

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

Location of Construction: 31 Exchange St		Owner: Ruth Baker, Joe Casale		Phone:		Permit No: 9 51286	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Joe Casale		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED DEC - 7 1995 CITY OF PORTLAND </div>	
Past Use: Vacant Space		Proposed Use: Living Unit		COST OF WORK: \$ 21,000.00 PERMIT FEE: \$ 130.00 125.00			
Proposed Project Description: Change Use/Make Interior Renovations 3rd floor				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____			
Permit Taken By: Mary Greshik		Date Applied For: 22 November 1995					

Zone: **B-3** CBL: **032-E-009**

Zoning Approval: **11/27/95**

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: **AS**

Approved
 Approved with Conditions
 Denied

Date: _____

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 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

Bill Nemmers ADDRESS: _____ DATE: **22 November 1995** PHONE: **774 3083**

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 2

T. H. ...

COMMENTS

June 96 - Unable to access space - occupied w/foot on inspection - also appears to have an ^{1st} studio.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

10. 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 side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. 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 for demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses
Chief, Inspection Services



WILLIAM NEMMERS ASSOCIATES ARCHITECTS
424 FORE ST. PORTLAND, ME 04101 774-3683.

MEMO to SAM HOFFSES
31 Exchange Street

December 4, 1995

Sam

As you suggested I have reviewed the conditions at the above building in reference to the third floor apartment proposed for this space and have some answers and comments for your questions

The entire building is sprinklered

There is no building wide fire alarm system in place at this time. The developer is planning to install alarm and other devices as follows:

- a) additional battery assisted exit lights
- b) battery assisted emergency lighting
- c) pull stations with horn/light at the entrances to both exitways

