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

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Location of Construction: 435 Congress St. Portland 04101	Owner: The Macro Group		Phone:	Permit No:
Owner Address:	Lessee/Buyer's Name:	Phone:	BusinessName:	990489
439 Congress St. Portland 04101				PERMIT ISSUED
Contractor Name:	Address:	Phone:		Permit Issued:
Avery Services Inc. / Doug Avery	= 7 Thomas Dr. Westbrook	04092 (26	07) 772-8687	HW 1 0 1000
Past Use:	Proposed Use:	COST OF WORK	A CONTRACT OF THE PARTY OF THE	MAY   8   1999
Retail/Office	Same	\$7,745.00	\$60,00	
		FIRE DEPT. A	pproved INSPECTION:	CITY OF PORTLAND
		□ De	2 - 1 / / 1 / /	
		Signature:	BOCX 98 1/1	Zone: CBL: 027-B-004
Proposed Project Description:		Digitature.	isignature.	Zoning Approval:
	ring A/C, Condensor & Air		CTIVITIES DISTRICT (7.A.D.)	angle of
Handler.	trub with commender o wer		pproved [	Special Zone of Reviews.
Repair Ductive	ork	The state of the s	pproved with Conditions:	_ Li Onorciana
		D	cined	☐ Wetland ☐ Flood Zone
		Signature:	Date:	☐ Subdivision
Permit Taken By:	Date Applied For:	13.0		☐ Site Plan maj ☐minor☐mm ☐
U.B.	FI	May 13th, 1999		
This population does not produce the	Analisant(s) from masting analisable Ctat	to and Endovel miles		Zoning Appeal  □ Variance
1. This permit application does not preclude the A	***************************************	le and rederal rules.		☐ Miscellaneous
2. Building permits do not include plumbing, sep	ptic or electrical work.			☐ Conditional Use
3. Building permits are void if work is not started		ance. False informa-		□ Interpretation
tion may invalidate a building permit and stop all work				□ Approved
				□Denied
				Historic Preservation
			PERMIT ISSUED WITH REQUIREMENTS	☐ Not in District or Landmark
		1	WITH DES ISSUED	☐ Does Not Require Review
	☐ Requires Review			
	Action:			
				1.00.0
	CERTIFICATION			□Appoved
I hereby certify that I am the owner of record of the				
authorized by the owner to make this application a				
if a permit for work described in the application is	Date:			
areas covered by such permit at any reasonable ho	ur to enforce the provisions of the code(s	s) applicable to such p	ermit	
		Hay 13th, 19		
SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK	C, TITLE		PHONE:	CEO DISTRICT
GL COL				SEO DISTRICT
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector				

