

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

Location of Construction: 279 Congress St		Owner: St Paul's Angelican Church		Phone: 797-8880/Bank		Permit No: 990046	
Owner Address: SAA 04101		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Taggart Constuction, Inc.		Address: P.O. Box 255 Freeport, ME 04032		Phone: 865-2281		Permit Issued: JAN 20 1999	
Past Use: Chapel		Proposed Use: Same		COST OF WORK: \$ 20,000.00		PERMIT FEE: \$ 120.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group AY Type 53 BOCA 96	
Proposed Project Description: Jack Roof - Remove existing walls - Build & install new timber frame walls per drawings - Add insulation and drywall to interior walls - Reinstall original stain glass windows.				Signature: [Signature]		Signature: [Signature]	
Permit Taken By: WB		Date Applied For: 12 January 1999		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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

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

12 January 1999

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

PERMIT ISSUED
JAN 20 1999
CITY OF PORTLAND
Zone: CBL: 021-R-006

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 1

BUILDING PERMIT REPORT

DATE: 20 January 1999 ADDRESS: 279 Congress ST. CBL 021-E-008
REASON FOR PERMIT: Interior & exterior renovations
BUILDING OWNER: ST Paul's Anglican Church
CONTRACTOR: Taggart Const. Inc.
PERMIT APPLICANT: ↑
USE GROUP A-4 BOCA 1996 CONSTRUCTION TYPE BB

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *20, *23, *24, *26, *27, *30

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)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. 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
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and 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". Use Group R-3 shall not be less than 30", but not more than 38".) 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)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. 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

COMMENTS

2/1/99 Pre Construction by phone with Mark Stambach
Electrician-Nixon, discussed Historic Conditions no excavation
to be done will call for framing insp next

2/8/99 Called Mark Stambach requested HIP needs photos
before work begins exterior SD

5/3/99 Framing done with Mark S request Engineers
statement for use of steel beam

6/9 Final with Peter Juggard OK for CoFO (R)

CBL# 021-E-008
Permit # 990046

	Type	Inspection Record	Date
Foundation:			
Framing:			
Plumbing:			
Final:			
Other:			

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 (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

- 13. 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
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. 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
- 16. 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/1996), 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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

- 17. 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
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. 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".
- 22. 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 to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

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

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

26. 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).

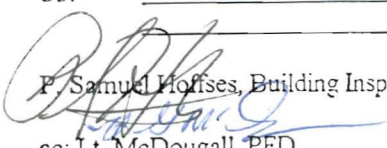
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)

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

29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

- 31. _____
- 32. _____
- 33. _____


P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Susan Wroth, Chair
Edward Hobler, Vice Chair
Camillo Breggia
Robert Parker
Rick Romano
Steve Sewall
Cordelia Pitman

January 19, 1999

Mark Senglemann
Port City Architecture
71 Federal Street
Portland, ME 04101

Re: Chapel restoration; St. Paul's Anglican Church; 279 Congress Street

Dear Mr. Senglemann:

On January 19, 1999, the City of Portland's Historic Preservation Staff of the Portland Planning Department approved your application. Approval is for reconstruction/replacement-in-kind of the small chapel at St. Paul's Anglican Church.

The approval is subject to the following conditions:

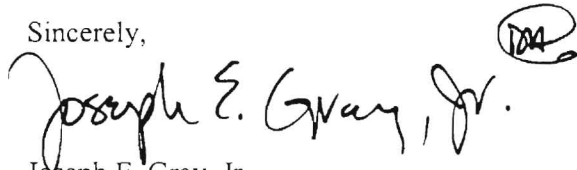
1. Applicant to submit photographs, including close-ups, of existing conditions (all four elevations) prior to proceeding with work. These photographs will be used to gauge accuracy of replication.
2. Any changes to the existing design shall be the minimum necessary to correct existing functional deficiencies (e.g. the addition of small vents at foundation).

