

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BU **PERMIT** ION

Permit Number: 081563

Please Read
Application And
Notes, If Any,
Attached

This is to certify that DODGE ROBERT H & MARI NE MI ES/Leddy H
has permission to Change of use on 3rd floor from commerc to Sing family C w/ interior renovations
AT 27 MONUMENT SQ CB 027 F002002 JUN 10 2009

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 done-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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jeanne Bowls 6/10/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

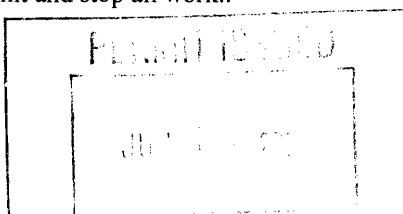
City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-1563	Issue Date:	CBL: 027 F002002
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Location of Construction: 27 MONUMENT SQ	Owner Name: DODGE ROBERT H & MARIANN	Owner Address: 27 MONUMENT SQ # 2	Phone:
Business Name:	Contractor Name: Leddy Houser Associates	Contractor Address: 416 Preble Street Portland	Phone 2077670903
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial Mixed Use Building	Proposed Use: Single Family Condo - Change of use on 3rd floor from Commercial to Single Family Condo w/ interior renovations	Permit Fee: \$2,095.00	Cost of Work: \$200,000.00	CEO District: 1
Proposed Project Description: Change of use on 3rd floor from Commercial to Single Family Condo w/ interior renovations		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: M/R Type: 3B IBC/IRC 2003	
		Signature: <i>KG</i>	Signature: <i>JMB 6/10/09</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: 12/17/2008	Zoning Approval
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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.. 	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"/> <i>NA</i> Approved with conditions Date: <i>12/17/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

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

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 6-10-09
Date



Signature of Inspections Official

 6/10/09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1563	Date Applied For: 12/17/2008	CBL: 027 F002002
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Location of Construction: 27 MONUMENT SQ	Owner Name: DODGE ROBERT H & MARIANN	Owner Address: 27 MONUMENT SQ # 2	Phone:
Business Name:	Contractor Name: Leddy Houser Associates	Contractor Address: 416 Preble Street Portland	Phone: (207) 767-0903
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Single Family Condo - Change of use on 3rd floor from Commercial to Single Family Condo w/ interior renovations	Proposed Project Description: Change of use on 3rd floor from Commercial to Single Family Condo w/ interior renovations
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/17/2008
Note: **Ok to Issue:**

- 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 property shall remain a mixed use building with retail on the first floor, offices above and only one residential condominium on the 3rd floor. At this time the 4th floor is considered storage and office use. 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:** 06/10/2009
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant as revised via plans and emailed docs. Any deviation from approved plans requires separate review and approval prior to work.
- 3) The issuance of this permit removes the Stop Work Order from the property and allows construction to continue, pending payment of all fees.
- 4) The construction of the required secondary exit fire escape connector shall be applied for and approved prior to construction.
- 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) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 04/21/2009
Note: Greg C. Called Paul 12-22-08 for more info **Ok to Issue:**

- 1) Multiple voids were noticed on an inspection for a stop work order on the 3rd floor. These voids shall be fire blocked and or fire caulked for inspection. Call 874-8405 to set up an inspection before closing up walls.
- 2) The sprinkler system shall be installed in accordance with NFPA 13.
- 3) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 4) The fire alarm system shall comply with NFPA 72. Compliance letter is required.
- 5) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 6) New elevators are required to fit an 80" x 24" stretcher.
- 7) A separate Fire Alarm System Permit is required per the Fire Department.
- 8) A separate Sprinkler System Permit is required per the Fire Department.

Location of Construction: 27 MONUMENT SQ	Owner Name: DODGE ROBERT H & MARIANN	Owner Address: 27 MONUMENT SQ # 2	Phone:
Business Name:	Contractor Name: Ledy Houser Associates	Contractor Address: 416 Preble Street Portland	Phone (207) 767-0903
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

- 9) All construction shall comply with NFPA 101
- 10 System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 11 Fire Alarm panels from both 22 Monument Square and 28 Monument Square should be able to communicate between each other. (ie. If alarm sounds in one because of a fire, it needs to sound in the other for evacuation as well.) The two buildings share the same primary means of egress.
- 12 All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP and keyed alike, labeled "FIRE ALARM RECORDS".

