

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

Location of Construction: 443 Congress St		Owner: Clapp, Mary		Phone:		Permit No: 980683	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Reiley Construction Co.		Address: 7.0. Box 1074 Portland, ME 04104		Phone: 773-8499		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  JUN 26 1998  <b>CITY OF PORTLAND</b> </div>	
Past Use: office		Proposed Use: Same		COST OF WORK: \$ 200,000.00 PERMIT FEE: \$ 1,020.00			
Proposed Project Description: Make Interior Renovations Construct Exterior Stairwell		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group: Type: B		Zone: CBL: 027-1-001	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: <b>Special Zone or Reviews:</b> <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"/>	
Permit Taken By: Mary Greath		Date Applied For: 30 March 1998					

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

SIGNATURE OF APPLICANT Howard Gatchell		ADDRESS:		DATE: 30 March 1998		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

- 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



COMMENTS

- 6/30/98 Spoke w/ Secretary by phone. Howard is to return my call. AR
- 7/5/98 Howard didn't call back. Excavation begun. Met on site w/ contractor. AR
- 7/31/98 Concrete slab for exterior Stairway OK. AR
- 8/14/98 Work progresses. AR
- 9/17/98 Steel frame of exterior Stairway going up. AR
- 11/13/98 Visit with S.H., welding almost complete. Welding Inspector due last week Nov. requested copy of inspection certificate.
- 4/8/99 Welding certificate provided. Question on guard rails still.
- 7/14/99 OK for Coy 10 for stairs. AR

BL# 027-B-002  
 permit # 980683

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 443 Congress St 027-B-002

Issued to Mary Clapp

Date of Issue April 21, 1999

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. 980683, 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

Exterior Stairwell

Limiting Conditions:

APPROVED OCCUPANCY

Exterior Stairwell  
Use Group B  
Type 2B  
BOCA 96

This certificate supersedes  
certificate issued

Approved:

4/22/99

(Date)

Inspector

Inspector of Buildings

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.

FAX FORM

R. W. GILLESPIE & ASSOCIATES, INC.  
CONSULTING GEOTECHNICAL AND ENVIRONMENTAL SPECIALISTS

86 Industrial Park Road, Suite 4  
Saco, Maine 04072

5 Falkland Way  
Portsmouth, NH 03801

Tel. (207) 286-8008  
Fax (207) 286-2882

Tel. (603) 427-0244  
Fax (603) 430-2041

FROM:  Saco, Maine  
 Portsmouth, NH

3:35 p.m.  
DATE 5 April 1999

PROJECT 822-02

TO: Howard Mitchell  
Keeloy Construction

FAX NO. 773-6619

FROM: Rob Gillespie

NO. OF PAGES INCLUDING THIS PAGE 2

MESSAGE: \* Please find revised inspection for 4/5/99  
Note 13<sup>th</sup> Platform is a column not beam as  
previously indicated

PLEASE LET US KNOW IF THIS TELECOPY IS UNSATISFACTORY  
THANK YOU

SERVICES

Geotechnical Engineering

- Foundation Investigation
- Dam Safety
- Slope Stability/Landslides
- Problem Sites
- Pavement Design and Evaluation
- Resource Evaluation

Hydrogeology & Geology

- Site Explorations
- New Well Development
- Monitoring Wells
- Computer Modelling
- Documentation

Construction Materials Testing

- Field Testing
- Laboratory Testing
- Construction Observation
- Environmental Quality
- Welding Quality Assurance
- Non-Destructive Testing



APRIL 05, 1999

R.W. GILLESPIE & ASSOCIATES, INC.  
86 Industrial Park Road, Suite 4  
Saco, ME 04072

RE: CLOUGH ESTATE, fire escape  
QAL 99-236  
PROJECT# 822-02

ATTN: ROB GILLESPIE

DEAR ROB,

This letter will serve as my report for visual inspection.  
On 04/05/99, visual inspection was performed on the following,

Reinspected hand rails on all floors, no apparent defects found.

Reinspected the following,

Ground floor-	OK
2nd platform-	OK
4th platform-	OK
6th platform-	OK
8th platform-	OK
10th platform-	OK
12th platform-	top cross bracing still not welded on one side.
13th platform-	column not welded on 1 of 4 sides. The side not welded is close to an existing brick wall.
14th platform-	top cross bracing not welded on one side.

