

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

Location of Construction: 284 Congress St		Owner: Morgan, Thomas		Phone:		Permit No: 70263
Owner Address:		Lessee/Buyer's Name: Sharon House, Inc.		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>MAR 31 1997</b>  <b>CITY OF PORTLAND</b> </div>
Contractor Name: Martin LeBlanc, Builder		Address: 17 Love St Madison, ME 04850		Phone: 696-3641		
Past Use: 6-1am		Proposed Use: Same		<b>COST OF WORK:</b> \$ 27,000.00 <b>PERMIT FEE:</b> \$ 155.00 <b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: Type: Signature: Date:		
Proposed Project Description: Rebuild Inssexual Streetwell				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> 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 Gresik		Date Applied For: 26 March 1997				<b>Zoning Appeal</b> <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

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..

15521/30-3297

## 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: Glenn Steuber ADDRESS: DATE: 26 March 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION : 284 Congress St (028-D-008)

Issued to Shalom House, Inc.

Date of Issue 03 July 1997

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. 970263, 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

Entire

Six Family Dwelling

Limiting Conditions:

- INSTAL NEW SERVICE
- FINISH LIGHTING
- 30 DAYS TO COMPLETE ELECTRICAL WORK

This certificate supersedes  
certificate issued

Approved:

7/7/97  
(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.

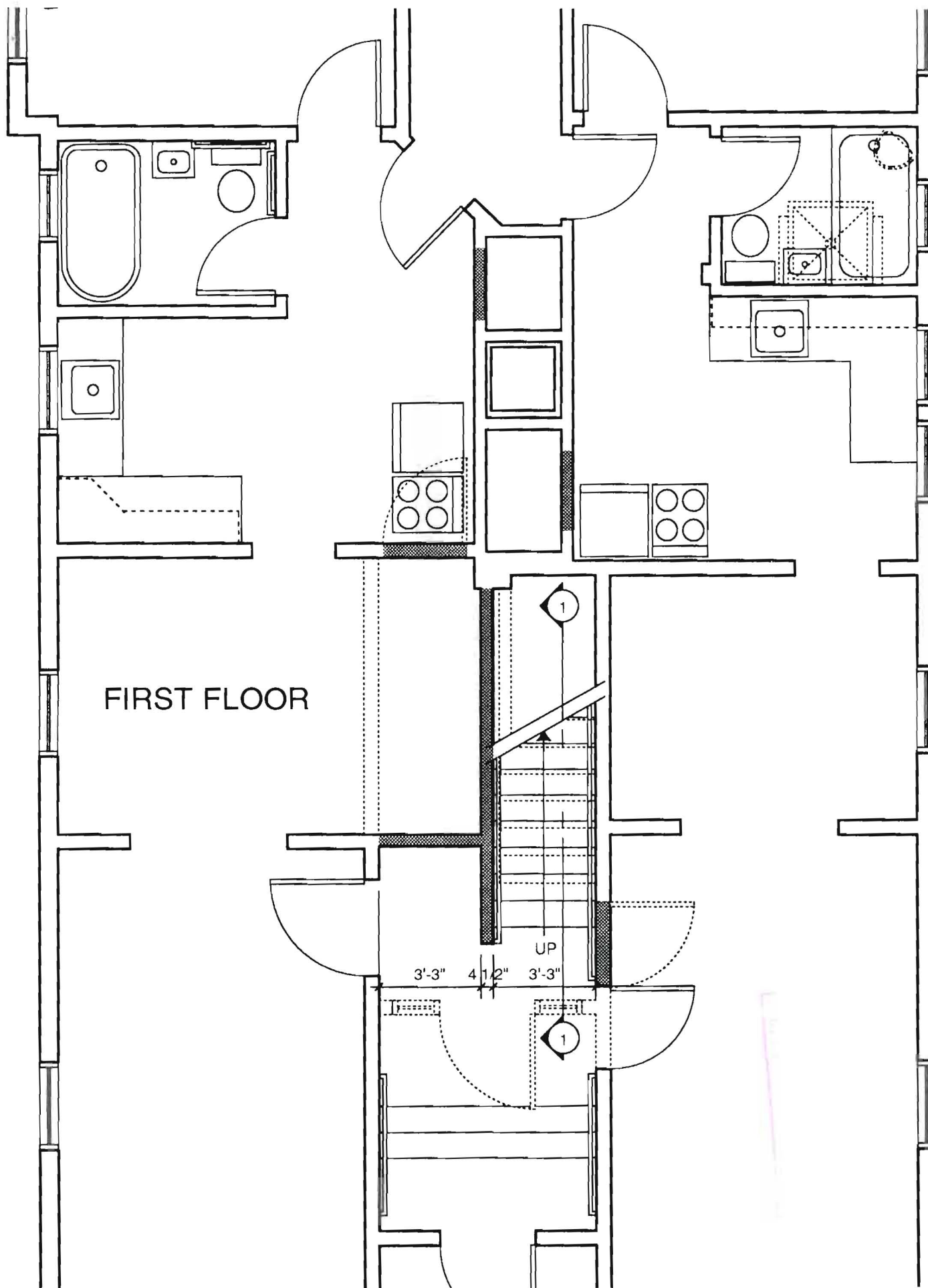
# BUILDING PERMIT REPORT

DATE: 3/27/97 ADDRESS: 2842 Congress St.  
 REASON FOR PERMIT: rebuild stairs  
 BUILDING OWNER: Thomas Lechner  
 CONTRACTOR: Martin Lechner  
 PERMIT APPLICANT: Glen Stach APPROVAL: \*1\*7\*8\*9\*10\*13\*17\*18\*26 ~~DERIVED~~