Comments:

- 12/31/2008-jmb: Left voicemail for P or P, for details, type of construction, stamped plans, ?sprinklered, smokes, separation from use below, penetration protection, elevator door ?rated and what is the lift.
- 1/2/2009-jmb: Pete H. Called, he will have plans from Alan Mooney revised with details
- 4/10/2009-jmb: Received revisions from Pete H., routed to Fire for review.
- 4/14/2009-jmb: Spoke to Peter about revisions submitted and required details for fire and building. Ben W. Had questions and Keith G. Confirmed he was on site several weeks ago and work was being done. They are also applying for a permit for 4th floor renovations for residential use. Peter will meet with us at 2:30 today.....No show
- 4/15/2009-jmb: Peter H. Came in today with application for the 4th floor and details for this permit. Keith and I met with him. Work has started and a stop work order will be issued tomorrow.
- 4/28/2009-jmb: Left voicemail for Peter H. For details on revisions: Landing of egress 57" above finished floor, details on the deck/railings, who is building the elevator to the 3rd & 4th floors, previous permit was only to the 2nd floor, missing structural plan pages S2.2, 2.3, floor ceiling design listing and sound separation, architectural detail of new roof and insulation factors, egress windows in bedrooms,
- 5/5/2009-jmb: Pete H. Submitted revisions for review and pdf's on 5/6.
- 5/7/2009-jmb: Reviewed revisions, still missing a reference page A1.3, architectural plans are not stamped, need specification on the proposed acoustical mat/raft, deck rail at 36", electrical panel barely has 30", no egress window from BR3, separation to above dwelling, is it open beam in the study, no gas hookup allowed for grill, exit access through master bedroom/closet, IBC requirement for 2 exits, 6'-8" measured at line of nosing for stairs up to exit.
- 5/8/2009-jmb: Spoke with Paul L. & Pete H. About requirement of 2 exits per IBC and other details & specs noted. Some corrections noted on plans with their approval. Need to contact Alan M. About the egress.
- 5/8/2009-jmb: Sent an email to Alan Mooney for stamped plans and code justification, see copy with permit
- 6/10/2009-jmb: Received email with amended notes, still have questions on the pipe chase, if it is a shaft. I cannot find the UL design from Alan Mooney for UL263 for the fire rated walls. If it is a shaft it will need to be 2 hours. I emailed back with those questions.
- 6/10/2009-jmb: See attached email, ok to issue
- 6/9/2009-jmb: Revisions submitted 6/8, spoke to Pete H. For details on the gas grill that is not allowed, 2" to combustibles around the chimney, the continuous handrail, recessed lights, fire stopping of penetrations, specs on windows and talked about island venting. He will submit a word document addressing these items.



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>28 Monument Square 3rd Floor</u>		
Total Square Footage of Proposed Structure/Area <u>2693 +/-</u>		Square Footage of Lot <u>3214</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>027-F-002-001</u> <u>Box & Page 2220/297</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Robert & Marianne Dodge</u> Address <u>13 Fox Run</u> City, State & Zip <u>Falmouth Me</u>	Telephone: <u>797-5752</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip <u>Need use - change use</u>	Cost Of Work: \$ <u>200,000-</u> C of O Fee: \$ <u>75</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>residential SFD Multi. use</u> If vacant, what was the previous use? <u>Storage</u> Proposed Specific use: <u>residential</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>remodel one floor, frame Partition walls & finishes</u> <u>office - commercial -> SF Condo</u>		
Contractor's name: <u>Leddy House Associates</u> Address: <u>429 Frobie Street</u> City, State & Zip <u>SO. PO. ME. 04104</u> Telephone: <u>767-0103</u> Who should we contact when the permit is ready: <u>Paul or Pete</u> Telephone: <u>767-0103</u> Mailing address: <u>same as above</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 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: <u>[Signature]</u>	Date: <u>12-14-08</u>
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This is not a permit; you may not commence ANY work until the permit is issue

Jeanie Bourke - Re: Monument Square / Dodge

From: Jeanie Bourke
To: Leddy Houser Associates
Date: 6/10/2009 2:48 PM
Subject: Re: Monument Square / Dodge

Peter,

Because the F/C assembly is only required to be ½ hr. rated, the fixtures do not have to be rated, however there is still a limitation of 100 sq inches per 100 sq ft and it needs to be fire caulked to prevent passage flame and smoke.

