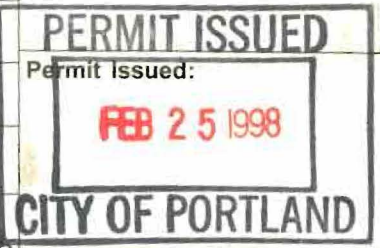


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

980151

Location of Construction: 110 Exchange St	Owner: Malone, Mark & Joseph	Phone:
Owner Address:	Lessee/Buyer's Name:	Phone: -
Contractor Name: Dayton Properties	Address: 276 Brackett St Prld, ME 04102	Phone: 879-7771
Past Use: Office/Retail	Proposed Use: Same	Business Name:
Proposed Project Description: Interior Renovations - First & Third Floors	COST OF WORK: \$ 6,000.00	PERMIT FEE: \$ 50.00
Permit Taken By: Mary Gresik	Date Applied For: 20 February 1998	FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		INSPECTION: Use Group B/m Type 313 BOCA-96 Signature: [Signature]
		Signature: [Signature] Date:



Zone: CBL: 032-R-001

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

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

SIGNATURE OF APPLICANT: Greg Dayton ADDRESS: DATE: 20 February 1998 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 2

COMMENTS

3/11/98 Message Left. RR
9/20/00 completed RR

RR

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

BUILDING PERMIT REPORT

DATE: 2/23/98 ADDRESS: 110 Exchange St. (032-H-001)
REASON FOR PERMIT: renovation
BUILDING OWNER: J. M. Malose
CONTRACTOR: Dayton Properties
PERMIT APPLICANT: Greg Dayton
USE GROUP M/O BOCA 1996 CONSTRUCTION TYPE 3 B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *8, *9, *10, *11, *12, *18, *19, *20, *29, *30, *31

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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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. 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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.
13. 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.
14. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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)

17.

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.

18.

The Fire Alarm System shall be maintained to NFPA #72 Standard.

19.

The Sprinkler System shall maintained to NFPA #13 Standard.

20.

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)

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.

Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.

24.

All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

25.

All requirements must be met before a final Certificate of Occupancy is issued.

26.

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).

27.

Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

28.

Please read and implement the attached Land Use-Zoning report requirements.

29.

A separate permit required for the sprinkler system.

X30.

Permit For interior work only.

X31.

First Floor To remain retail.

32.

P. Samuel Hoffses, Code Enforcement

4/24/10
cc: Lt. McDougall, PFD
Marge Schmuckal

PORTLAND FIRE DEPARTMENT

Review Date: _____ Contractor: _____

Address: _____ CBL: _____

Please note marked Conditions of Approval

- * The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment and smoke protected enclosure. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide a 0.15 gpm per sq ft 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" copper or 1" steel. Maximum coverage area of a residential sprinkler is 144 sq ft per sprinkler.
- * All required fire alarm systems shall have the capacity of zone disconnect via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
- * All remote annunciators shall have a visible trouble indicator along with the fire alarm zone indicators.
- * Any master box connected to the municipal fire alarm system shall have a supervised municipal disconnect switch.
- * All master box locations shall be approved by the Fire Dept. Director of Communications.
- * A master box shall be located so that the center of the box is five feet above finished floor.
- * All master box locations are required to have a Knox box.
- * A fire alarm acceptance report shall be submitted to the Portland Fire Department.
- * All underground tank removal(s) and/or installation(s) shall be done in accordance with the Department of Environmental Protection and Regulation (Chapter 691).
- * No cutting of tanks on site. Cutting of tanks to be done at an approved disposal site.
- * The fire dispatcher must be notified at least 48 hrs in advance of removal or transportation of tanks.
- * All above ground L/P tanks shall be located in accordance with NFPA 58 standards.
- * Any tank located near the path of vehicle movement shall be protected.
- * All piping shall be protected from possible mechanical damage and vandalism.
- * A 4" storz fire department connection is required.
- * Any renovation of sprinkler system over 20 heads must have State Fire Marshall approval.
- * A sprinkler performance test shall be submitted to the P.F.D. after completion of work.
- * State Fire Marshall approval is required for this project.

Lt. Gaylen Mc Dougall
Portland Fire Prevention Bureau

DAYTON PROPERTIES

276 Brackett St. ~ Portland, Maine 04102 ~ USA
Phone (207) 879-7771 ~ Email dayton@gwi.net

TO: City of Portland Code Enforcement
FROM: Gregory Dayton

Application for General Building Permit, 110 Exchange Street

First Floor

- 1) First floor retail space - Remove four foot section of wall to accept hallway from Federal Street entrance to proposed lobby area. See plans, detail has been highlighted.
- 2) Relocate basement stairway from next to first floor stairway to under first floor stairway. See plans.
- 3) Remodel first floor bathroom by elevator to accommodate handicap accessibility per ADA requirements.

Third Floor

- 1) Build fire rated corridor to connect front and rear stairways (fire egresses) per Lt. McDougal. See plans. Detail has been highlighted.

General

- 1) Remove hung ceilings to expose structure for wiring and insulation requirements.
- 2) Remove old deteriorated plaster as needed and patch walls.
- 3) Remove old flooring tile and rugs as needed.

Improvement to be completed by licensed subcontractors. (They will pull proper permits prior to beginning work)

- 1) Elevator shaft - Keeley Construction
- 2) Installation of elevator - Pine State Elevator
- 3) Electrical Upgrade and Installation - Caron & Waltz/Mike Collins
- 4) Air Conditioning - HVAC Services/Steve Higgins

- 5) Fire/Smoke Alarm and Sprinkler System - Eastern Fire Protection/Lt. McDougal
- 6) Rebuild storefronts with wooden frame, wooden doors, and new glass - Deb Andrews

Lt. McDougal has already been through the building with Mr. Dayton. Mike Collins, Caron & Waltz, and Mr. Dayton will be going through the building for electrical on the 25th of February. I would like to make an appointment with Sam Hoffses at his convenience if he feels it is necessary.

Thank you for your time. If you have further questions please feel free to contact me.

By W Dayton 2/19/98