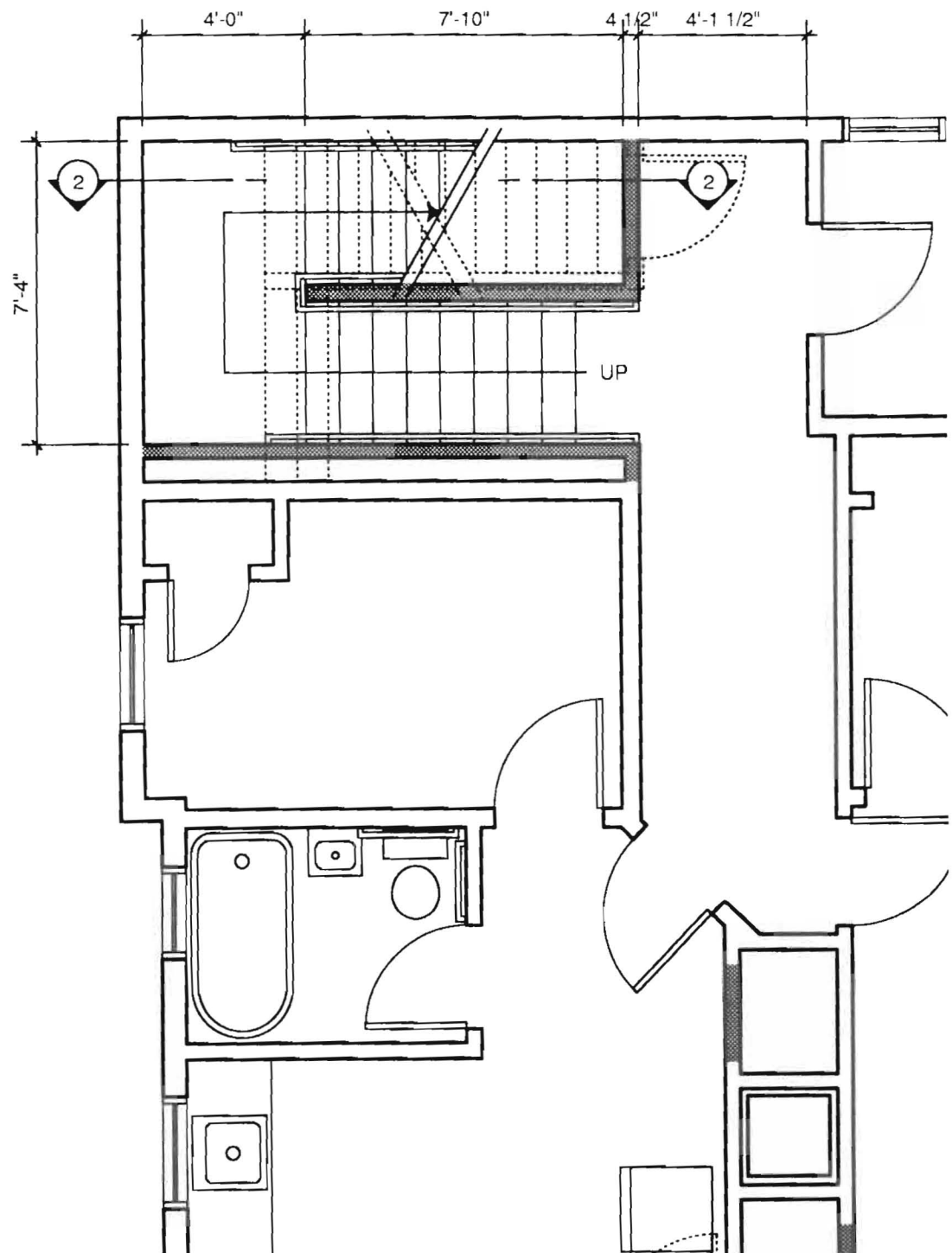
## CONDITION(S) OF APPROVAL

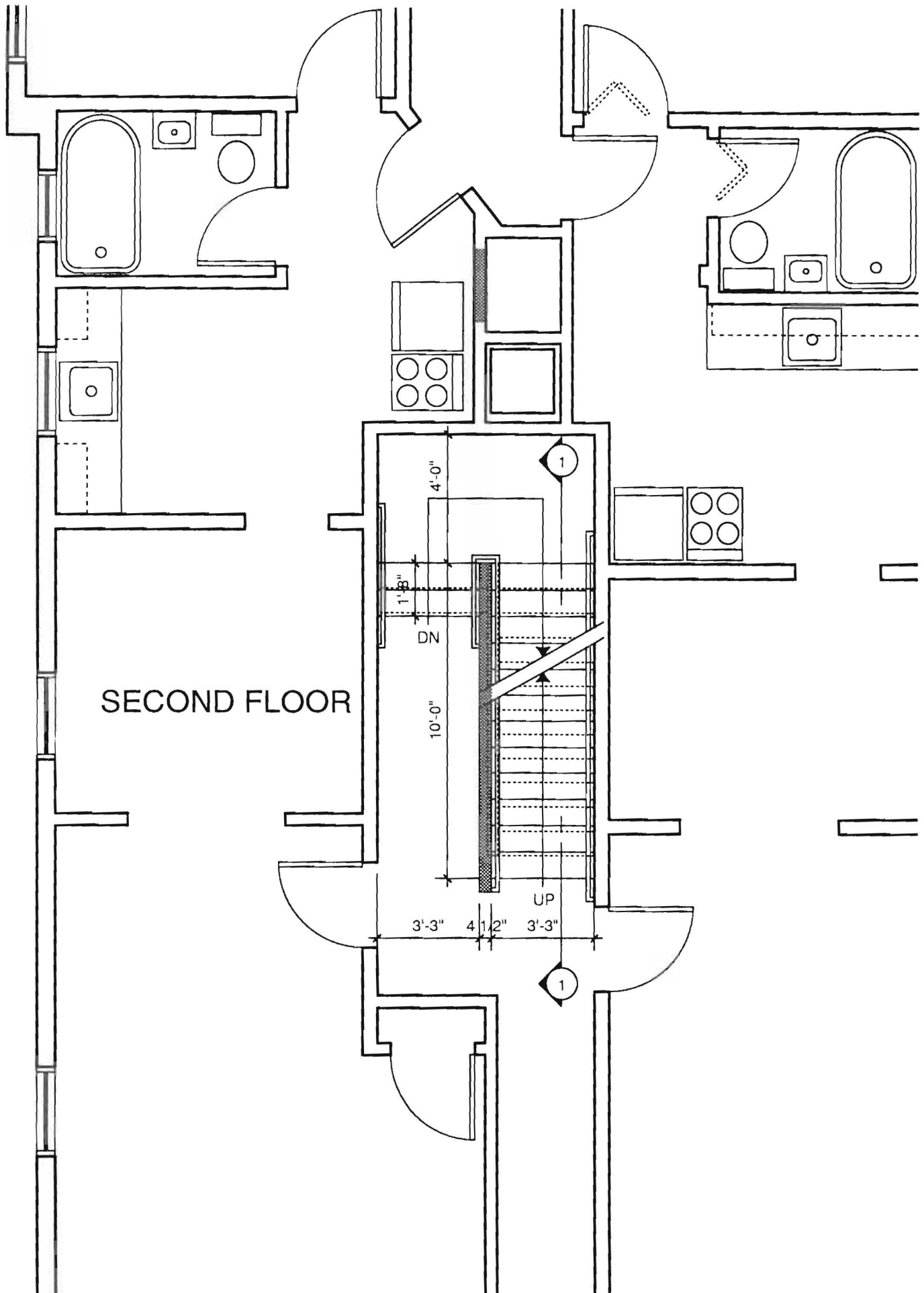
- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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) U.L. 103.
- X 7. Guardrail & 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.
- X 8. Headroom in habitable space is a minimum of 7'6".
9. 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.
- X 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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)



