

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

Location of Construction: 10 Exchange Street 04101		Owner: Joe Soley		Phone: 874-7000		Permit No: 000025	
Owner Address: P.O. Box 367, Portland, ME 04112		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: Joe Soley		Address: N/A		Phone: N/A		Permit Issued: JAN 12 2000 CITY OF PORTLAND	
Past Use: Retail		Proposed Use: Same		COST OF WORK: \$ 2,000		PERMIT FEE: \$ 36.00	
Proposed Project Description: Remove portion of floor & non-load bearing wall. Install stair and fire proof separation.				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: M Type: 3B BOCA 196	
				Signature:		Signature: <i>Hoffman</i>	
Permit Taken By: UVA				Date Applied For: 1-10-00			
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Signature:				Date:			
Zoning Approval:				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"/>			
Zoning Appeal				<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			
Historic Preservation				<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review			

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 for Pick Up 774-3683 Bill Bennera

**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		ADDRESS:		DATE: 1/10/00		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

Action:  Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**  
CEO DISTRICT

COMMENTS

2-17-00 An inspection determined The wall was Load Bearing - issued a Stop Work Order - need further ammendment to continue. JB

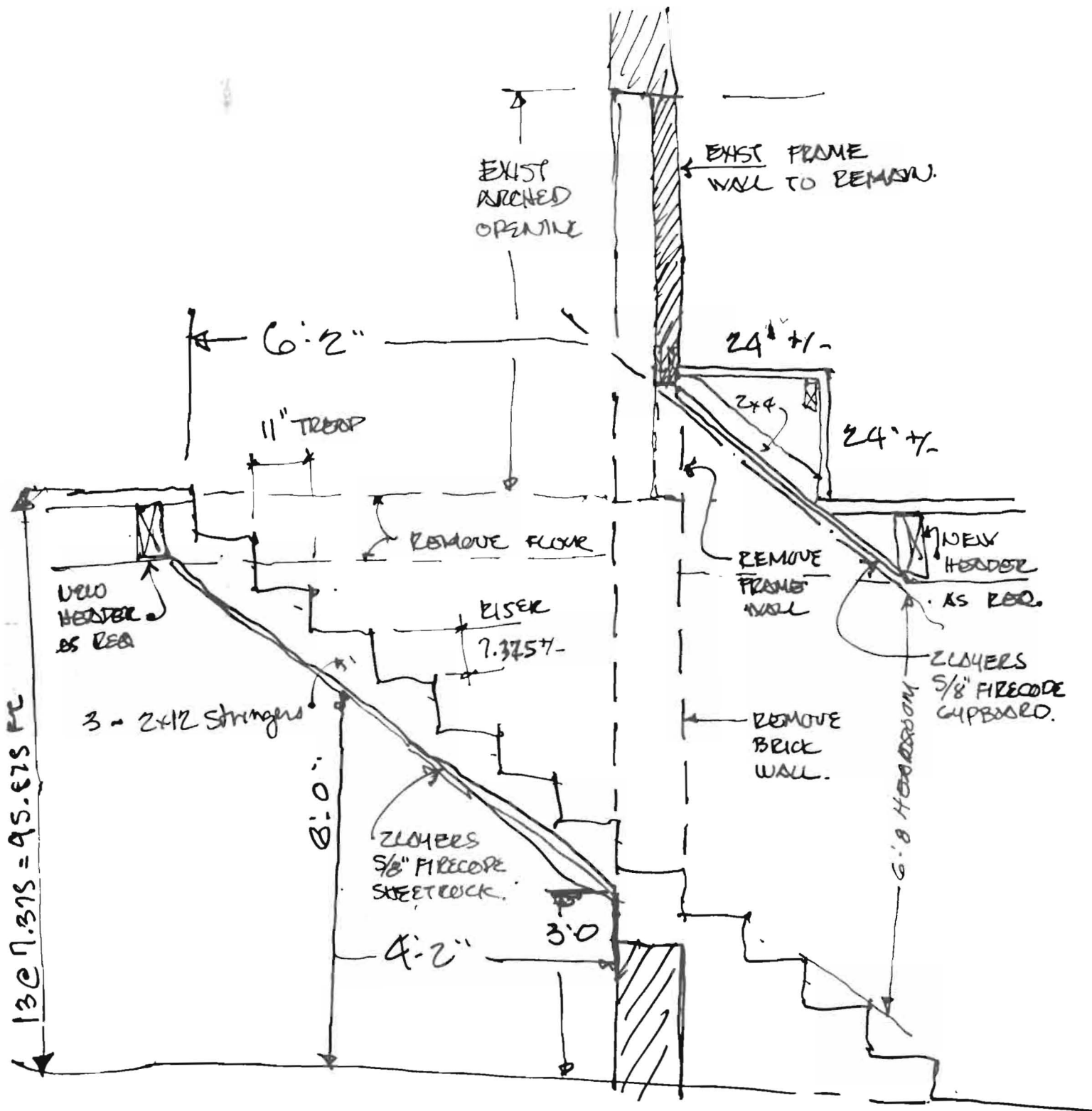
Also speak to contractor about 7"x11" Rise/Run & minimum 36" width of opening JB