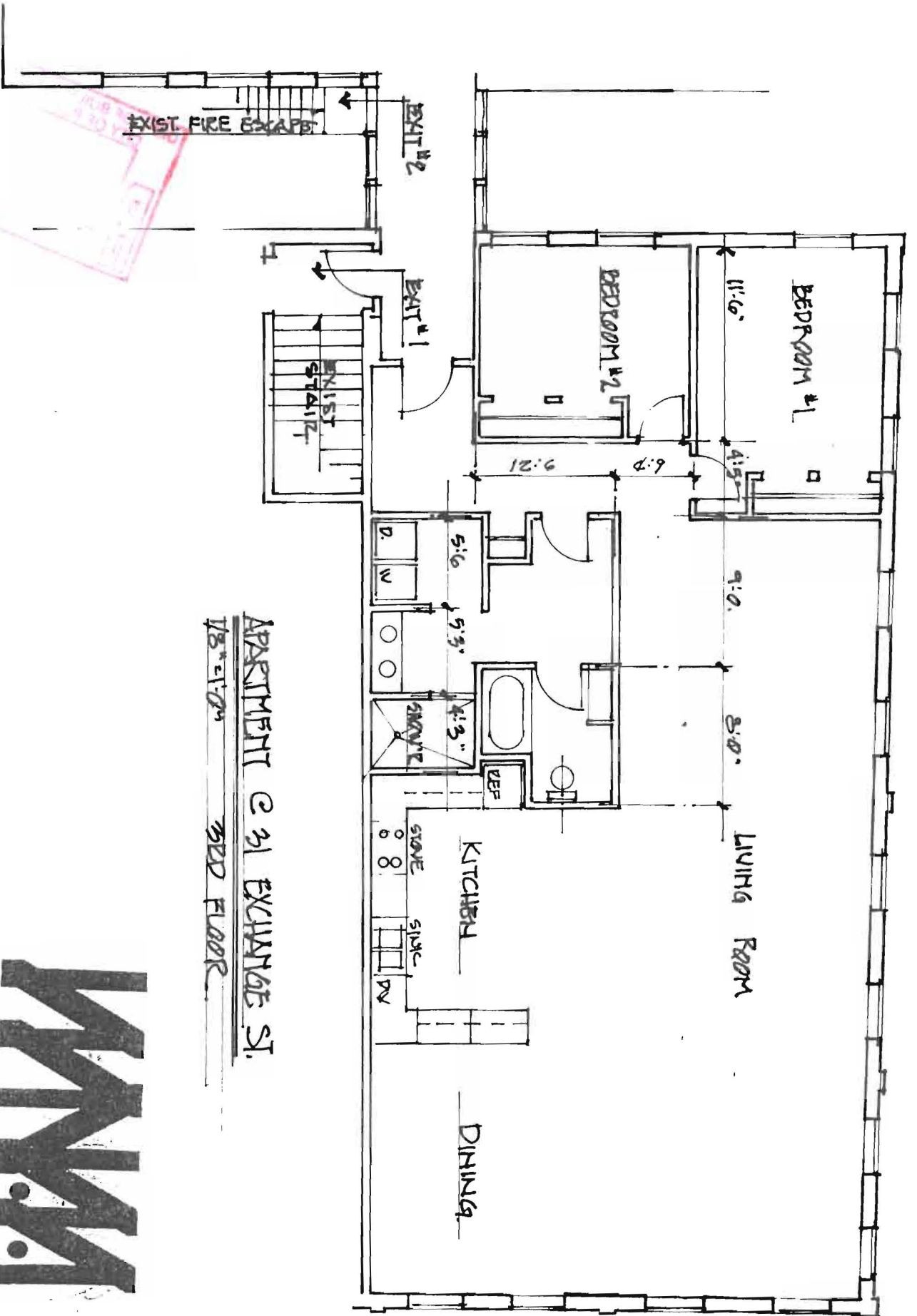
With respect to the two means of egress from the hall I understand your concern that a single fire in front of the apartment door will block the egress to both exitways. However this is true regardless of whether the apartment door is very close to one of the exitway accesses (as is the case here) or whether the apartment door is midway between the exitway accesses. The more important aspect of the two egresses in older buildings such as this is that there are two separate paths which exit one to the back of the building and one to the front, therefore if there is a fire on the open second floor area of the building as escape can be made to the rear of the building without going through the danger area. Also if there is a fire in any of the rear part of the building (actually a second building) it can be successfully evacuated by means of the front stairway. In this sense I believe that the system of two separate means of egress work reasonably well in this case.

If you have any questions please give me a call

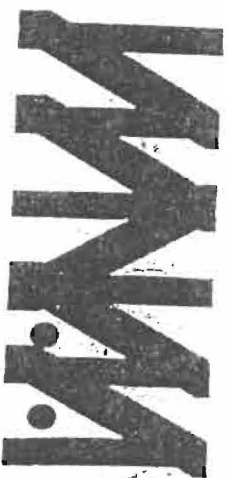
Sincerely

A handwritten signature in dark ink, appearing to read 'Bill Nemmers', written in a cursive style.