All improvements shall be carried out as shown on the submitted plans and specifications, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no

further effect: provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Joseph E. Gray, Jr.

Director of Planning and Urban Development

cc: Approval Letter File
Deborah Andrews, Senior Planner (2 copies)
Taggart Construction
St. Paul's Anglican Church
David Jordan, Historic Preservation Enforcement Officer
Mary Gresik, Building Inspections ✓

Scope of Work
St. Paul's Chapel Restoration
279 CONGRESS STREET
PORTLAND, MAINE
DECEMBER 11, 1998

- A. Wall Systems to be constructed per Architect's drawings off site in dry conditioned space.
- B. Remove interior of furnishings, electrical, etc and remove windows and shields for reuse within new wall panels.
- C. Support roof system and cut out exterior walls, remove ceiling, jack and level existing floor.
- D. Clean up joints and contact areas at masonry, floor & roof.
- E. Deliver & erect pre-finished timber framed walls in three pieces. Select cedar laminated post & beam with select Douglas Fir T&G boarding to match existoric/ historic.
- F. Attach, seal, flash, etc. to all adjoining surfaces
- G. Rebuild new vaulted ceiling to 10'-0" AFF sloped per drawings.
- H. Electrical, Air conditioning and steam heating modifications by others.
- I. Re-install original stained glass windows with new additional insulating glass panels.
- J. Add 2" rigid insulation & drywall to interior of exterior walls.
- K. Insulate floor with R-19 batts on galvanized wire mesh and add vapor barrier on crawl space dirt floor. Install Attic and Crawl space ventilation per plans.
- L. Insulated ceiling with additional blown in cellulose insulation to R-38
- M. Paint interior surfaces. Install (14) Vestry shields.
- N. Paint/stain/backprime in shop and one exterior coat in Spring.
- O. Replace loose & broken slate roof shingles at Chapel only., check all flashings. (Completed by owner)
- P. Regrade perimeter with 18" x ¾" crushed stone, loam and seed in the spring.

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

congratulations !!!!!

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

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

Minor or Major site plan review will be required for the most of the above proposed projects.



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.

NOTEIf 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): <i>279 CONGRESS ST.</i>		
Total Square Footage of Proposed Structure <i>193 sq. ft.</i>	Square Footage of Lot <i>1,440 sq. ft.</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>021</i> Block# <i>E</i> Lot# <i>008</i>	Owner: <i>St. Paul's Anglican Church</i> <i>ST PAUL'S PARISH TRUSTEES</i>	Telephone#: <i>HANK / Parish Trustee</i> <i>797-8880</i>
Owner's Address: <i>279 CONGRESS ST. PORTLAND</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$ 20,000</i> Fee <i>\$ 120</i>
Proposed Project Description:(Please be as specific as possible) <i>See Attached Sheet for details</i> <i>Jack roof, remove existing walls. Build & install new timber frame walls as per drawing.</i> <i>Add insulation and drywall to interior walls. Re-install original string glass windows.</i>		
Contractor's Name, Address & Telephone <i>Peter TAGGART</i> <i>TAGGART CONST. Inc. P.O. Box 255 Freeport Me 04032 865-2281</i>		Rec'd By <i>UK</i>
Current Use: <i>Chapel</i>	Proposed Use: <i>Chapel</i>	

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

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:

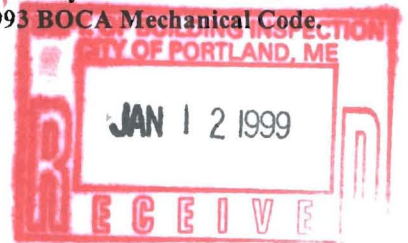
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas 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>Dale Boston</i>	Date: <i>1/11/99</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 279 Congress Street

Issued to St. Pauls Anglican Church

Date of Issue

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990046, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Chapel

Chapel
Use Group A4
Type 5B
Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

6/24/99 [Signature]
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

6/29/99 [Signature]

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.