No apparent defects were found on any of the completed welds.

If you have any questions please call me at 799-8911.

Sincerely,

DAVID L. PRATT JR.  
LEVEL II CWI# 97100861

# BUILDING PERMIT REPORT

DATE: 10/24/98 ADDRESS: 443 Congress St (027-B-002)  
REASON FOR PERMIT: new construction  
BUILDING OWNER: Mary Clapp  
CONTRACTOR: Keeley Construction Co.  
PERMIT APPLICANT: Howard Getchell  
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 2B

## CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*2, \*3, \*10, \*18, \*20, \*24, \*29, \*30, \*31, \*32.

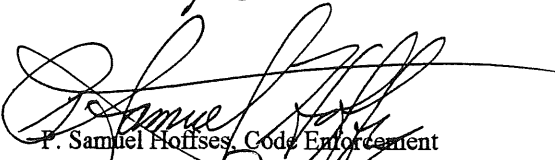
- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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).
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".
9. Headroom in habitable space is a minimum of 7'6".
- \*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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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 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.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 19, 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)

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.
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.
- \*24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
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).
28. Please read and implement the attached Land Use-Zoning report requirements.
- \*29. Light weight metals (aluminum) shall comply with AAASm 35 parts 1-A and 1-B of The Aluminum Design Manual Listed in Chapter 35.
- \*30. Special Inspection shall be done in accordance with section 1705.0 of the City's building code -
- \*31. A list of sub contractors with addresses and Telephone Numbers shall be submitted to this office -
- \*32. Glass and glazing shall be done in accordance with Chapter 24 of the City's bldg. code -



P. Samuel Hoises, Code Enforcement

cc: Lt. McDougall, PEI  
Marge Schmuckal

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**Keeley Construction Company, Inc.**

Mailing Address • P.O. Box 1074 • Portland, Maine 04104 • Telephone 207-773-8499

March 26, 1998

City of Portland  
P.O. Box 544 DTS  
Portland, ME 04112-0544

Re: Clapp Building  
443 Congress Street  
Portland, Maine

Dear Sir,

Keeley Construction Company, Inc. request the issuance of a building permit for the proposed renovation to the Clapp Building in accordance with the attached plans

The value for the above work is \$200,000.00.

Very truly yours



Howard J. Getchell  
Project Manager

HJG/sss

Enclosure



**APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW**

Archetype, P.A.  
**Applicant**  
48 Union Wharf Portland, ME 04101  
**Applicant's Mailing Address**  
William E. Hopkins 772-6022  
**Consultant/Agent/Phone Number**

April 28, 1998  
**Application Date**  
New stairway  
**Project Name/Description**  
443 Congress Street  
**Address of Proposed Site**

**Description of Proposed Development:**

New exterior fire stairs

Please Attach Sketch/Plan of Proposal/Development	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Criteria for Exemptions: See Section 14-523 (4)		
a) Within Existing Structures; No New Buildings, Demolitions or Additions	<u>Addition</u>	<u>OK</u>
b) Footprint Increase Less Than 500 Sq. Ft.	<u>Yes 225 +/- sf</u>	<u>OK</u>
c) No New Curb Cuts, Driveways, Parking Areas	<u>No</u>	<u>OK</u>
d) Curbs and Sidewalks in Sound Condition/ Comply with ADA	<u>N/A</u>	<u>OK</u>
e) No Additional Parking / No Traffic Increase	<u>N/A</u>	<u>OK</u>
f) No Stormwater Problems	<u>N/A</u>	<u>OK</u>
g) Sufficient Property Screening	<u>N/A</u>	<u>OK</u>
h) Adequate Utilities	<u>N/A</u>	<u>OK</u>

**Planning Office Use Only:**

Exemption Granted  Partial Exemption  Exemption Denied

Will need Hist. Pres. Review - Historic Bldg. Individually Listed

Planner's Signature Kandice J. Hart Date 5/11/98

April 30, 1998

*for Alex*

Marge Schmuckal  
Zoning Administrator  
City Hall  
Congress Street  
Portland, ME 04101

**RE: Stair Addition  
443 Congress Street**

Dear Ms. Schmuckal:

Attached are a completed Application For Exemption From Site Plan Review, and a Location Map for the above referenced project.