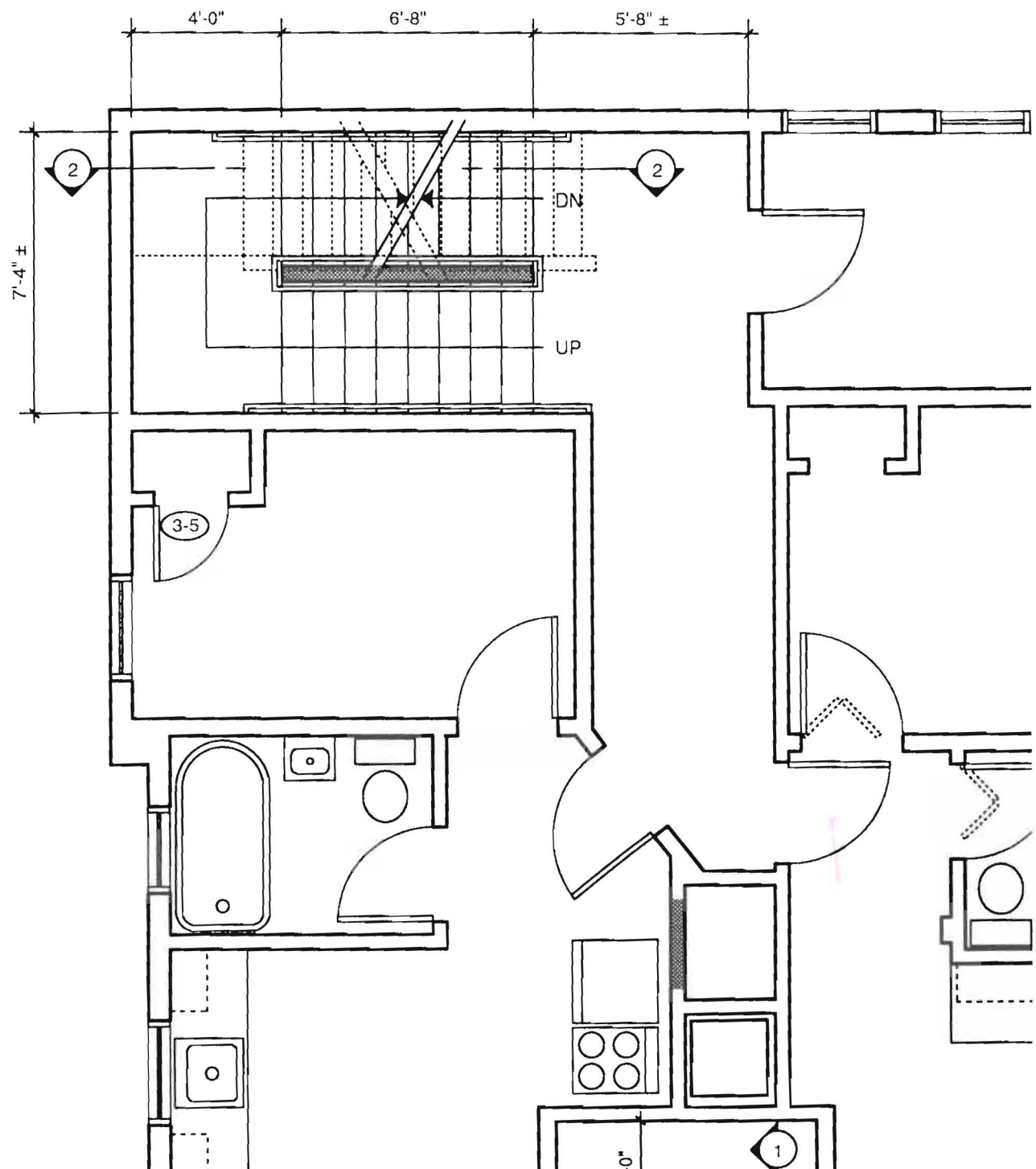


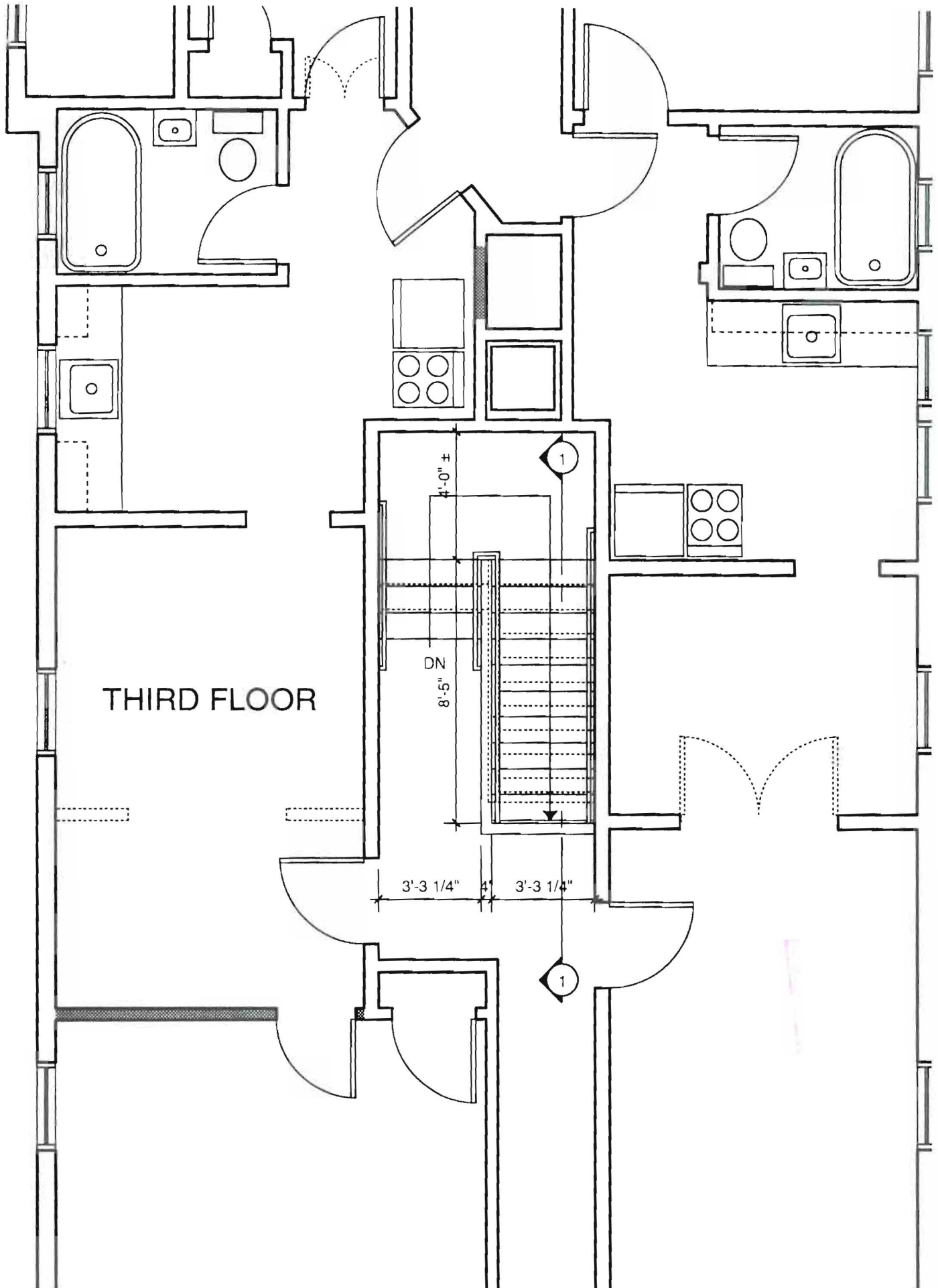
## FIRST FLOOR





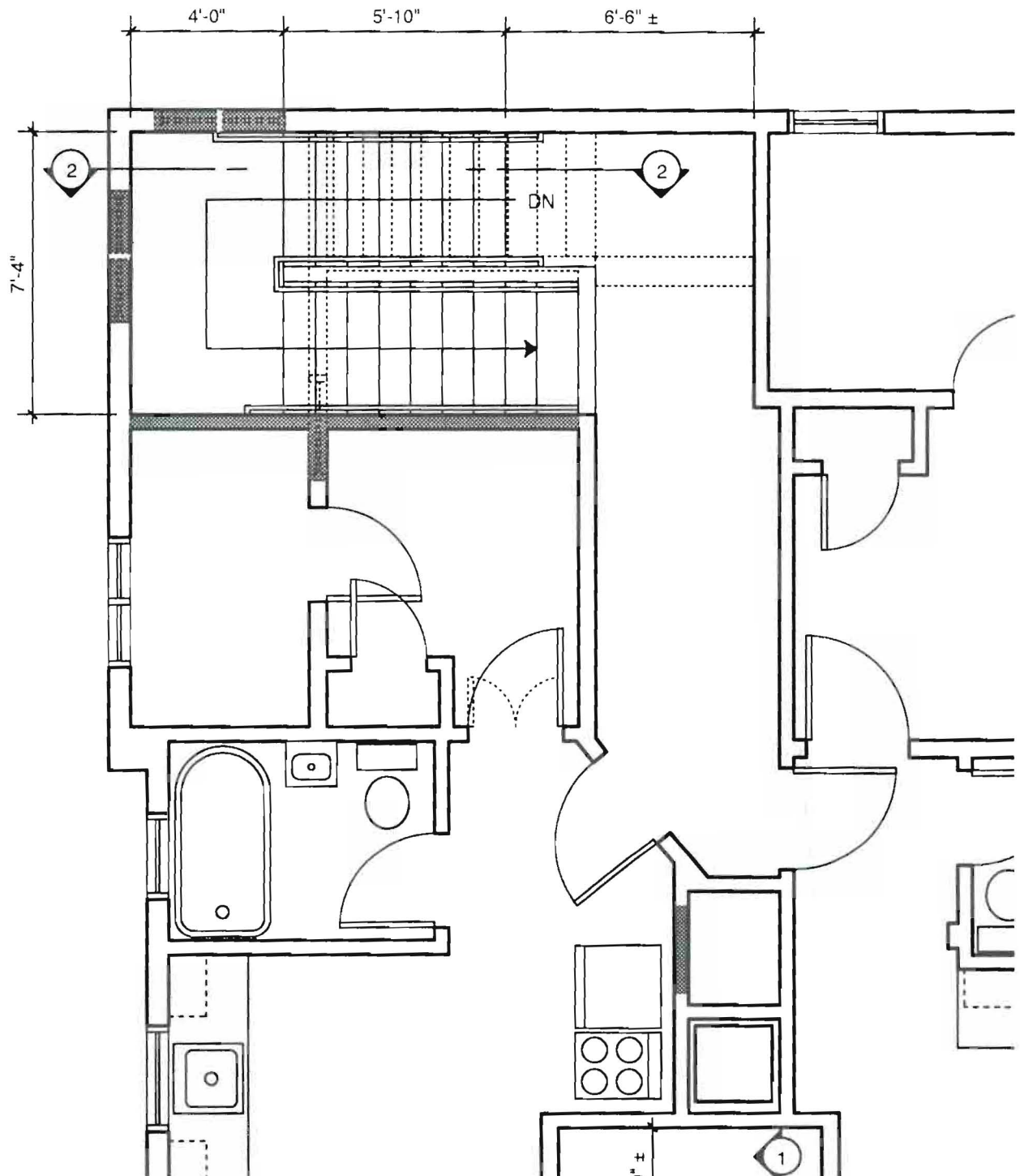
## SECOND FLOOR

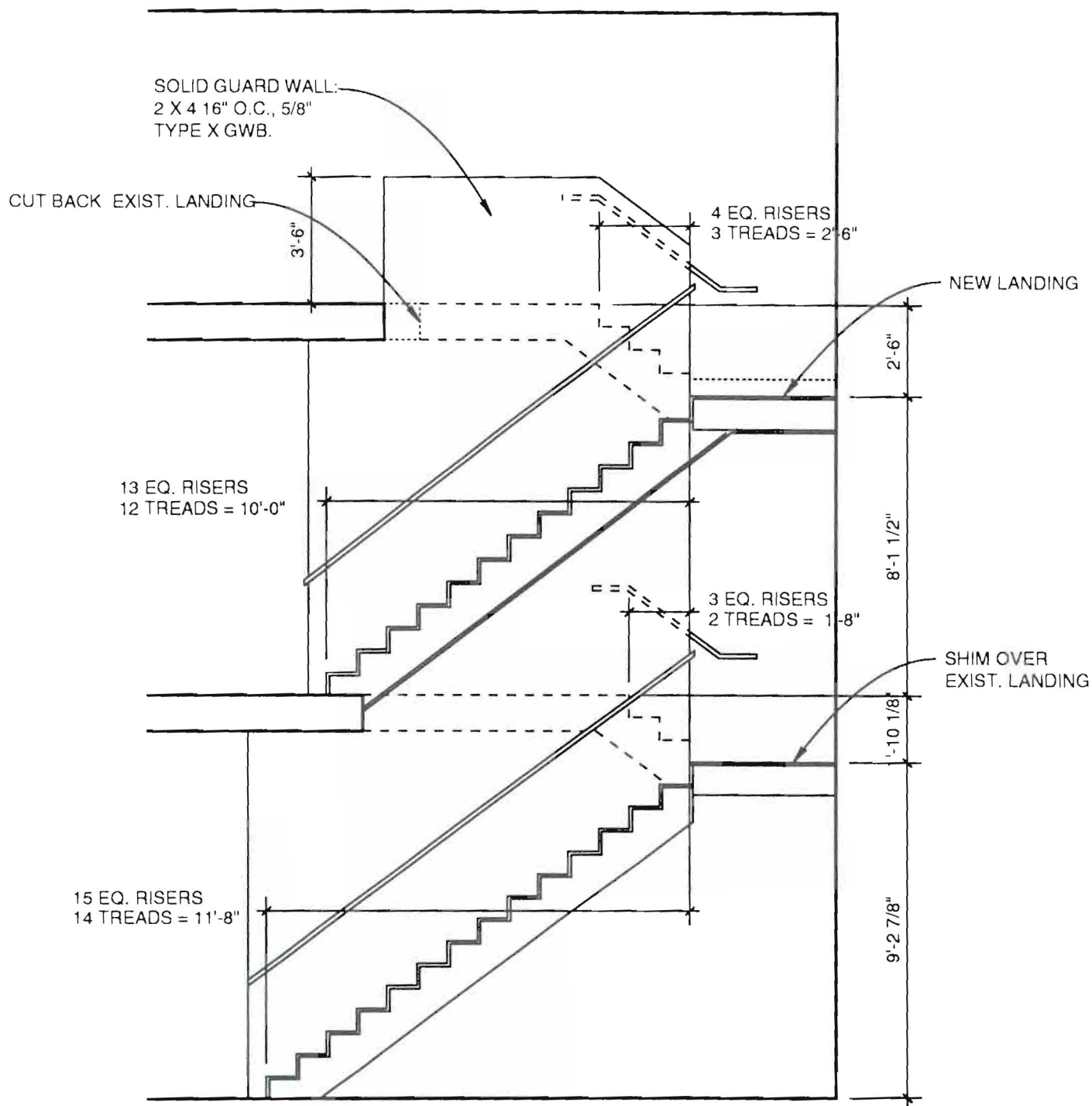




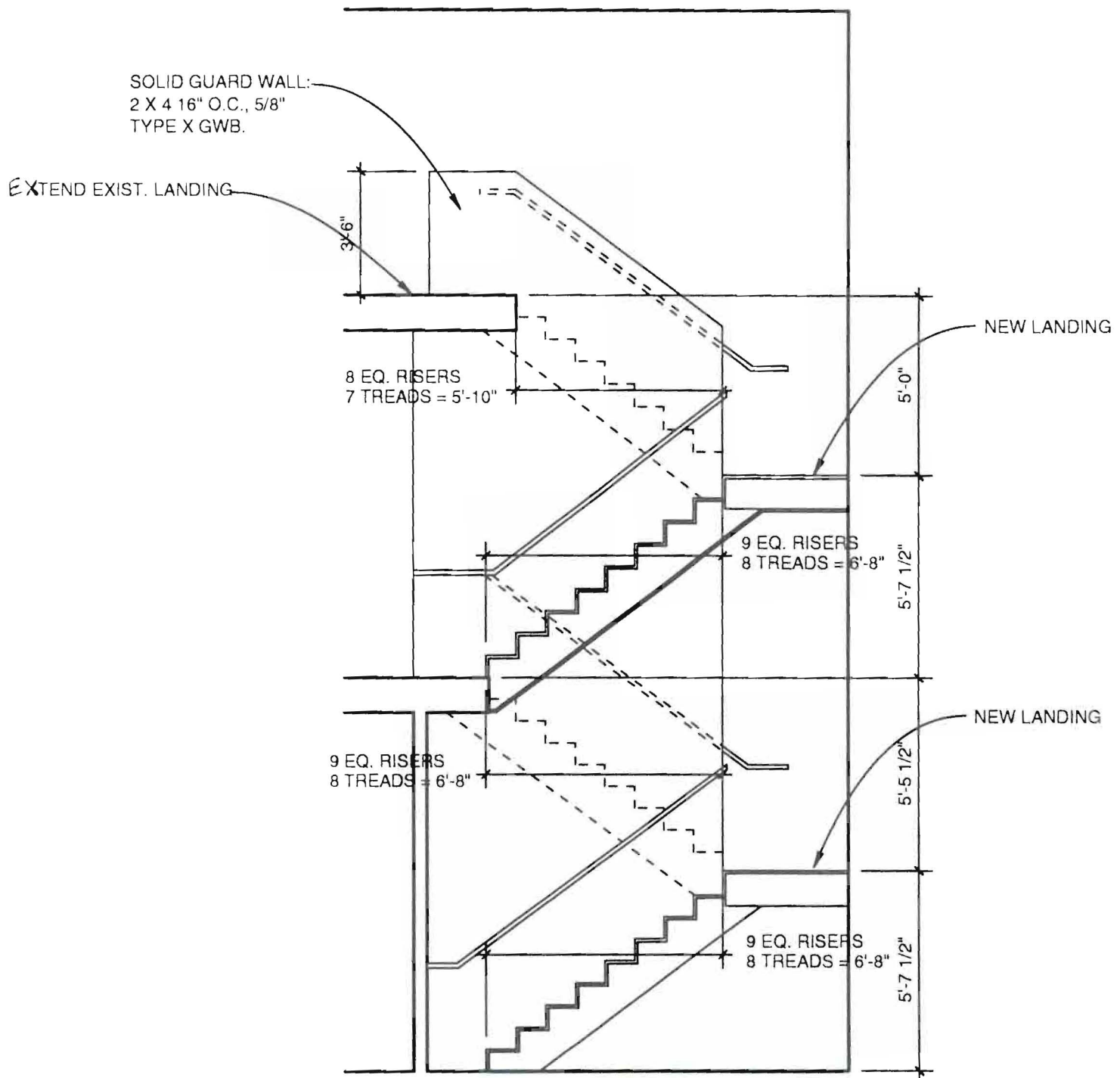


# THIRD FLOOR





**1** **STAIR SECTION**  
SCALE: 1/4" = 1'-0"



2

## STAIR SECTION

SCALE: 1/4" = 1'-0"

SECTION 00900 - ADDENDUM #2

March 25, 1997

# 97-0263  
28-0-508

The Documents are modified as follows:

1. Drawings

A. Sheet A-1

Room Finish Schedule:

Revise Floor Material indication for Unit 1 and Unit 2, all rooms, to "VCT".

Revise Floor Material indication for S1 to "VCT, S-VIN, VT".

Add Finish Note #9: "Stair S-1 to be rebuilt."

Revise Notes entry under Stair S-1 to "2,3,6,8,9".

Add the following Sprinkler System Notes:

"Provide NFPA 13R system, complete with controls, valves, bells, signals, fire department connections, and recessed sprinkler heads. All piping in living units to be concealed behind finish surfaces. Submit design plans to local and State code officials for approval."

\* B. Sheet A-2

Revise stair S-1 layout to that shown in attached drawings SK-1, SK-2, SK-3, and SK-4.

C. Sheet A-3

Revise stair S-1 layout to that shown in attached drawings SK-1, SK-2, SK-3, and SK-4.

2. Specifications

A. Section 15300

Add new "Section 15300 - Fire Protection".

