	and service of							
City o	f Portland, Maine	e – Building or Use Pe	rmit Application	389 Congress	Street, 04101.	Tel: (207) 874-870.	3, FAX: 874-8716	

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Location of Construction: 31 Eschange St	Owner:	Owner: Ruth Haker, the Capale			Permit N9 51286
Owner Address:	Leasee/Buyer's Name: Phone: BusinessName:				
					PERMIT ISSUED
Contractor Name:	actor Name: Address:		Phone:		Permit Issued:
Past Use:	Proposed Use:		COST OF WORK: PERMIT FEE: \$ 21,000.00 \$ 139.00		DEC - 7 1995
Veconc Space	□ Denied Use Group: Ty			CITY OF PORTLAND	
			Signature:	Zone:- CBL: 032-E-009	
Proposed Project Description:		PEDESTRIAN /		ES DISTRICT (P.U.D.)	Zoning Approval:
Change Une/Make Interior E		Approved Approved	Special Zone or Reviews:		
lid floor		Denied	WetlandFlood Zone		
Permit Taken By:	Date Applied For:	Signature:		Date:	Subdivision Site Plan maj minor mm m
Pennit Taken By. Hary Grestk	Date Applied For.	22 November 1995			Zoning Appeal
tion may invalidate a building permit and sto	 Approved Denied Historic Preservation Not in District or Landmark Does Not Require Review Requires Review Action: 				
	CERTIFICATION			BMIT ISSUED	
I hereby certify that I am the owner of record of the authorized by the owner to make this application if a permit for work described in the application is areas covered by such permit at any reasonable he					
U XERTA ANNI DAMILULA		22 Boy	ember 19	195 974 3683	Come C
SIGNATURE OF APPLICANT	ADDRESS:	DATE:		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WOR	K, TITLE			PHONE:	
White-Pe	ermit Desk Green-Assessor's C	Canary-D.P.W. Pink-Pu	ublic File	Ivory Card-Inspector	Tille-m

Inspection Record Type Foundation: Framing: Plumbing: Final: Other:			Jone 96 - Mable to access space - occupied what an inspection - also appears to have a studio.
Date			

BUILDING PERNIT REPORT

DATE: December 5, 1995 ADDRESS: 31 Exchange Street

REASON FOR PERMIT: Change of use - 3rd floor from vacant to dwelling unit

BUILDING OWNER: Ruth Baker and Joe Casale

CONTRACTOR: Joe Casale

APPROVED: See #4, 5, 6, 7, 9, 12, 14 and 16

CONDITIONS OF APPROVAL

- Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2. Precautions must be taken to protect concrete from freezing.
- 3. 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.
- 4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
- 5. 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.
- 6. The boiler shall be protected by enclosing wit one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- 7. 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 eqress 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 (508mm), and a minimum net clear opening of 5.7 square feet.
- 8. 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.
- 9. 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, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms

c. 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.

- 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

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Bill Nemmers