I have not heard back from Alan, but I will issue your permit with conditions. If you don't pick it up today by 4pm, we are open until 1 pm tomorrow. Also, don't forget there is a \$200 fee for SWO removal and belated permit fee.

Thanks
 Jeanie

>>> "Leddy Houser Associates" <ledhouse@maine.rr.com> 06/10 1:08 PM >>>
 Hello Jeanie,

Does your response about the penetrations mean that there is no rule about so many square inches in so many square feet of ceiling space as long as it is rated for 1 hour? As it turns out there are going to be very few recessed lights.

Do you have any comments or changes you would like me to make to the letter I sent to you?

We are ready to go back to work there as soon as you give us the green light! Could you let me know how close we are?

I should have Carpenter to you today as well.

Thanks Much, Peter

----- Original Message -----

From: Jeanie Bourke
To: ledhouse@maine.rr.com
Cc: hamooney@criterion-engineers.com
Sent: Wednesday, June 10, 2009 11:02 AM
Subject: Re: Monument Square / Dodge

Thanks Peter,

I need clarification on the fire rated wall design that your plans direct to the core and shell plans. I cannot find the design UL263 that Alan specs on plan A-3 of the second floor.

As we discussed yesterday, the question is at the pipe chase in the rear right corner. Is this a true shaft or are the steel pipes penetrating the floor ceiling individually?

If this is a shaft, a design detail is required and will need to be 2 hours due to the number of stories, even with sprinklers.

If it is not a shaft the through penetrations can be treated as specified in Sec. 712.4.1 of the IBC 2003. There are restrictions on the amount of square inches per 100 sq ft.

I checked for the recessed fixtures, the floor ceiling rating between residential units with sprinklers is ½ hr, Sec. 711.3 (exception). That being said Sec. 712.4.21 only requires fixtures to be rated for 1 hour if penetrating a 1 hour floor ceiling.

Thanks
Jeanie

>>> "Leddy Houser Associates" <ledhouse@maine.rr.com> 06/09 5:35 PM >>>
June 9th 2009

Leddy Houser Associates
72 Ocean Street Suite 104
South Portland, Maine, 04106

RE: Plan Amendment
Jeanie Bourke
City of Portland Maine
Dodge Residence
28 Monument Square
3rd Floor

This letter will serve as an amendment to the plans submitted to The City of Portland for the construction of the Dodge residence on the 3rd floor at 28 Monument Square. The plans submitted are dated June 9th 2009.

1. There will be no natural gas line run for a gas grill on the back deck.
2. Windows to be used are Jeld-Wen Traditions Plus, Insulated, Low E Argon Gas filled. DP 25 performance rating with .32 U factor
3. Framing at active chimneys will maintain a 2" clearance to combustibles.
4. Penetrations in ceiling will meet code.
5. Pipe chase assembly will be UL rated.
6. A continuous handrail will be used at the 2nd egress stair.
7. An island vent will be used in the kitchen for the island sink and dishwasher.
8. A fire escape plan will be submitted before construction begins.

Jeanie Bourke - Exit requirements 27 Monument Sq

From: Jeanie Bourke
To: amooney@criterium-engineers.com
Date: 5/8/2009 3:54:16 PM
Subject: Exit requirements 27 Monument Sq
CC: Keith Gautreau

Hi Alan,
I thought I would email this in lieu of a phone conversation.

As you know, I have been reviewing the plans for the 3rd and 4th floor residential condos at this location and the amendment to the 2nd floor work. I have informed Leddy/Houser of required details and specs on the architectural plans and they will and have be submitting information.

There is a code issue regarding the number of exits from both of these floors. IBC 2003 requires 2 exits from these spaces and sprinklers do not diminish this. I understand that there was previously both an interior stair and a fire escape to these floors that have been removed. There is a permit for the removal of the fire escape, but the removal of the stairs was not on the phase 1 demo permit plans for the 4th floor.