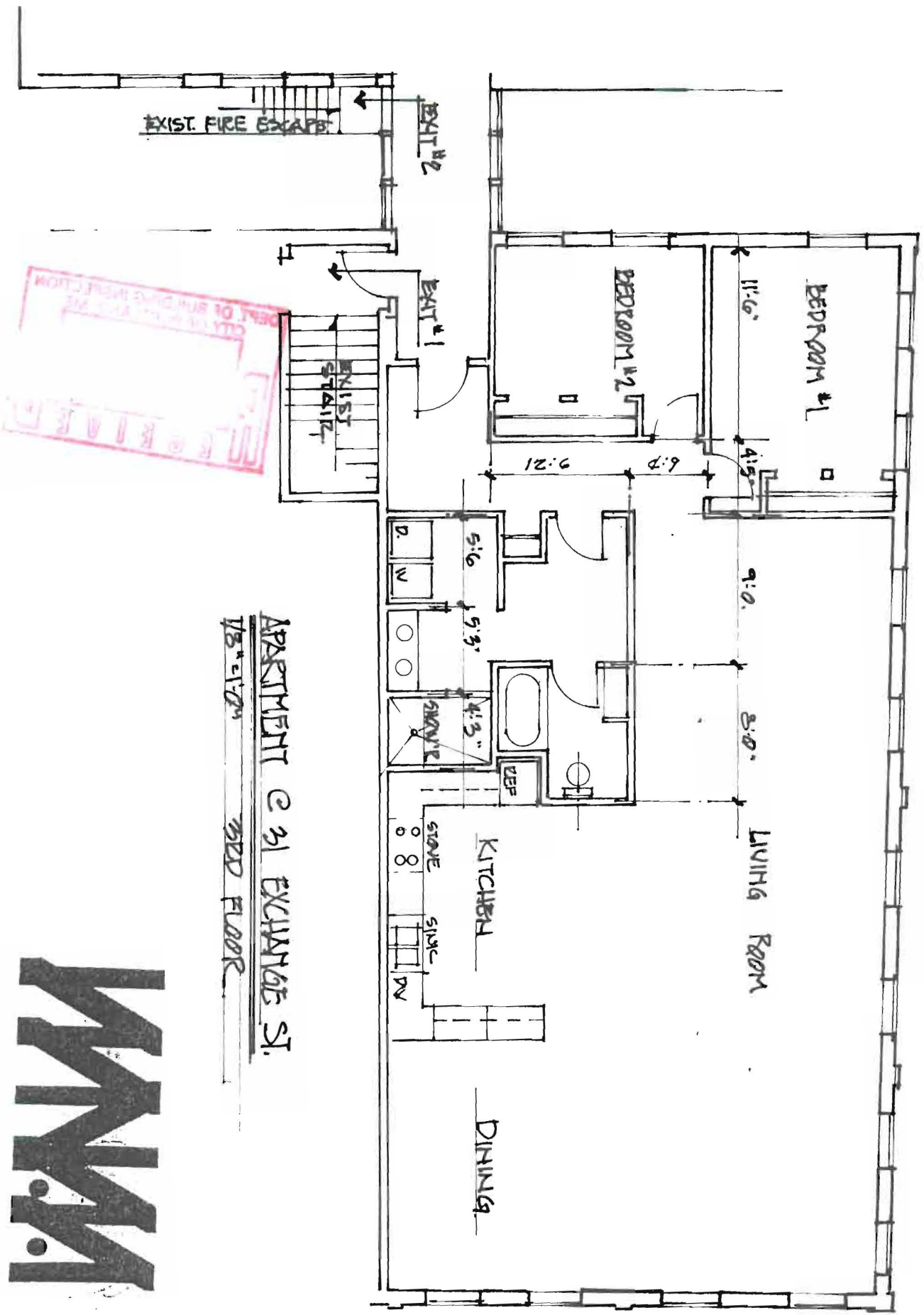
Bill Nemmers



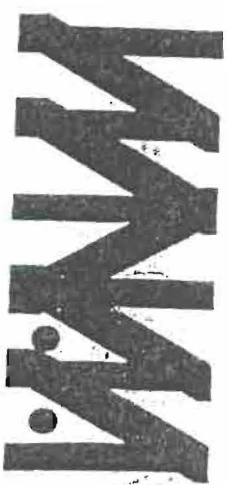
APARTMENT C 31 EXCHANGE ST.
1/8" = 1'-0"
3RD FLOOR



WILLIAM NEMMERS ASSOCIATES ARCHITECTS
 424 FORE ST. PORTLAND, ME 04101 774-3083



APARTMENT C 31 EXCHANGE ST.
 1/8" = 1'-0"
 3RD FLOOR



WILLIAM NEMMERS ASSOCIATES ARCHITECTS
 424 FOREST ST. PORTLAND, ME 04101 774-3633