4-20-00 New permit issued JB

Inspection Record

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





SKETCH OF OPENING AT WALL FOR STAIR TO EXCHANGE STREET

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

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

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

**NOTE\*\*If 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 (include Portion of Building): <b>10 EXCHANGE ST. 04101</b>			
Total Square Footage of Proposed Structure <b>NA</b>		Square Footage of Lot <b>N/A</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>32</b> Block# <b>I</b> Lot# <b>43</b>	Owner: <b>JOE SOLEY</b>	Telephone#: <b>874 7000</b>	
Owner's Address: <b>P.O. Box. 367 PORTLAND, ME 04102</b>	Lessee/Buyer's Name (If Applicable) <b>/</b>	Cost Of Work: <b>\$ 2,000-</b>	Fee: <b>\$ 36-</b>
Proposed Project Description: (Please be as specific as possible) <b>REMOVE PORTION OF FLOOR &amp; NON-LOAD BEARING WALL -- INSTALL STAIR AND FIRE PROOF SEPARATION.</b>			
Contractor's Name, Address & Telephone <b>JOE SOLEY.</b>		Rec'd By <b>WB</b>	
Current Use: <b>RETAIL</b>		Proposed Use: <b>RETAIL.</b>	

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

- All construction must be conducted in compliance with the 1996 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 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

**\* CALL FOR PICKUP  
774 3683  
BILL NEMMERS**

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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 dampproofing
- 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**

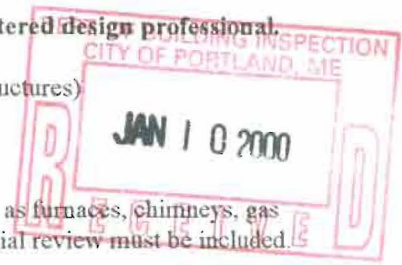
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <b>William Nemmers</b>	Date: <b>01.10.00</b>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

**WILLIAM NEMMERS, ARCHITECT  
774 3683.**



Inspection Services  
Michael J. Nugent  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



**CITY OF PORTLAND**  
**STOP WORK NOTICE**

February 17, 2000

Joseph Soley  
P.O. Box 367  
Portland, ME 04112

RE: 10 Exchange St.  
CBL: 032-I-12

**Hand Delivered**

Dear Mr. Soley:

An evaluation of the property at 10 Exchange Street on 02-17-00 revealed that the Site Plan fails to comply with Section 111.3 of the Building Code of the City of Portland.

Work shall conform to the approved application and construction documents for which the permit has been issued

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1996 BOCA). All construction activity must Stop immediately.

The permit was issued for a penetration in a "Non-loadbearing" wall . On site inspection revealed that the wall is loadbearing.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452. This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8715, if you wish to discuss the matter or have any questions.

Sincerely,

Jeanie Bourke  
Code Enforcement Officer

Cc: Central File  
Joseph Gray

City Of Portland  
Inspection Services  
RETURN OF SERVICE

On the 17<sup>th</sup> day of February, <sup>2000</sup>~~1999~~, I made service of the Stop Work Order  
upon, Joe Soley, at 315 City Hall.

