

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

Permit No: 09-0328	Issue Date:	CBL: 027 F002001
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Location of Construction: 27 MONUMENT SQ	Owner Name: CARPENTER CHARLES R & DALI	Owner Address: 27 MONUMENT SQ # 1	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:

Past Use: Commercial / Mixed Use	Proposed Use: Commercial / Mixed Use 4th Floor Residential - Change of Use to residential / Remodel 4th floor w/ Library Addition	Permit Fee: \$1,595.00	Cost of Work: \$150,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	

Proposed Project Description: Change of Use to residential / Remodel 4th floor w/ Library Addition	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: Ldobson	Date Applied For: 04/15/2009	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 Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Date:
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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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/29/2009

Note: **Ok to Issue:**

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain retail/food service and the first and second floors with two dwelling units on the upper floors (one dwelling unit on the third floor and one dwelling on the fourth floor). Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/28/2009

Note: **Ok to Issue:**

- 1) Revised plans are required to be submitted for the revisions stated in the email from Dean B. On 7/27/09
- 2) 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.
- 3) Plans and specifications are required for the vacuum elevator installation
- 4) Separate permits are required prior to construction for the extension walkway to access the existing fire escape at 22 Monument Sq. The Certificate of Occupancy will not be issued until this has been constructed.
- 5) The issuance of this permit removes the Stop Work Order from the property and allows construction to continue, pending payment of all fees.
- 6) Any unconventionally built guardrail plans shall be submitted for review and approval prior to constructing.
- 7) 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.
- 8) Application approval based upon information provided by applicant, including the most up to date revisions. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 04/29/2009

Note: This building is sharing the same primary egress as 22 Monument Sq. The two buildings 22 and 28 Monumen **Ok to Issue:**
Sq. Will be required to have one combined Fire Alarm system per the Fire Department. Questions call 874-8405

- 1) The sprinkler system shall be installed in accordance with NFPA 13.
- 2) A separate Sprinkler System Permit is required per the Fire Department.

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- 3) A separate Fire Alarm System Permit is required per the Fire Department.
- 4) New elevators are required to fit an 80" x 24" stretcher.
- 5) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 6) The fire alarm system shall comply with NFPA 72. Compliance letter is required.
- 7) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 8) All construction shall comply with NFPA 101

Comments:

4/28/2009-mes: I gave this back to Lannie - It is a change of use from offices to a single family condo. - MES - look at other notes on the opening page that don't show up without opening "notes"

5/11/2009-jmb: Left voicemail for Pete H. For details including floor plan of 4th and penthouse library & deck, separation of F/C assembly of lower unit, stair ladder detail & code compliance to mezz, 6' ceiling ht. Under mezz, skylight framing, cable rail spec detail, section showing mezz and level to exit stair, library, deck framing, the vacuum elevator specs for egress, discuss spiral stair alternative.

5/11/2009-jmb: Pete returned call, the mezzanine is really a platform with storage below to access the exit stairs and the vacuum elevator to the library (5th) penthouse. He will check if the vac elev. Has battery backup. It is around 11' elevation change to the floor of the library. The enclosed storage will need sheetrock since this leads to the only egress exit. Since this is 3B construction with sprinklers, a 5th floor would be allowed. He will submit all other details.

6/16/2009-jmb: Received revised plans from Leddy/Houser

6/19/2009-jmb: Spoke with Pete H. About the window by the tub to be tempered. I also need to check the code on exterior wall separation at the 5th floor penthouse and protected openings.

6/16/2009-gg: received additional plans for the fourth floor as requested per Jeanie. /gg

6/22/2009-jmb: Sent an email to Leddy/Houser with code sections regarding the type of construction and fire separation of exterior walls at 5'-10'. They emailed back that they asked Dean to review the codes on this.

7/2/2009-jmb: Received letter from Dean B. Reviewing code sections

7/9/2009-jmb: Reviewed response and spoke with Dean B. To clarify the requirements, he will revise and propose to Leddy/Houser for review.

7/20/2009-jmb: Received revised plans from L/H for both architectural and structural changes

7/22/2009-jmb: Left voicemail with Dean B. About fire separation, UL design 305 and bearing walls for type 3B construction

7/23/2009-jmb: Left voicemail for Peter H. For details

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7/27/2009-jmb: Spoke to Dean B. About the code issues, he emailed an addendum calling out the new UL design U536 for the penthouse walls and that the closest wall will be 5'-1" in order to be rated from the inside only. Leddy/Houser will submit plans with the revisions. Ok to issue with conditions

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