END OF SECTION

\* Add the following Electrical Note:

"Add one additional smoke detector in each unit Lf.  
Interconnect all smokes within a unit and within ea.  
Stairway."



SECTION 15300 - FIRE PROTECTION

PART 1 - GENERAL

1.01 SUMMARY

- A. Provide fire protection systems including:
  - 1. Sprinkler.
- B. Modify and extend existing service to accommodate new work. Relocate existing heads as required for new system.
- C. Coordinate with Owner's room uses to provide adequate system for all contract areas.
- D. Coordinate location of fire protection systems to avoid interference with location of designated lighting fixture locations. Notify Owner prior to construction of conflicts which cannot be resolved.

1.02 SUBMITTALS

- A. Submit for approval shop drawings, product data, record documents.

1.03 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- B. Arrangement of systems indicated on the drawings is diagrammatic, and indicates the minimum requirements for fire protection work. Site conditions shall determine the actual arrangement of runs, bends, offsets, and similar items. Take field measurements before fabrication. Be responsible for accuracy of dimensions and layout. Overhead piping shall be laid out to obtain maximum head room.
- C. Provide complete sprinkler coverage per NFPA 13R.

PART 2 - PRODUCTS

2.01 MATERIALS

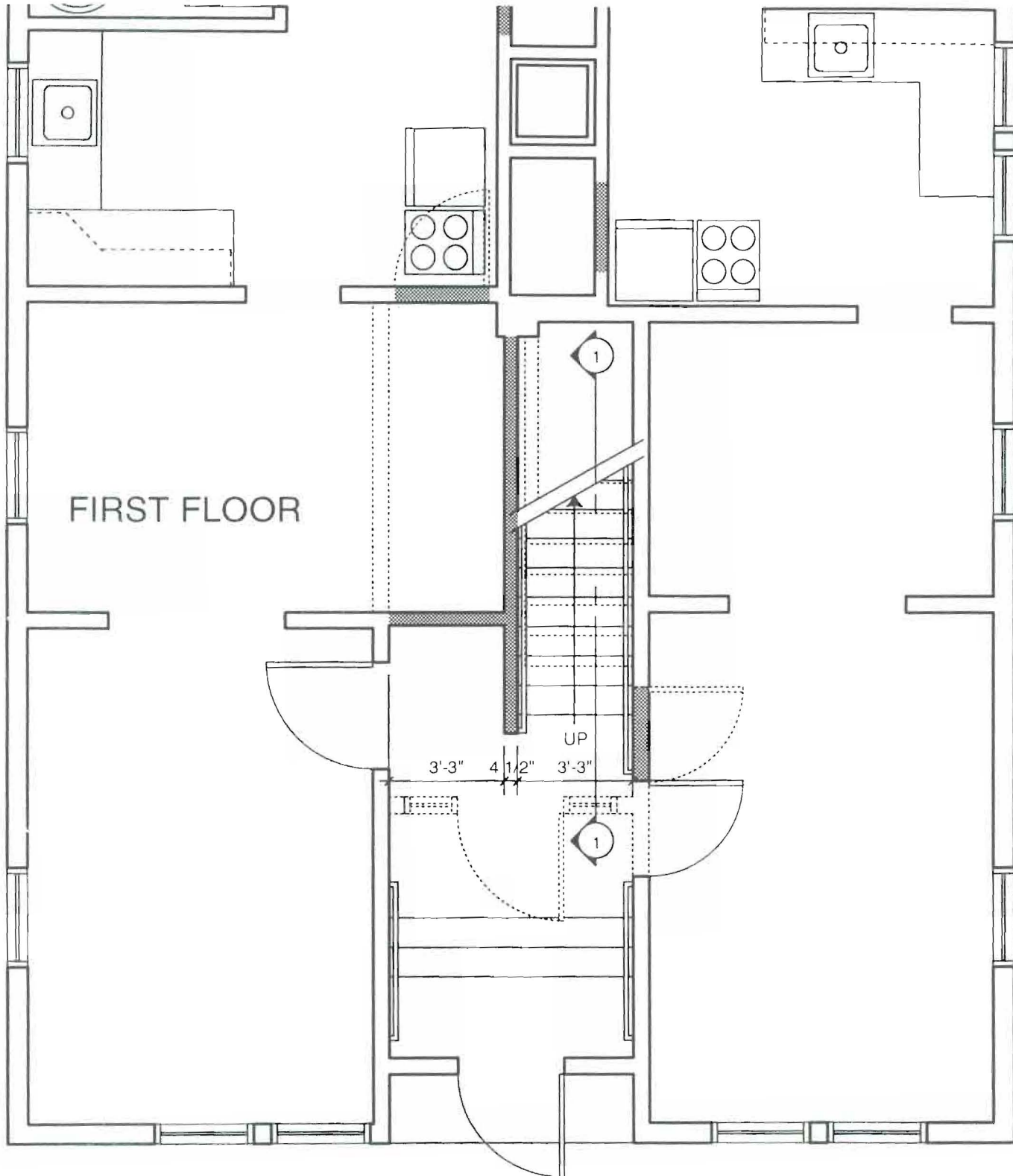
- A. Provide sprinkler systems components including standpipes, backflow preventers, hose cabinets, fire pump, jockey pump, starter, fire department connection, test valves, horns, signals, and all required accessories.
- B. Pipe and fittings: Schedule 40 steel with threaded ends meeting NFPA requirements.
- C. Valves: Bronze construction; 2" and small with bronze bodies and bonnets with screwed ends; 2-1/2" and larger flanged. Fire valves by Grinnell, Elkhart or approved equal.
- D. Sprinkler heads: Style as approved by Grinnell, Star, Firematic or approved equal.
- E. Fire department connection: Free-standing polished brass by Viking, Grinnell or approved equal. Provide threads which comply with local fire department regulations.

### PART 3 - EXECUTION

#### 3.01 INSTALLATION

- A. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials in proper relation with adjacent construction and with uniform appearance for exposed work. Coordinate with work of other sections. Comply with applicable regulations and building code requirements.
- B. Center ceiling-mounted elements in center of ceiling tiles as applicable.
- C. Clearly label all valves and components.
- D. Restore damaged finishes. Test all systems for proper operation in accordance with NFPA 13, 14, and 20. Clean and protect work from damage.
- E. Instruct Owner's personnel in proper operation of systems.

