

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that EDWIN P CHESTER & BARBARA VESTAL

Located At 7 FORE ST

Job ID: 2011-08-2079-ALTCOMM

CBL: 016 - - F - 022 - 001 - - - -

has permission to Build a rear additon for a residential elevator
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

 9/23/11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
 2. Rebar Inspection
 3. Framing Only, if needed prior to closing in
 4. Close In Elec/Plmb/Frame prior to insulate or gyp
 5. Final Inspection

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

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



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-2079-ALTCOMM

Located At: 7 FORE

CBL: 016 - - F - 022 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain as seven (7) residential dwelling units only. Any change of use shall require a separate permit application for review and approval.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. All outstanding code violations shall be corrected prior to final inspection.
5. 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.
6. 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.
7. All smoke detectors and smoke alarms shall be photoelectric.
8. Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units.
9. All means of egress to remain accessible at all times.
10. No means of egress shall be affected by this renovation.
11. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Application approval based upon information provided by applicant, including revisions as dated. 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. Elevator to be installed per State of Maine regulations.
4. Window A in the elevator vestibule has been removed on the revised plans. If it is installed it shall be tempered glazing.



General Building Permit Application

R-6

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: 7-9 Fore Street		
Total Square Footage of Proposed Structure/Area 145 sq. ft.		Square Footage of Lot 6022
Tax Assessor's Chart, Block & Lot Chart# 16 Block# F Lot#22-23	Applicant *must be owner, Lessee or Buyer* Name Barbara Vestal Address 7 Fore Street City, State & Zip Portland, ME	Telephone: (207) 772-7426
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 70,000 C of O Fee: \$ 75.00 Total Fee: \$ 795.00
Current legal use (i.e. single family) <u>Multi-family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Elevator</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Addition of elevator serving one unit to existing multi-family residence.</u>		
Contractor's name: <u>To be determined</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>David Lloyd</u> Telephone: <u>(207) 772-6022</u> Mailing address: <u>Archetype, 48 Union Wharf, Portland, ME 04101</u>		

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

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized 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: _____

Date: 8/24/11

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

RECEIVED
AUG 24 2011
Dept. of Building Inspections
City of Portland Maine



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

#2011 08 2079

PROJECT NAME: Barbara Vestal Elevator

PROJECT ADDRESS: 7-9 Fore Street

CHART/BLOCK/LOT: 16-F-22-23

APPLICATION FEE: \$50.00 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Addition of Elevator serving one unit to existing multi-family residence.

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Barbara Vestal
Address: 7 Fore Street
Portland, ME
Work #: (207) 772-7426
Cell #: _____
Fax #: _____
Home #: _____
E-mail: vestal@chesterandvestal.com

CONSULTANT/AGENT

Name: Archetype
Address: 48 Union Wharf
Portland, ME 04101
Work #: (207) 772-6022
Cell #: (207) 831-8627
Fax #: (207) 772-4056
Home #: _____
E-mail: lloyd@archetypepa.com

Criteria for an Administrative Authorizations:

(see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Planning Division

Y(yes), N(no), N/A

Y(yes), N(no), N/A

- a) Is the proposal within existing structures? Y
- b) Are there any new buildings, additions, or demolitions? Y
- c) Is the footprint increase less than 500 sq. ft.? Y
- d) Are there any new curb cuts, driveways or parking areas? N
- e) Are the curbs and sidewalks in sound condition? Y
- f) Do the curbs and sidewalks comply with ADA? N/A
- g) Is there any additional parking? N
- h) Is there an increase in traffic? N
- i) Are there any known stormwater problems? N
- j) Does sufficient property screening exist? Y
- k) Are there adequate utilities? Y
- l) Are there any zoning violations? N
- m) Is an emergency generator located to minimize noise? N/A
- n) Are there any noise, vibration, glare, fumes or other impacts? N

Signature of Applicant: [Signature]