Also, state statute requires commercial projects in excess of \$50k to have stamped plans. Since this is a mixed use building, this pertains to this project. The dwelling units are considered R-3 for one and two family within the units, but IBC governs all other aspects of the code and a professional stamp is required.

Can you please provide stamped life safety plans and code justification for 1 exit? The plans need to relect the enclosed egress stair and associated openings in 22 Monument Sq. and the lobby.

The information up to this point is somewhat disjointed due to the multiple owners and contractors. It is difficult to move forward with the review without this information.

Thank you and look foward to hearing from you.

Jeanie Bourke
Code Enforcement Officer/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



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

Director of Planning and Urban Development
Penny St. Louis Littell

Inspection Services, Director
Tammy M. Munson

April 16, 2009

COPY

DODGE ROBERT H & MARIANNE M
27 MONUMENT SQ # 2
PORTLAND , ME 04101

Certified Mail 70080500000145879734

CBL: 027 F002002

Located at 27 MONUMENT SQ

RE: THIRD (3) AND FOURTH (4TH) FLOOR RENOVATIONS

STOP WORK ORDER

Dear Robert & Marianne Dodge:

An evaluation of the above-referenced property on 04/16/2009 revealed that building construction was being conducted without benefit of a valid building permit as required by §105.1 of the 2003 International Building Code, of the City of Portland.

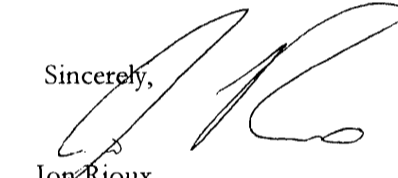
Appropriate permitting has not been issued for the property listed above; therefore all construction activity at that property must stop immediately. This is a Stop Work Order pursuant to § 114. of 2003 International Building Code of the City of Portland.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in § 1-15 of the Code and in Title 30-A of M.R.S.A. § 4452. This constitutes an appealable decision pursuant to § 112 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me @ 207.874.8702.

Sincerely,



Jon Rioux,
Code Enforcement Officer

CC: Keith Gautreau, Captain

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8715 - Fax: 8748716 - TTY: 874-8936

Leddy Houser Associates

From: "Alan Mooney" <hamooney@criterium-engineers.com>
To: "paul leddy" <ledhouse@maine.rr.com>
Sent: Tuesday, April 14, 2009 12:23 PM
Subject: 28 Monument Square - sprinklers

Peter,

This to confirm that 28 Monument Square will be fully sprinklered. The system has already been installed and is active on the basement, first and second floor levels. High Tech Fire installed the system. That system includes provision for expanding to the upper floors and High Tech Fire will do the work as soon as the other renovations reach the point when the sprinklers can be installed.

...Alan

H. Alan Mooney, P.E.
President
Criterium Engineers

Corporate Offices
22 Monument Square, Suite 600
Portland, ME 04101
1-800-242-1969
hamooney@criterium-engineers.com
www.criterium-engineers.com

APR 17 2009

No virus found in this incoming message.

Checked by AVG.

Version: 7.5.557 / Virus Database: 270.11.56/2058 - Release Date: 4/14/2009
6:17 AM