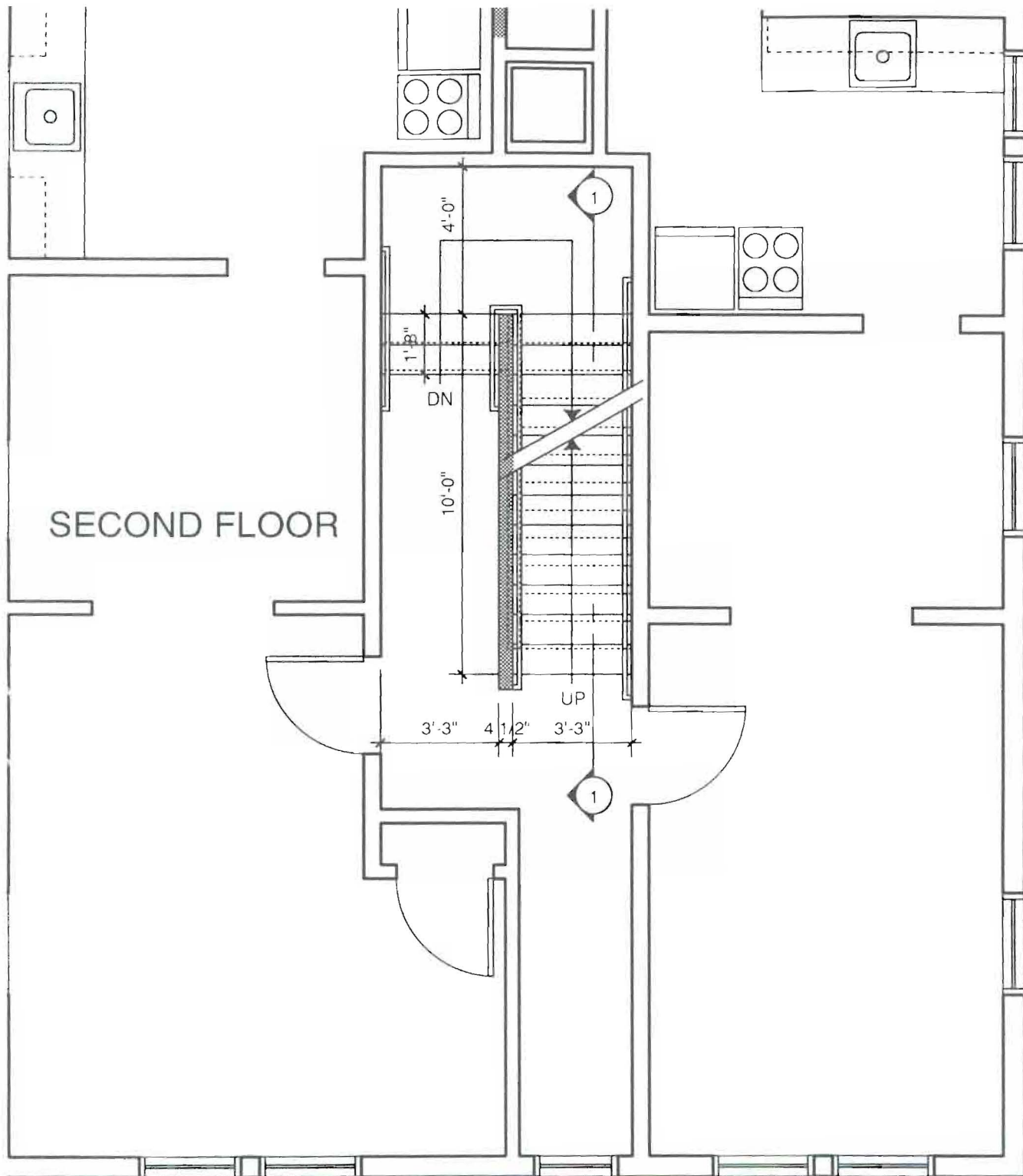
END OF SECTION



SK-1

Title: First Floor Plan - Stair S-1  
 Scale: 1/4" = 1'-0"  
 Date: 3/25/97  
 Project: 284 Congress Street Renovations, Shalom House

Michael R. Charek, Architect  
 25 Hartley Street  
 Portland, Maine 04103  
 (207) 761-0556

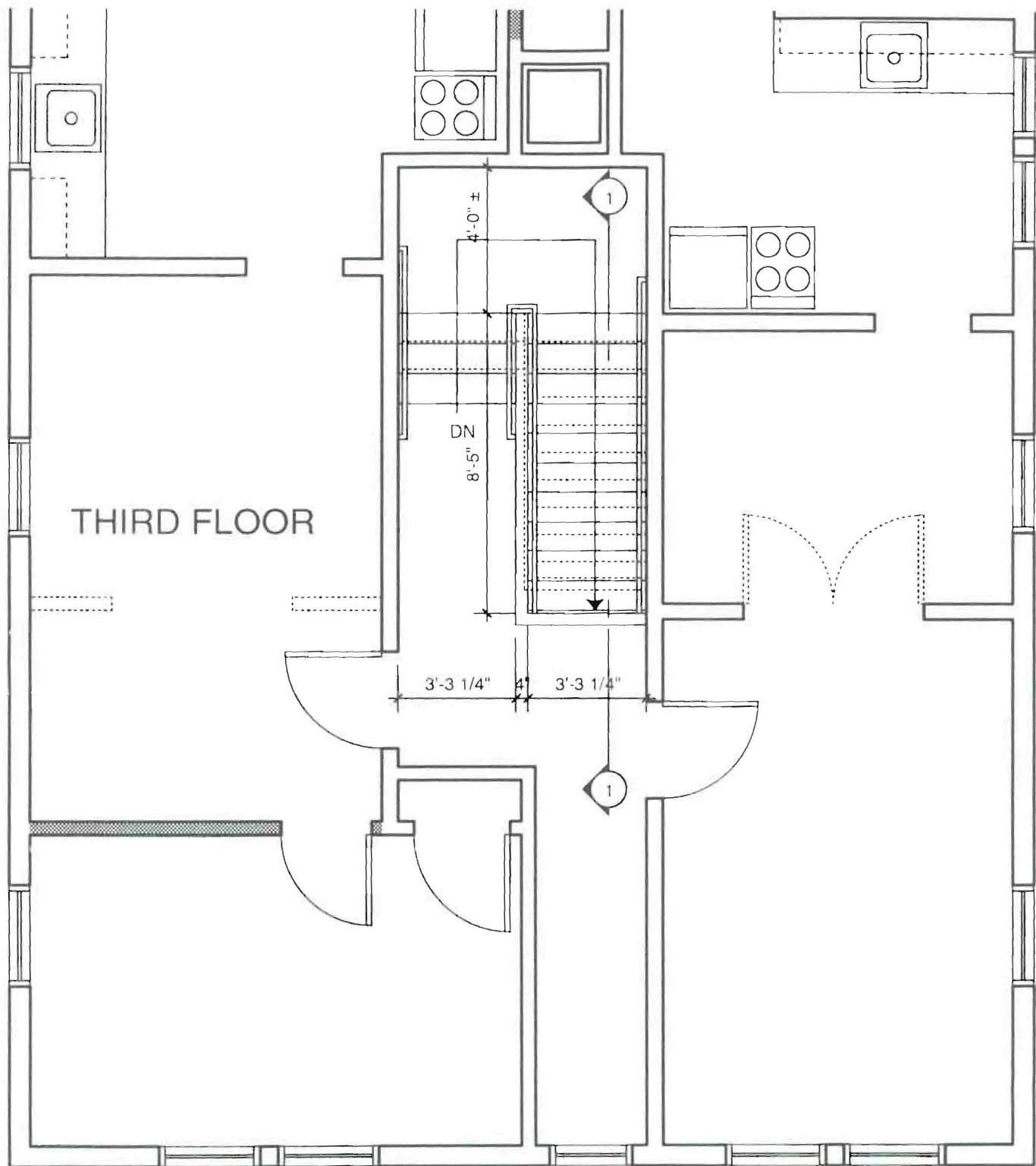


SK-2

Title: Second Floor Plan - Stair S-1  
 Scale: 1/4" = 1'-0"  
 Date: 3/25/97  
 Project: 284 Congress Street Renovations, Shalom House