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#9654'dC

7 Thomas Drive WESTBROOK, MAINE 04092 (207) 772-8687

The Metro Group lames Harmon Bagist 759-8815 Date of 1 to 1	CR = 2500 FAX (207) 874-0933				
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The Metro Group Same Harmen  STREET  439 Congress St.  Determined St.  Street was proved St.  Determined St.	PROPOSAL SUBMITTED TO		PHONE	DATE	
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Dote of pums  Dote of pums  Doug Avery  AVERIPPS Services of services of the quote as requested on the options for system replaces, ment on your existing HVAC System. Scope of work to include:  OPTION #17 Replace condensor only 8 necessary duct mods.  Remove 8 dispose of haifed "1973" condensing unit as per EPA laws.  Install a new Catrier 38CKC series condensing unit as per EPA laws.  Install a new Catrier 38CKC series condensing unit as per EPA laws.  Run in new refrigerant piping (existing piping is incorrect size), from new condensor to existing (1973 vintage) air handler.  Replace failed fiberboard ductwork in back room - tie into existing duct system, can off (1) side runout as discussed.  Reconnect to existing systems ie; power wiring, control wiring.  Start up 8 check unit operation. \$5,104.00 initial  OPTION #2: Replace air handler, condensing unit and necessary duct mods.  Remove 8 dispose of existing air handler/condensing unit as per EPA laws.  Install new Carrier FB4 air handler 8 Carrier 38CKC condensing unit, put in the same location as old equipment.  Run new refrigerant piping from air handler to condensor unit.  Install new Pow oftage wiring and non-programmable thermostat.  Replace haifed fiberboard duct in backroom - as described in Option #1.  Install new Pow oftage wiring and non-programmable thermostat.  Replace haifed fiberboard wiring and non-programmable thermostat.  Replace saided fiberboard wiring and non-programmable thermostat.  Replace haifed fiberboard wiring and non-programmable thermostat.  Replace saided fiberboard wiring and non-programmable thermostat.  Replace saided fiberboard wiring and non-programmable thermostat.  Replace haifed fiberboard wiring and non-programmable thermostat.  Start up 8 check supplied by others.).  Reconnect to existing spower system.  Start up 8 check				1	
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AND PRIPADE SERVIS SECRETARY CONTRIBUTE Eased to quote as requested on the options for system replaces ment on your existing HVAC System. Scope of work to include:  OPTION #17 Replace condensor only a necessary duct mods.  Remove 8 dispose of failed "1977" condensing unit as per EPA laws.  Install a new Carrier 38CKC series condensing unit as per EPA laws.  Run in new refrigerant piping (existing piping is incorrect size), from new condensor to existing [1973 vintage] air handler.  Replace failed fiberboard ductwork in back room - tie into existing duct system, carrothed, lip side runout as discussed.  Reconnect to existing systems: le; power wiring, control wiring.  Start up 8 check unit operation.  OPTION #2: Replace air handler, condensing unit and necessary duct mods.  Remove 8 dispose of existing air handler/condensing unit as per EPA laws.  Install new Carrier FBA air handler & Carrier 38CKC condensing unit, put in the same location as old equipment.  Run new refrigerant piping from air handler to condensor unit.  Install new Pow voltage wiring and non-programmable thermostat.  Replace failed fiberboard duct in backroom - as described in Option #1.  Install new PVC gravity drain from air handler to indirect waste in basement, (indirect waste supplied by others).  Reconnect to existing power system.  Start up 8 check system operations.  \$7,745.00 C Winitial  EXCLUSIONS: Adequacy of existing systems, existing ductwork/diffusion - except as noted in options above, sofficing, painting, fire dampers, smoke 8 fire systems, stuctural supports, overtime.  We Propose hereby to turnish material and labor — complete in accordance with above specifications, for the sum of SEE PRICES AS ABOVE**  All material in chuding attorney's fees will be paid.  He payment to be made as cuttlined shows, a service charge of 2% per month on the overdue balance plus all reasonable costs of collection, including attorney's fees will be paid.	ARCHITECT .	DATE OF PLANS		JOB PHONE	
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manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.  Authorized Signature  Note This proposal may be					

Acceptance of Proposal — The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Date of Acceptance

Signature .

5/6/99 111 \$ 2000 oc Ch 1252e Proposal -

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7 Thomas Drive WESTBROOK, MAINE 04092 (207) 772-8687 FAX (207) 874-0933

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PROPOSAL SUBMITTED TO	Ti	PHONE	DATE	17
The Metro Group James Harmen		pagen# 759-8815	212110	E 5/5/99
STREET		JOB NAME	سوليدل لد - سرسيد .	
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CITY, STATE and ZIP CODE		JOB LOCATION		
PostPand; Mc. 04101		435 Congress St.	-Portrand. Me.	
	E OF PLANS			JOB PHONE
		Doug Avery		
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condensor to existi	no 11973 winter	ol air handlor	THEOTHECT STE	er, prom new
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Reconnect to existing			trol wiring	
Start up & check unit				· f
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OPTION #2: Beplace air handler,	condensing unit	and necessary d	uct mods.	
Remove & dispose of e	xisting air han	dler/condensing	unit as per EP	A laws.
Install new Carrier				
the same location a			3	
Run new refrigerant p			nsor unit.	
Install new fow volta				
Replace failed fiberb				n #1.
Install new PVC grave				
lindirect waste suppl	ied by others).			
Reconnect to existing	power system.		01	
Start up & check system operations. \$7,745.00 Claimitial				
EXCLUSIONS: Adequacy of existing	z systems, exis	ting ductwork/di	flusion - exce	ept as noted
in options above, soffiting, painting, fire dampers, smoke & fire systems,				
structural supports,	overtime.			
The Bropose hereby to furnish mat	terial and labor — co	mplete in accordance	with above specifica	ations, for the sum of:
SEE PRICES AS ABOVE*				- N - N
			dollars (\$	)
Payment to be made as follows 25% upon acceptance - Progress h	Propolact 10 d	aux - Ralance on	complet.on	
If payment is not made as outlined above, a se				nable costs of
collection, including attorney's fees will be paid.	Trice charge of 1.70 per	Month on the everage		1
All material is guaranteed to be as specified. All work to be	completed in a workmanlike	1, 1	1/10/	/
manner according to standard practices. Any alteration or deviate	tion from above specifications	Authorized Signature	A'29 (1.	vers
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or delays beyond our control. Owner to carry fire, tornado and	other necessary insurance	Note This prop withdrawn by us if not acc		tu days
Our workers are fully covered by Workman & Compensation In	ishtsuch		4	
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Acceptance of Proposal — the ab		and the		- 1 Day Low
and conditions are satisfactory and are hereby as a	pred You are Tallian test	alignatum = w	at the second	The same of the sa