Please contact me with any questions you may have. Thank you for your assistance.

Sincerely,



William K. Hopkins  
Architect



FEDERAL ST.

LADY VICTORY  
MONUMENT



KEY  
BANK

CONGRESS

ST

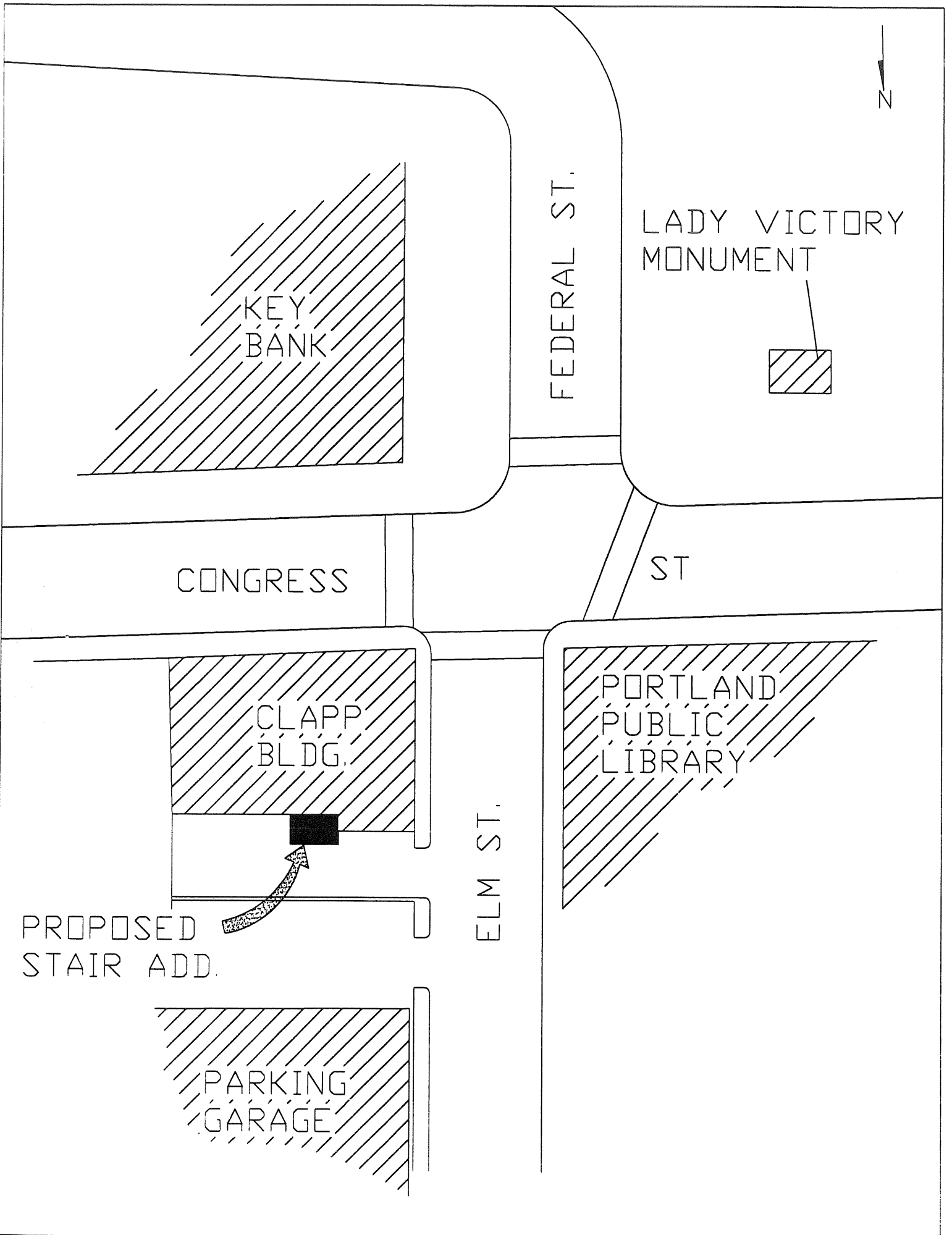
CLAPP  
BLDG.

PORTLAND  
PUBLIC  
LIBRARY

ELM ST.

PROPOSED  
STAIR ADD.