Date: 8/30/11

Planning Division Use Only

Authorization Granted X Partial Exemption _____ Exemption Denied _____

Barbara Barhydt, Dev. Review Services Mgr - Sept. 7, 2011

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

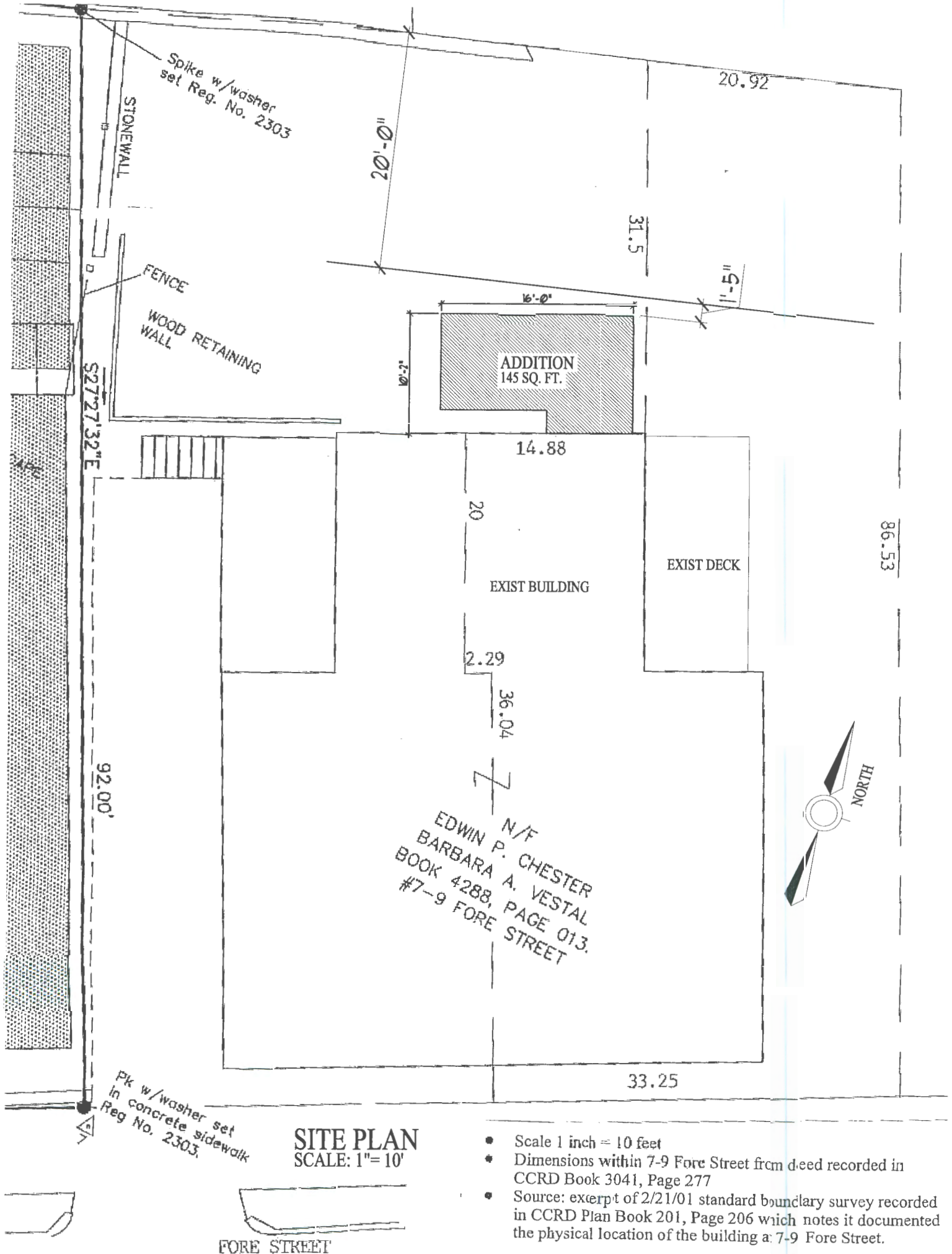
Planning Division
Use Only

a) Is the proposal within existing structures?	Yes	No
b) Are there any new buildings, additions, or demolitions?	Yes	Yes
c) Is the footprint increase less than 500 sq. ft.?	Yes	145 sf addition for elevator at rear of building
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	n/a	N/A
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	n/a	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The request for an administrative authorization to add an elevator to 7-9 Fore Street is approved with the following condition of approval:

1. The applicant shall obtain all required City permits, including building permits from the Inspection Division (Room 315, City Hall [874-8703]) prior to the start of any construction.

Barbara Barhydt, Development Review Services Manager
Portland Planning Division
September 7, 2011



SITE PLAN
SCALE: 1"=10'

- Scale 1 inch = 10 feet
- Dimensions within 7-9 Fore Street from deed recorded in CCRD Book 3041, Page 277
- Source: excerpt of 2/21/01 standard boundary survey recorded in CCRD Plan Book 201, Page 206 which notes it documented the physical location of the building at 7-9 Fore Street.





Certificate of Design Application

From Designer: David Lloyd, Archetype, PA
 Date: 8/23/11
 Job Name: Vestal Elevator & Shaft
 Address of Construction: 7-9 Fore Street

2003 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) R-2
 Type of Construction SB (ADDITION)
 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? No Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

YES Submitted for all structural members (106.1 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.1.1, 1807)