4/14/2009



LEDDY HOUSER
ASSOCIATES

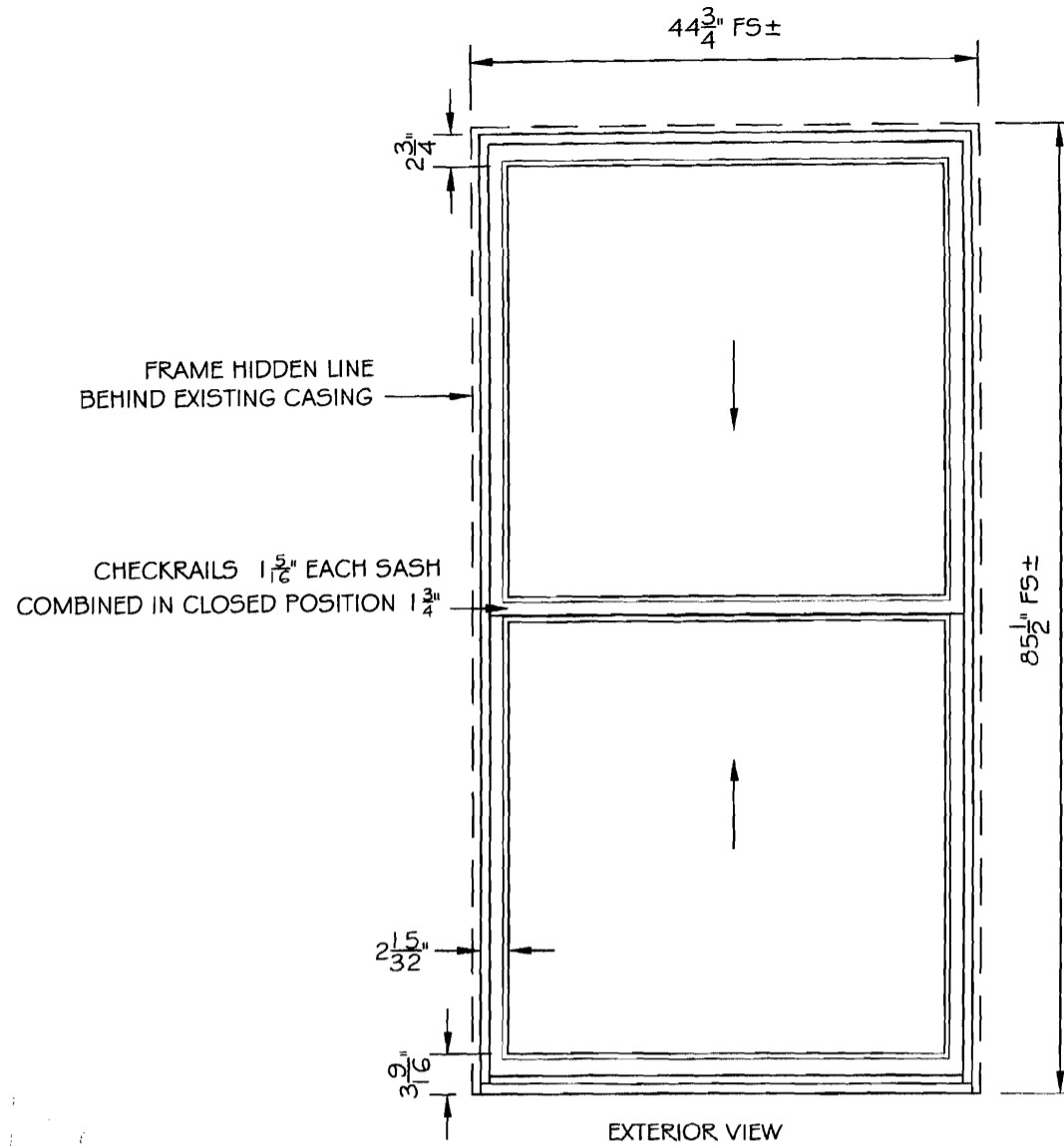
CUSTOM HOMEBUILDING AND RENOVATION
www.leddyhouser.com

4/30/09
Re; Dodge Job
28 Monument Square
3rd Floor
Portland Maine

We will be using R-19 on all perimeter walls and sound fiberglass on interior partition walls.

Peter Houser

MAY 11 2009



MAY - 5 2009

ALL FRAME TO DLO DIMENSIONS ARE FROM EXTERIOR VISIBLE FRAME TO GLASS

3RD FRONT Dodge
 QTY. 7 SCALE: 3/4" = 1'-0"

For Egress size

- EXISTING ALUMINUM WINDOW FRAME TO DLO DIMENSIONS:
- 1 5/8" CHECKRAILS
 - 2 1/2" SIDE FRAME TO GLASS
 - 2 7/8" BOTTOM FRAME TO GLASS



**Architectural
 Millwork
 Specialties, LLC**

NUMBER: G-7351-1

DATE: 9/4/08

DRAWN: GTG

APPROVED
 FOR ORDER X