

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

Location of Construction: 320 FORE STREET		Owner: BRENDA & RON NICHOLS		Phone:		Permit No: 0100
Owner Address:		Lessee/Buyer's Name:		BusinessName:		
Contractor Name: S.F. FLYNN-Z CONSTRUCTION CO.		Address: PO BOX 2353, WEST SCARBOROUGH, ME		Phone: 04074 883-0306		Permit Issued: JAN 23 1
Past Use: VACANT/COMMERCIAL		Proposed Use: OFFICE SPACE/COMMERCIAL		COST OF WORK: \$		
				PERMIT FEE: \$ 30.00		Zone: CBL: 029-C-006 B-3
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		
				INSPECTION: Use Group: 10 Type: 3B DOC A 99		Zoning Approval: OK with conditions 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"/>
Proposed Project Description: REGLAZE WINDOWS, SAND FLOORS, PAINT WALLS AMENDMENT TO PERMIT # 001419				Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: GAYLE		Date Applied For: JANUARY 5, 2001				

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..

**** CALL STEVE FLYNN @ 883-0306

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

JANUARY 5, 2001

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: *no extension alternative entailed*

Approved
 Approved with Conditions
 Denied

Date: *to D.A.*

DA 1/19/01

PERMIT ISSUED WITH REQUIREMENTS CEO DISTRICT

1

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 320 Forest St. 2nd Floor

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# <u>29</u> Block# <u>C</u> Lot# <u>006</u>	Owner: <u>Brenda & Ron Nicholas</u> <u>42 Chamberland Av.</u> <u>Portland, Me. 04101</u>	Telephone#:
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>53,853.</u> Fee: <u>\$ 348.00</u>
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Current use: N/A Proposed use: Office Spaces

Project description: Re Build Stairs From Second to Third Floor
Re glaze windows / Cleanup Floors & walls, Install new stair Case

Contractor's Name, Address & Telephone S.F. Flynn-2 Co. 8830306
P.O. Box 2353 West Scarbro, Me. 04076-2353 Rec'd By: [Signature]

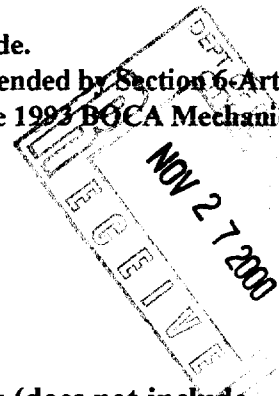
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 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 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1999 B.O.C.A Mechanical Code.

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES



THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours


Building Plans are required for all construction, including interior rehab (Sample Attached)

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 damp proofing
- 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.

Signature of applicant: 	Date: 11-27-00
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS

BUILDING PERMIT REPORT

DATE: 28 NOV 2000 ADDRESS: 320 Fore ST. CBL: 029-C-006

REASON FOR PERMIT: Re build stairs 2nd to 3rd floor - replace windows

BUILDING OWNER: Brenda & Ron Nichols

PERMIT APPLICANT: CONTRACTOR S.F. Flynn-Z. Co

USE GROUP B/M CONSTRUCTION TYPE: 33 CONSTRUCTION COST: 53,857.00 PERMIT FEES: 348.00

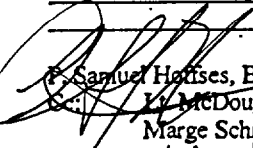
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *11, *12, *13, *17, *22, *29, *32, *34, *36, *37

- *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.
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.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
*11. 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.
*12. Headroom in habitable space is a minimum of 7'6".
*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
*17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

19. 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 920.3.2 (BOCA National Building Code/1999), 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
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)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
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.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. 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).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *Please Note That First Floor uses are Limited to those Allowed in the PAD (Pedestrian Activity District)*
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- X 33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- X 36. All flashing shall comply with Section 1406.3.10.


 Samuel Hennes, Building Inspector
 K McDougall, PFD
 Marge Schmueckel, Zoning Administrator

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

ADDRESS: 320 Fore St.
 PERMIT APPLICATION FOR: interior renovations, window repair
 BUILDING OWNER: Ron & Brenda Nicholas
 PERMIT APPLICANT: Fluim-Z, Co.
 REVIEWER: Dan Anderson
 DATE OF DECISION: 12/18/02

HISTORIC PRESERVATION REVIEW

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

ACTION

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: _____

Approved as submitted

Approved with conditions (see below)

Conditions of Approval:

Contact Historic Preservation Staff (874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. Approved w/ understanding that windows are to be repaired. If any windows are to be replaced, contact H.P. office for approval.
2. _____
3. _____



Phone 207-883-0306
Fax 207-883-8559

P.O. Box 2353
West Scarborough, Maine 04070-2353

September 20, 2000

Fax* 879-9725

Mr. Ron Nicholas
42 Chamberlain Avenue
Portland, Maine 04101

Reference: Estimate for 2nd floor at 320 Fore Street, Portland

The following estimate includes the necessary labor and materials to perform the above referenced work. The scope of work and cost breakdown are below.