 Floor Area Use Loads Shown

RESIDENTIAL FLOORS: 40 PSF
CORRIDORS SERVING
PRIVATE ROOMS: 40 PSF

Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)
100 MPH Basic wind speed (1809.3)
1.0 Building category and wind importance factor, I_w (table 1604.5, 1609.5)
C Wind exposure category (1609.4)
4-0.18 Internal pressure coefficient (ASCE 7)
34.9 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)
27.6 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

1614.1 Design option utilized (1614.1)
I Seismic use group ("Category")
0.355 & 0.16 Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
D Site class (1615.1.5)

NA Live load reduction
45 PSF Roof live loads (1603.1.2, 1607.1.1)
45 PSF Roof snow loads (1603.2.3, 1608)
50 PSF Ground snow load, P_g (1608.2)
45 PSF If $P_g > 10$ psf, flat-roof snow load, P_f
0.9 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.0 Roof thermal factor, C_t (1608.4)
45 PSF Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
1.K Basic seismic force resisting system (1617.6.2)
6.5 Response modification coefficient, R , and
4.0 deflection amplification factor, C_d (1617.6.2)
1617.5 Analysis procedure (1616.6, 1617.4)
0.066W 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)



Certificate of Design

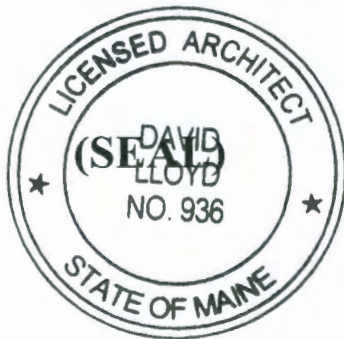
Date: 8/23/11

From: David Lloyd, Archetype, PA

These plans and / or specifications covering construction work on:

NEW ELEVATOR SERVING ONE UNIT ADDED TO
EXISTING MULTI-FAMILY RESIDENCE

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: Architect

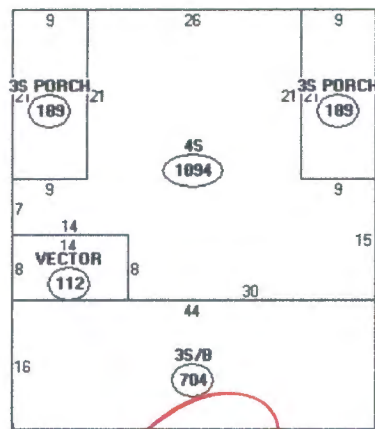
Firm: Archetype, PA

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

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


$$\begin{array}{r} 1 \\ 21 \\ 15 \\ 16 \\ \hline 52 \end{array}$$
$$\begin{array}{r} 26 \\ 18 \\ \hline 44 \end{array}$$