PARKING  
GARAGE



KEELEY CONSTRUCTION CO., INC.  
P.O. Box 1074  
PORTLAND, MAINE 04104

LETTER OF TRANSMIT

(207) 773-8499  
Fax (207) 773-6619

DATE: MARCH 26 1998. JOB NO.:

ATTENTION: Mr. Sam Hoffes

RE: Clapp Building  
Stairway Permit

TO: City of Portland  
Congress St.  
City of Portland, Maine

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

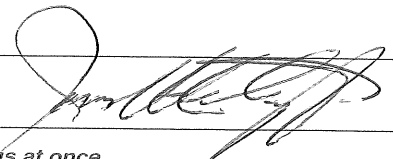
- Shop drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of letter
- Change order
- \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
2	3/25/98		Complete sets of stamped drawings for Clapp Estate

THESE ARE TRANSMITTED as checked below:

- For approval
- Approved as submitted
- Resubmit \_\_\_\_\_ copies for approval
- For your use
- Approved as noted
- Submit \_\_\_\_\_ copies for distribution
- As requested
- Returned for corrections
- Return \_\_\_\_\_ corrected prints
- For review and comment
- Building Permit
- FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_
- PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO \_\_\_\_\_ SIGNED: 

If enclosures are not as noted, kindly notify us at once.

Archetype, P.A.  
48 Union Wharf  
Portland, ME 04101  
(207) 772-6022  
(207) 772-4056 (Fax)

**TRANSMITTAL**

**DATE:** May 18, 1998

**FROM:** William K. Hopkins

**TO:** Deb Andrews  
Planning Department  
City Hall  
389 Congress Street  
Portland, ME 04101

**RE:** The Clapp Estate Stair Addition  
443 Congress Street  
Portland, ME

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**ATTACHED:**

4/8/98 A4 Elevations & Elec./Schedule

Per your request

**APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW**

Archetype, P.A.  
 Applicant  
48 Union Wharf Portland, ME 04101  
 Applicant's Mailing Address  
William K. Hopkins 772-6022  
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c) No New Curb Cuts, Driveways, Parking Areas	<u>No</u>	<u>OK</u>
d) Curbs and Sidewalks in Sound Condition/ Comply with ADA	<u>N/A</u>	<u>OK</u>
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Exemption Granted  Partial Exemption  Exemption Denied   
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Planner's Signature Kandice J. J. J.

Date 5/11/98

April 30, 1998

*for Alay*

Marge Schmuckal  
Zoning Administrator  
City Hall  
Congress Street  
Portland, ME 04101

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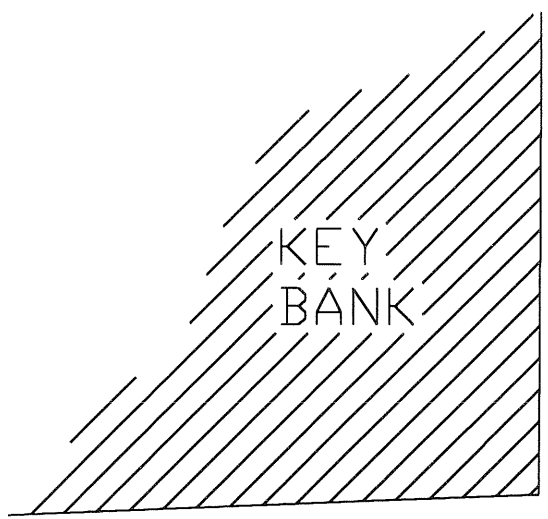
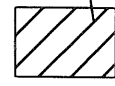


William K. Hopkins  
Architect



FEDERAL ST.

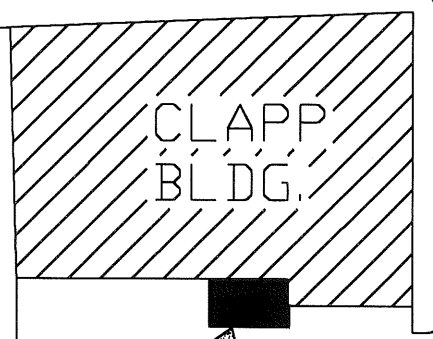
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KEY  
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CONGRESS

ST



CLAPP  
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PROPOSED  
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