SCOPE OF WORK

Demolition Phase:

- * Remove upper half wall of masonite paneling due to warping and bowing of materials. ✓
- * Remove existing stair treads and risers from 1st to 2nd floor landings. ✓
- * Remove existing stair system and wall to allow for construction of coded stairway and utility room ✓
- * Remove any loose or broken floor boards prior to sanding, patch and repair. ✓
- * Remove window sashes, reglaze, paint and reinstall. ✓
- * Remove all existing plumbing fixtures. ✓

Construction Phase:

- * Install new stair treads, risers and associated trim on stairs to the 2nd floor. ✓
- * Install new rails on existing walls in stairwells. ✓
- * Install 1/2" GWB on upper half of walls in place of masonite, tape, (3) coats and sand. ✓
- * Install new stairs (including all components) to code, from 2nd to 3rd floor. ✓
- * Install temporary door at top of 3rd floor stairs. ✓
- * Build wall system with doors to create utility room, restroom (to code) and hall area (design by owner). ✓

Ceiling Phase:

- * Supply and install 2x2x5/8" Cortega #770 tile in white 15/16" grid system.
- * Lighting will be 2x4 in offices and 2x2 in hallways and common areas.

Electrical Phase:

- * Supply Permit
- * Miscellaneous Materials and Labor
- * Supply and install;
 - (24) 2x4 fixtures
 - (12) 2x2 fixtures
 - (12) Light Switch Rooms
 - (48) Receptacle Rooms
 - (12) General Area Receptacles
 - (3) Hall Night Light or (9) Hall Light Timer or Switches
 - (6) Exit Lite AC-DC
 - (6) Emergency Lite
 - Boiler - Circuit
 - Hot Water Circuit
 - (6) Kitchen Area Receptacles
 - 200 amp Single Phase Service
 - (24) Phone wire Cad5 - (2) 4 pair each office
 - Cable Wire
 - Wire Boxes

2 circuits

each room

3 conduit

2nd floor

Painting Phase:

- * Supply Labor and Materials
- * Clean all rooms
- * All windows, walls, doors bin coated
- * All wall (2) coats finish egg shell
- * All woodwork, doors and windows (2) coats semi-gloss or gloss
- * Treads and risers

Flooring Phase:

- * Sand (5) rooms
- * Apply (3) coats urethane floor sealant on 593 SF
- * Apply (2) coats urethane floor sealant and buff 1087 SF

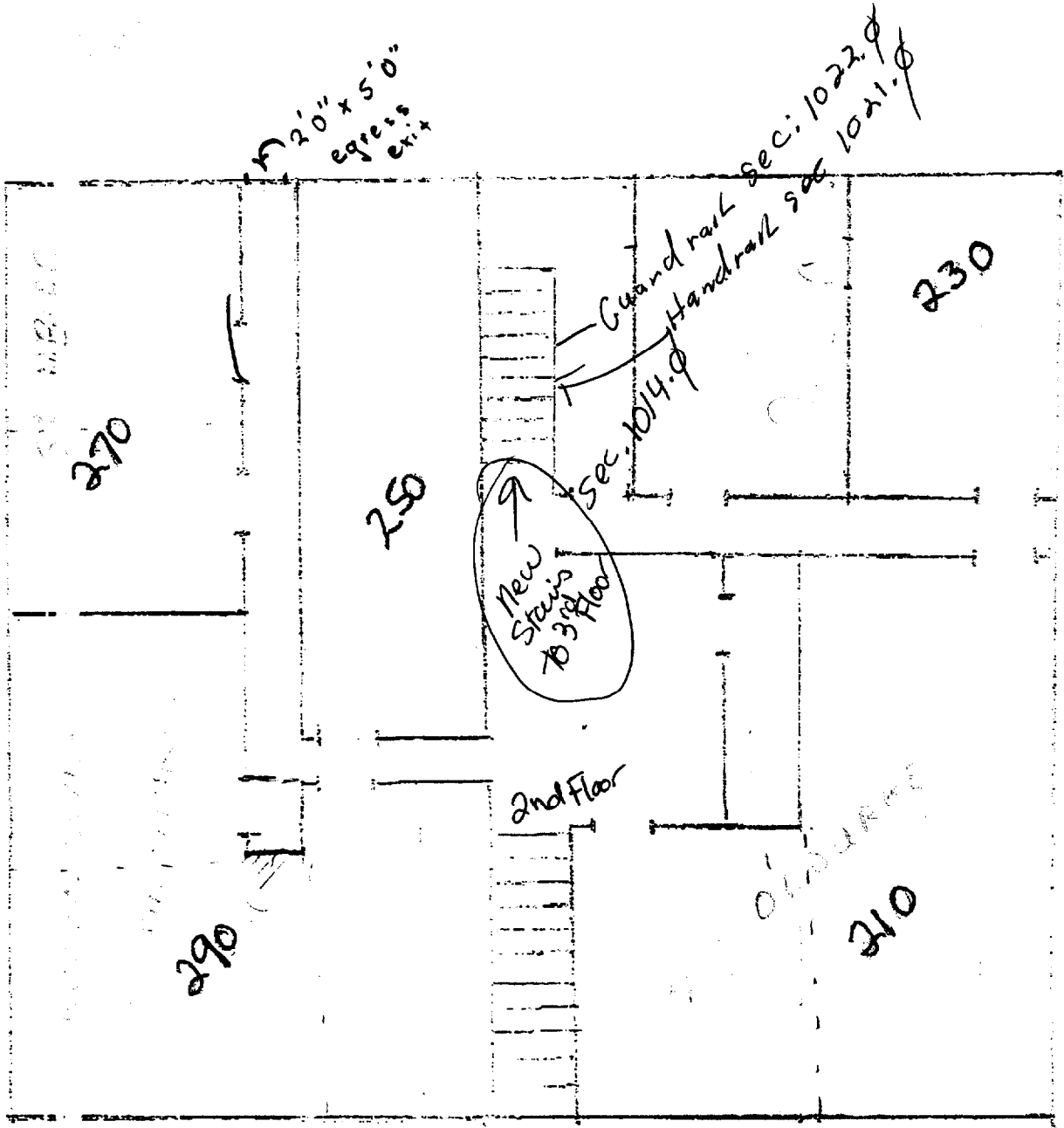
Plumbing Phase:

- * Supply Labor and Materials:
- * Remove existing plumbing and heating to below finished floor
- * Repipe a 4" main from the basement of the Hair Salon to existing stack on 2nd floor.
- * Rough-in and install fixtures for (1) A.D.A. bathroom on 2nd floor.
- * Provide and install a Burnham PV204 natural gas boiler pwr vented to outside and slant fin 80 baseboard around structure to compete a loop
- * Provide and install a Amtrol 26 gallon storage tank for hot water.
- * Pipe a gas min to 2nd floor for boiler and any future use.

Exhibit B

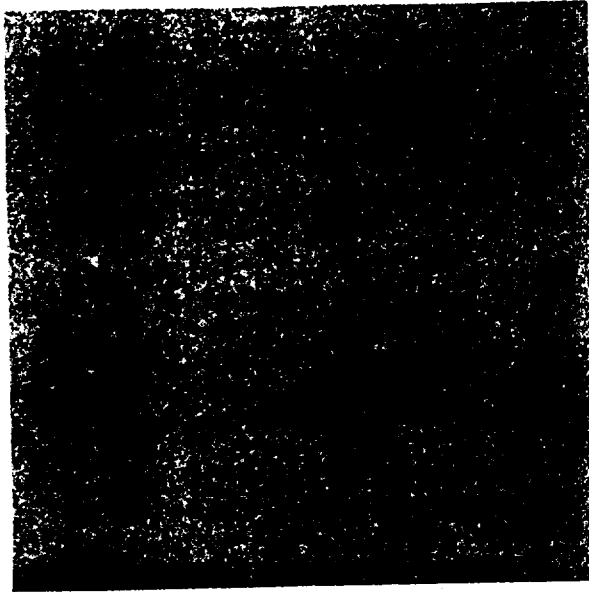
NOT TO SCALE

FOR REFERENCE PURPOSES ONLY!



COST BREAKDOWN:

Labor
Materials
Ceiling
Electrical
Painting
Flooring
Plumbing + heating
Miscellaneous Field cost



TOTAL ESTIMATE:

- * This Estimate is good for Thirty (30) days from date of receipt.
- * Bid exclusions:

- No Building Permit (can be arranged)
- No interior trim other than fixing existing
- No locksets or deadbolts (until discussed)
- No exterior work
- No work on 3rd floor (including electrical or plumbing)
- No new windows (note: rear windows may need additional work beyond scope)

Please note this estimate is for budget purposes and any changes to the scope of work will require change orders which can increase the quoted cost breakdown. Our payment terms are net 10 days from receipt of invoice unless otherwise discussed. If this Estimate meets your satisfaction, please sign on the acceptance line below and forward one copy to our office and keep one for your records.

Date

Representative

Estimated By: Stephen Flynn