Michael R. Charek, Architect  
 25 Hartley Street  
 Portland, Maine 04103  
 (207) 761-0556

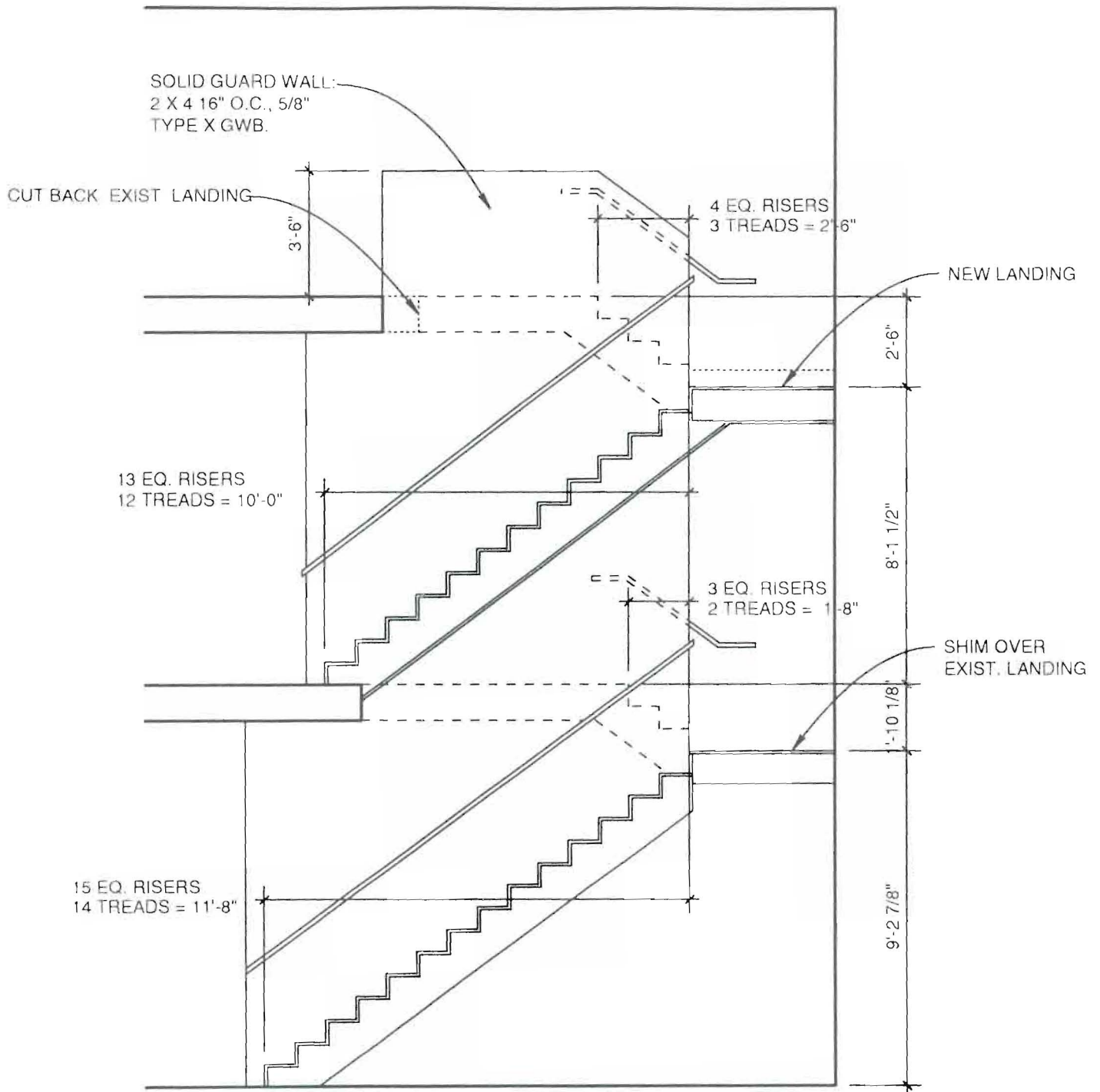




## SK-3

Title: Third Floor Plan - Stair S-1  
 Scale: 1/4" = 1'-0"  
 Date: 3/25/97  
 Project: 284 Congress Street Renovations, Shalom House

Michael R. Charek, Architect  
 25 Hartley Street  
 Portland, Maine 04103  
 (207) 761-0556



SK-4

Title: Section 1 - Stair S-1  
 Scale: 1/4" = 1'-0"  
 Date: 3/25/97  
 Project: 284 Congress Street Renovations, Shalom House

Michael R. Charek, Architect  
 25 Hartley Street  
 Portland, Maine 04103  
 (207) 761-0556

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
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. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. *This project requires State Fire Marshall approval*
27. \_\_\_\_\_
28. \_\_\_\_\_

P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

*M. H. Hoffses*

# COMMENTS

5/24/97 Clearing out debris in cellar & building

6-4-97 Demo, still inside 1st floor hallway, Cellar has been cleared out, heating pipes installed, sprinkler pipes installed, checked Boiler room enclosure walls up, boiler set in place & hot water heaters not yet piped up. *MWP*

6/11/97 OK to close in pipe chase in center of building *MWP*

970Z63  
28-D-8

## Inspection Record

### Type

Foundation: \_\_\_\_\_  
Framing: \_\_\_\_\_  
Plumbing: \_\_\_\_\_  
Final: \_\_\_\_\_  
Other: \_\_\_\_\_

### Date





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION : 284 Congress St (028-D-008)

Issued to Shalom House, Inc.

Date of Issue 03 July 1997

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Six Family Dwelling

Limiting Conditions:

- INSTAL NEW SERVICE
- FINISH LIGHTING
- 30 DAYS TO COMPLETE ELECTRICAL WORK

This certificate supersedes  
certificate issued

Approved:

7/7/97 *Michael Wang*  
\_\_\_\_\_  
(Date) Inspector

*Richard [Signature]*  
\_\_\_\_\_  
Inspector of Buildings

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