X

By delivering a copy in hand.

\_\_\_\_\_

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_.

\_\_\_\_\_

By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_.

\_\_\_\_\_

By (describe other manner of service) \_\_\_\_\_.

DATED: 2-17-00

Janie Bourke  
Signature of Person Making Service

CEO

\_\_\_\_\_  
Title

I have received the above referenced documents

\_\_\_\_\_  
Person Receiving Service



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

February 22 2000

Mr Sam Hoffses Building Inspector  
City of Portland  
Congress St  
Portland Maine 04101

Re 10 Exchange Street - Portland, Maine  
Building Permit #032-1-12

Dear Sam

I am including a revised plan of the proposed stair at the Hemp Shop at #10 Exchange street. As you know the previous stair was declared to be too narrow (25") to meet the 35" code requirement.

The present proposal is for a spiral intercommunicating stair which meets the requirements of (BOCA 1014.6 and figure 1014.6.4) for spiral stairs.

The code states that the stair cannot be used as a means of egress, and as it does not serve as a means of egress it should be OK. The code states that "like stairways with winders, spiral stairs may be used in any occupancy as long as such stairs are not a component of a required means of egress." Also the winders section (1040.6.3) also states "This section does not prohibit winders (and by the reference mentioned above spiral stairs) from being used in stairways that are not a required means of egress."

We have also shown the horizontal opening through the brick wall to be 36" wide and the entire 36" is below the arch above therefore carrying no wall load. The joists interrupted will be carried by the new wall build to close off the stair area from the adjacent shop.

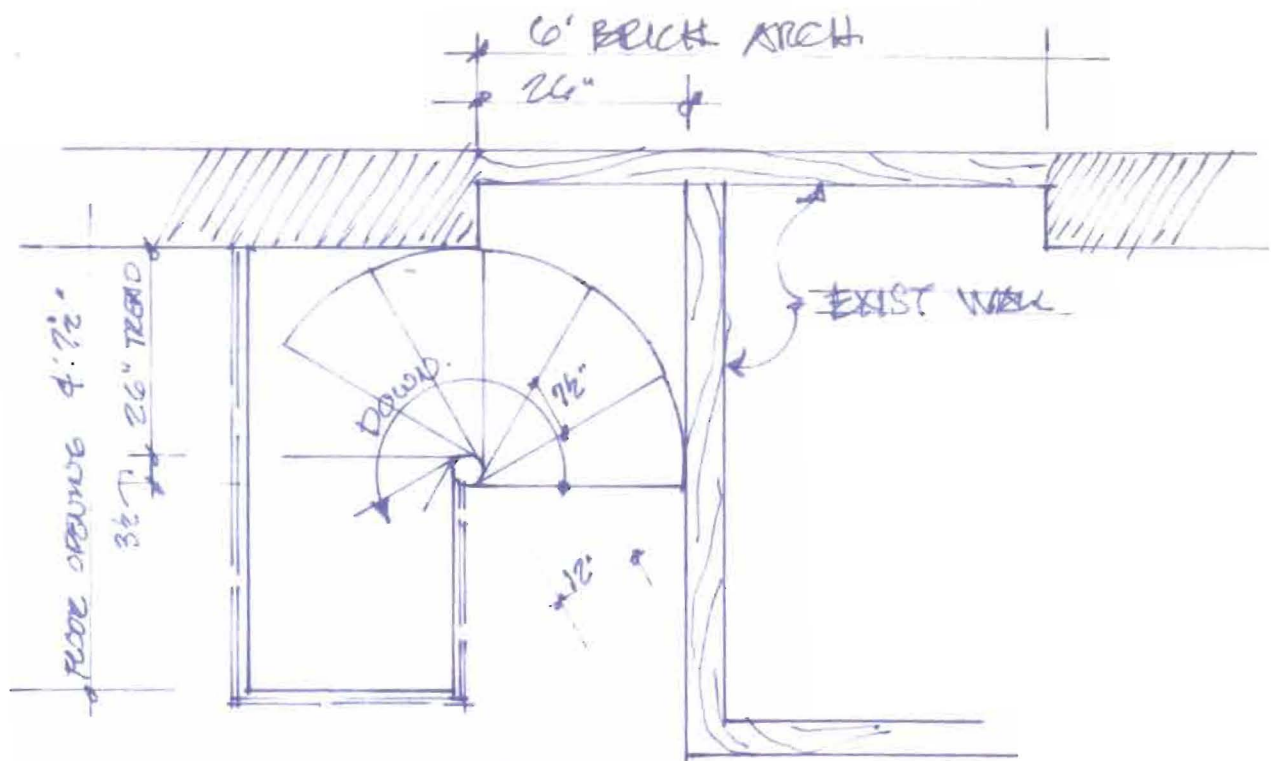
I hope that this solves our problem here. If you have questions please call me at 774-3683.