Descrictor/Area
 A: 096
 1228 sqft
 B: 011
 682 sqft
 C: 011
 1910 sqft
 D: 011
 1910 sqft
 E: 011
 1910 sqft
 F: 011
 1094 sqft
 G: PORCH COVERED
 189 sqft
 H: OPEN AREA MOTEL DWLG
 189 sqft
 I: PORCH COV-UPPER
 189 sqft
 J: PORCH, OPEN UPPER
 112 sqft
 K: 3S/B
 704 sqft

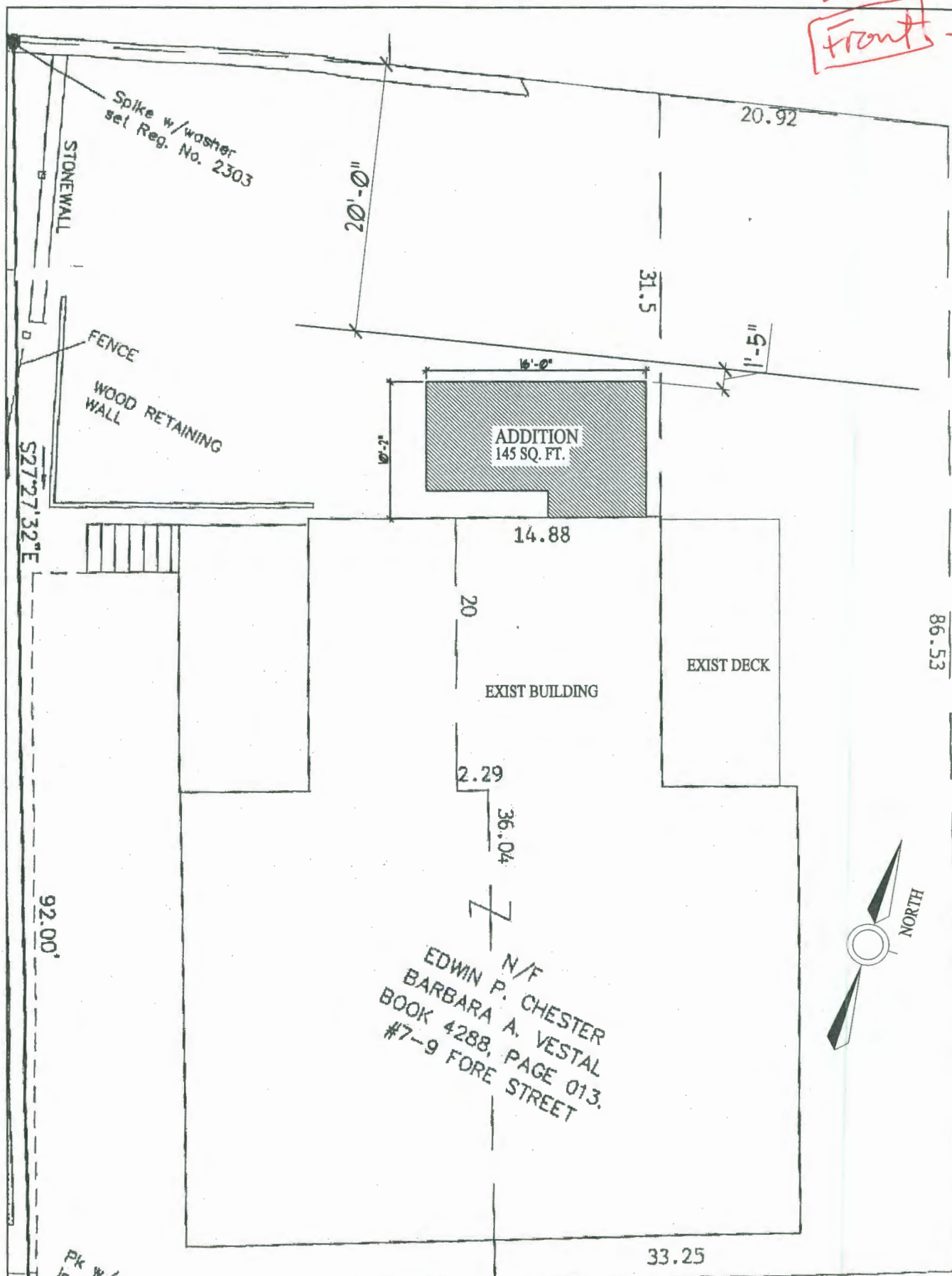
1228
682
1910

$$6022^{\text{中}} \times 50\% = 3011^{\text{中}} \text{ lot cov. max}$$

$$44 \times 52 = 2288$$

$$\begin{array}{r} + 145 \\ \hline 2433 \end{array}$$

R-6: REAR 20' min
Sides 10' min
Front - N/A



Lot = 60224

Program: FP322L

by Property Report

FIRE PREVENTION

Property address			Property name		Property number		
Inspection type			Inspector				
Seq.	Violation class	Date	Violation type		Reference	Target date	Actual date
Location(s)							
0009 FORE ST, PORTLAND ME 04101			3-FAMILY		234649-000-000		
ROUTINE INSPECTION			9/12/11 Creed Ray, IV, Munjoy Hill Station, Platoon 1				
1	ELECTRIC WIRING		EXPOSED LIVE ELECTRICAL WIRES			10/14/11	0/00/00
	BASEMENT						
2	FIRE DOORS		1-HOUR FIRE DOORS ASSEMBLIES REQ			10/14/11	0/00/00
3	HOUSE KEEPING		DEBRIS INSIDE BUILDING			10/14/11	0/00/00