Signature

to do the work as specified. Payment will be made as outlined above

Date of Acceptance

BUILDING PERMIT REPORT
DATE: 14/MAY/99 ADDRESS: 435 Congress ST. CBL: \$27-8-604  REASON FOR PERMIT: Replace existing A/C
REASON FOR PERMIT: Replace existing A/C
BUILDING OWNER: The Metro Group
PERMIT APPLICANT: 1Contractor A Very Service Anc.
USE GROUPBOCA 1996 CONSTRUCTION TYPE
CONDITION(S) OF APPROVAL
This permit is being issued with the understanding that the following conditions are met:
Approved with the following conditions: */ +34 21
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. 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

a maximum 6' o.c. between bolts. (Section 2305.17) 5. Waterpr∞fing and damp pr∞fing shall be done in accordance with Section 1813.0 of the building code.

Precaution must be taken to protect concrete from freezing. Section 1908.0 6.

4.

7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.

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 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and

- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National 9. Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building
- Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces 11. 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 3e4" 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)

Headroom in habitable space is a minimum of 7'6". (Section 1204.0) 12.

Stair construction in Use Group R-3 & R-4is a minimum of 10" tread and 7 %" maximum rise. All other Use Group minimum 11" 13. tread, 7" maximum rise. (Section 1014.0)

The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4 14.

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 15. 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 excess 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)

Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits 16. directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)

All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self 17. closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic 18. extinguishment. (Table 302.1.1)

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- All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of 19. 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.

- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 2<u>1</u>. 22. The Fire Alarm System shall maintained to NFPA #72 Standard.
- The Sprinkler System shall maintained to NFPA #13 Standard.
- All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 23. of the City's Building Code. (The BOCA National Building Code/1996)
- 24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics). 26.
- All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until 27. all electrical (min. 72 hours notice) and plumbing inspections have been done.
- All requirements must be met before a final Certificate of Occupancy is issued. 28.
- All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building 29. Code/1996).
- Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical 30. Code/1993). (Chapter M-16)
- Please read and implement the attached Land Use Zoning report requirements. 31.
- Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code. 32.

Glass and glazing shall meet the requirements of Chapter 24 of the building code. 33. TION SysTems Shall meet the requirements of Chapter mechanical Code (The BOCA-NATIONAL Mechanical Code) AIN DISTRIBUTION 34.

35. 36.

Hoffses, Building Inspector Li McDougall, PFD

Marge Schmuckal, Zoning Administrator

Honing

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.



Inspection Services Michael J. Nugent Manager Department of Urban Development Joseph E. Gray, Jr. Director

### CITY OF PORTLAND



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.

NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Addressof Construction (include Portion of Building). 435 Congress ST 04101				
Total Square Footage of Proposed Structure	Square Footage of Lot			
Tax Assessor's Chart, Block & Lot Number  Chart# 027 Block# B Lot# 004	Owner: THE METRO GROUP	Telephone#:		
Owner's Address: METRO GROUP 439 CongRESS ST PORTLAND, ME 04101	Lessee/Buyer's Name (If Applicable)  Cost Of Work: Fee  7, 745.00\$ 60			
Proposed Project Description: (Please be as specific as possible)  REPROEMENT OF EXISTING A/C, condensor and Air Handler, repair Existing ductions				
Contractor's Name, Address & Telephone + DOUG AVEVY 7728687 772800/Rec'd By UB- AVERY SERVICES INC. 7 Thomas DRIVE WESTBROOK, ME 04092				
Current Use: RETAIL/OFFICE	Proposed Use: RCT4	11/OLLICE		

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, Ventililation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code N You must Include the following with you application:

ACopy of Your Deed or Purchase and Sale Agreement
 A Copy of your Construction Contract, if available
 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.

entorce the provisions of the	codes applicable to this permit.	
Signature of applicant:	Dauglas C Civey	Date: 5/12/99

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