Sincerely  
  
William Nemmers

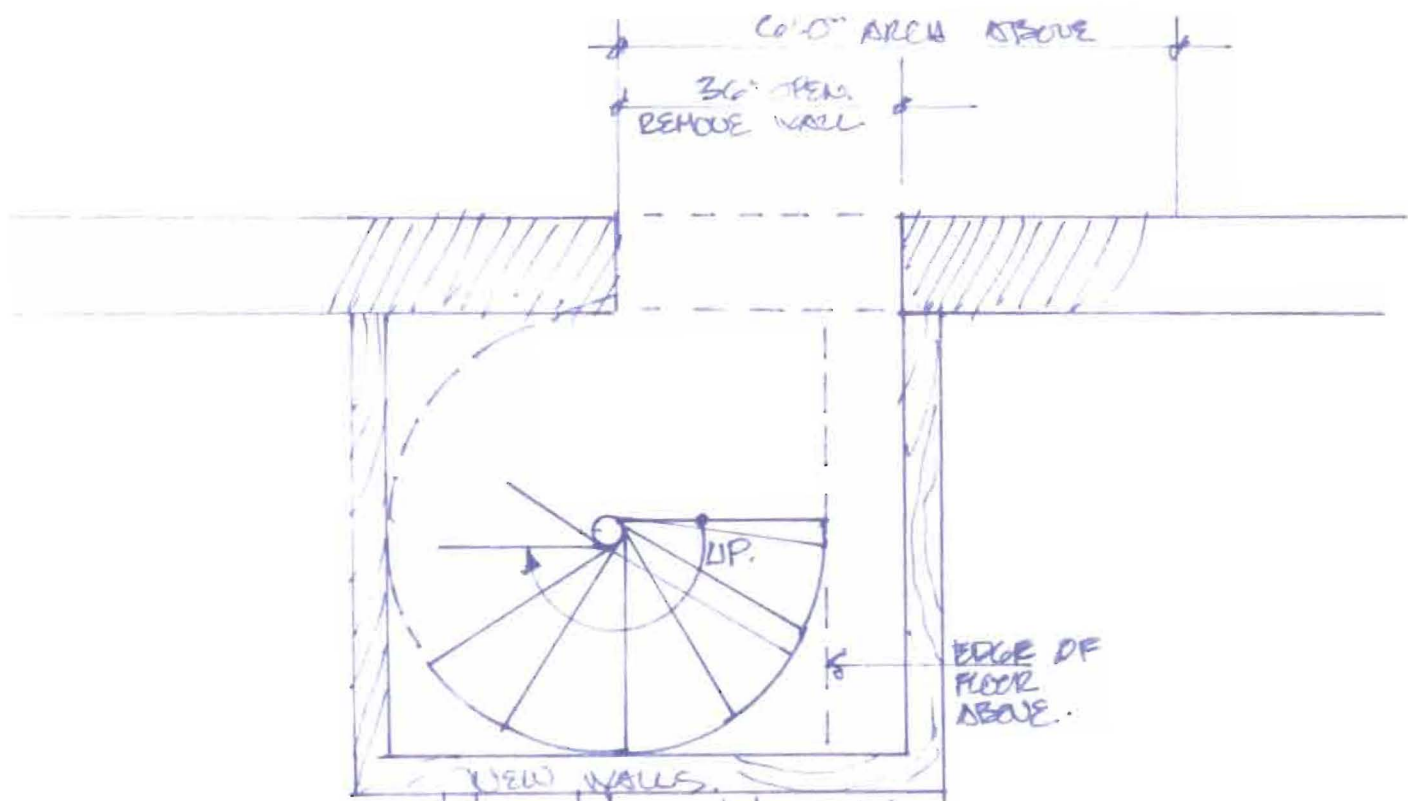
*Please return  
to SAM.*

*received  
Feb. 23, 2K  
NO SECTION  
1040.6.3  
maybe  
1014.6.3  
winders.  
H*





PLAN AT UPPER FLOOR



PICK UP EXIST. JOISTS  
ON NEW WALL  
DOUBLE STUDS BELOW JOISTS.

PLAN @ LOWER FLOOR

EXCHANGE ST. COMMUNICATING STAIR

1/2-10"

02.12.00

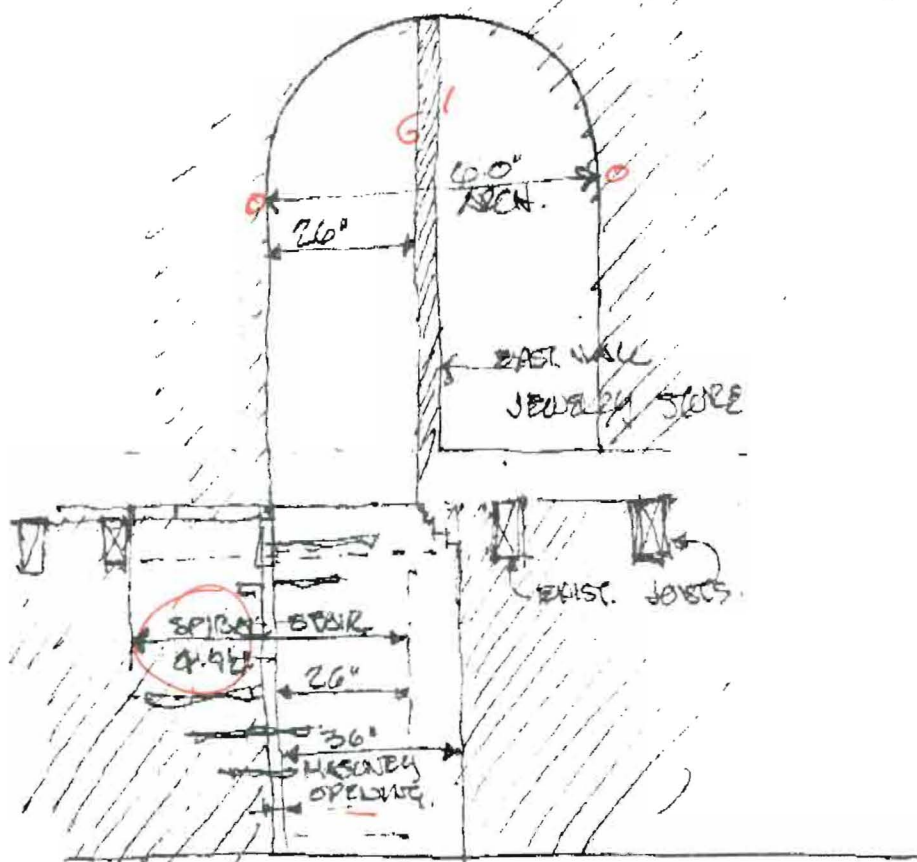


WILLIAM NEMMERS ASSOCIATES ARCHITECTS  
424 FORE ST. PORTLAND, ME 04101 774-3883

2:23:00

TO: SIM HEPPES - FAX. 874.8716  
FR: BILL NEMMERS  
RE: 10 EXCHANGE ST.

SOM: AS PER YOUR REQUEST -- HERE IS A SKETCH OF THE ARCH OPENING AS RELATED TO OUR PROPOSED OPENING





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

July 7, 2000

Mr. Sam Hoffses, Building Inspector  
City of Portland  
389 Congress St.  
Portland, Maine 04101

CBL-32-I-12

Re: 10 Exchange Street  
Intercommunicating stair to basement.

