulating glass units or multiple glazing where the bottom exposed edge of the glass is 25 feet (7620 mm) or more above any grade, roof, walk-

ing surface or other horizontal or sloped (within 45 degrees of horizontal) (0.78 rad) surface adjacent to the glass exterior.

8. Glazing in *guards* and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface.
9. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the following conditions are present:
  - 9.1. The bottom edge of the glazing on the pool or spa side is less than 60 inches (1524 mm) above a walking surface on the pool or spa side of the glazing; and
  - 9.2. The glazing is within 60 inches (1524 mm) horizontally of the water's edge of a swimming pool or spa.
10. Glazing adjacent to *stairways*, landings and ramps within 36 inches (914 mm) horizontally of a walking surface; when the exposed surface of the glass is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.
11. Glazing adjacent to *stairways* within 60 inches (1524 mm) horizontally of the bottom tread of a *stairway* in any direction when the exposed surface of the glass is less than 60 inches (1524 mm) above the nose of the tread.

**Exception:** Safety glazing for Item 10 or 11 is not required for the following installations where:

1. The side of a *stairway*, landing or ramp which has a *guard* or handrail, including balusters or in-fill panels, complying with the provisions of Sections 1013 and 1607.7; and
  2. The plane of the glass is greater than 18 inches (457 mm) from the railing.
- ❖ The provisions of this section apply to all occupancies and building types, except as specifically excluded in this chapter. This section identifies 11 locations that are considered by the code to be hazardous and require the use of safety glass for glazed openings or glazed partitioning. Several figures are included to help illustrate how and where safety glazing must be used.

The first four items included in this section identify various types of doors and door assemblies. Four separate types of doors are presented independently to help avoid any confusion as to what types of doors are required to have safety glass. Collectively, Items 1 through 4 can be summarized by saying that any door containing glazing must be glazed with safety glass or other safety glazing material recognized by the code for that intended purpose. Items 1 through 4 are not restricted to egress or exit doors [see Figure 2406.4(1)].

Jalousie assemblies in doors, as described in Section 2403.5, are not required to have safety glazing. There are other limited exceptions discussed in Item 6 that apply to doors and fixed panels.



# PORTLAND MAINE

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*Director of Planning and Urban Development  
Penny St. Louis*

*Inspection Services, Director  
Tammy M. Munson*

August 8, 2011

Trevor Coyne & Joseph P Piergrossi Jr.  
PO BOX 10427  
Portland, Maine 04104

**CBL: 014 N018001**  
**Located at 125 Morning St**

**Mail**

Dear Trevor & Joseph,

This letter verifies that Construction performed under Building Permit # 101082 issued by the City of Portland at the above address has been completed. Inspections have been recorded and the work appears to be in accordance with the applicable code requirements. This does not certify that the property is free of building code violations.

If you have any questions, feel free to contact me at this office.

Sincerely,

Nicholas Adams  
Code Enforcement Officer  
207-874-8789

**INVOICE  
MAINE SUN SOLUTIONS**

PMB 211  
50 Market Street  
South Portland, Maine 04106  
(207) 781-9917

SOLD BY	DATE
	8/5/11
NAME	
RSE CONSTRUCTION LLC	
ADDRESS	
120 TARGETT RD	
CITY	
NEW GLOUCESTER ME 04260	

CASH       CHARGE       MERCHANDISE RETURNED  
 C.O.D.       PAID OUT       PAID ON ACCOUNT

QTY.	DESCRIPTION	AMOUNT
—	FORNISH AND INSTALL 3M ULTRA 400 WINDOW FILM AS DISCUSSED	
	RE: UNIT 6 125 MORNING ST PORTLAND ME	
(1)	DOOR	
(2)	29X29 + STAIRS	
RECEIVED BY		TOTAL
		200. —

THANK YOU

**RECEIVED**

AUG - 8 2011

Dept. of Building Inspections  
City of Portland Maine

*From Shane Estes  
RSE  
Thanks.*