4	APARTMENT BUILDINGS		HARDWIRED SMOKE DETECTORS REQUIRED		10-1	10/14/11	0/00/00
5	APARTMENT BUILDINGS		FIRE ALARM SYS>3 STORIES OR>11 UNIT			10/20/11	0/00/00
6	GENERAL		Knox Box required			10/20/11	0/00/00

Violation Summary:

Open	Closed	Total
6	0	6

Program: FP322L

by Property Report

FIRE PREVENTION

Property address			Property name		Property number		
Inspection type			Date	Inspector			
Seq.	Violation class			Violation type	Reference	Target date	Actual date
Location(s)							
=====							
0007 FORE ST, PORTLAND ME 04101				3-FAMILY	234644-000-000		
ROUTINE INSPECTION			9/12/11	Creed Ray,IV, Munjoy Hill Station, Platoon 1			
1	ELECTRIC WIRING			EXPOSED LIVE ELECTRICAL WIRES		10/14/11	0/00/00
	BASEMENT						
2	FIRE DOORS			1-HOUR FIRE DOORS ASSEMBLIES REQ		10/14/11	0/00/00
	THROUGHOUT						
3	HOUSE KEEPING			DEBRIS INSIDE BUILDING		10/14/11	0/00/00
	STAIRWELLS						
4	APARTMENT BUILDINGS			HARDWIRED SMOKE DETECTORS REQUIRED	10-1	10/14/11	0/00/00
	THROUGHOUT						
5	APARTMENT BUILDINGS			FIRE ALARM SYS>3 STORIES OR>11 UNIT		10/20/11	0/00/00
6	GENERAL			Knox Box required		10/20/11	0/00/00

Violation Summary:

Open	Closed	Total
6	0	6