Sam,

I have reviewed the stair construction at the subject stair at 10 Exchange and in my opinion it meets all requirements for the code.

Specifically, the stair measures 36" wide at all sections, the treads and risers are uniform and are within the 11" tread and 7" riser limits, the hand rails and guard rails are compliant with the 4" ball test, and are 42" high as required. The headroom is at least 6'-8" high at all places as measured by the required methods of vertical height above the nosings.

The detail at the nosing is in compliance with the code. The riser is vertical with a 1/8" overlap of the nosing with the riser. This is standard practice when using dimension lumber for risers and treads and guarantees that through the normal expansion and contraction of the wood the face of the riser will always remain behind the edge of the nosing. The 1/8" is within the 3/16" allowed under 5.2.2.3.6

Sincerely,

Jeanie  
C-M E 04  
This.

1014.3 width  
1014.3.1 Restrictions  
1014.6 Treads + Risers  
1014.6.1 Profile JB



CITY OF PORTLAND

Portland Police Department  
Michael J. Chitwood  
Chief of Police



A Nationally Accredited  
Department of Excellence

Joseph Soley  
375 Fore Street  
Portland, ME 04101

10-15-98

Dear Mr. Soley,

**Hand Delivery**

**RE: 10 Exchange Street/ 7 Fox Court**

Please be advised that your rental property at 10 Exchange Street/ 7 Fox Court has been the source of problems in our community. This letter is formal notification that the Portland Police Department have responded to five (5) or more calls for service for problems that are disorderly in nature in the past thirty days.

- (1) 09-19-98 15:43 Respond to a fight at 7 Fox Court.
- (2) 09-22-98 23:13 Male subject stabbed with a knife.
- (3) 09-23-98 10:05 Beer bottles thrown from 3<sup>rd</sup> or 4<sup>th</sup> floor onto sidewalk.
- (4) 09-23-98 10:33 Verbal disturbance occurred on 9-22-98.
- (5) 09-23-98 19:55 30 year old male 10-43, yelling and swearing.
- (6) 09-24-98 17:34 Sheet of plywood about to fall.
- (7) 09-25-98 :58 Male having seizures: LSD / Marijuana mix.
- (8) 09-28-98 11:07 Recently pried door in the hallway outside the beauty salon.

We encourage you to get in touch with us to discuss a solution to these problems, before they reach a point which could potentially list your property as a "Disorderly House" as defined in Portland City Code Section 6-116 Housing Code. You may contact Mary Dufresne Monday through Friday between 9:00 am and 5:00 pm at 772-1371.

Sincerely,

Mary Dufresne

033-I-0112

BUILDING PERMIT REPORT

DATE: 10 January 2000 ADDRESS: 10 Exchange St CBL: 032-T-012

REASON FOR PERMIT: Stairs - fire resistance (1 hr.) separation walls.

BUILDING OWNER: Joe Soley

PERMIT APPLICANT: /CONTRACTOR Joe Soley

USE GROUP: M CONSTRUCTION TYPE: 3B CONSTRUCTION COST: \$2000.00 PERMIT FEES: \$36.00

The City's Adopted Building Code (The BOCA National Building code/1996 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 are met: \*1, \*11, \*12, \*13, \*27, \*29, \*34, \*36, \*32, \*38

- \*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. Section 1908.0
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". (Section 1204.0)
\*13. 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. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
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 closer'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. (Table 302.1.1)

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/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
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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by a 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.
- \*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.
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.
33. Bridging shall comply with Section 2305.16.
- \*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code. (The BOCA National Building Code/1996).
36. This proposed Stair shall be only a Communication Stair between First and Basement Floor.
37. The proposed Stair shall meet the 7'-21" requirements as per Section 1014.0.
38. A one hour (minimum) Fire resistance separation shall be constructed between Tenant Spaces - The Fire partition shall be constructed as per section 711.0 of the bldg. code.

P. Samuel Hoffes, Building Inspector  
 cc: K. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

\*\*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.**

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