

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

Location of Construction: 428 Fore St		Owner: Nicholas, Brenda S.		Phone:		Permit No: 971339	
Owner Address: 42 Chamberlain Ave Ptd, ME 04101		Lessee/Buyer's Name: "The Bottle Building"		Phone:		Business Name:	
Contractor Name: Stephen Sewall		Address: P.O. Box 6610 Ptd, ME 04101		Phone: 774-4755		<div style="border: 2px solid black; padding: 5px;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">PERMIT ISSUED</p> <p style="text-align: center; font-weight: bold; font-size: 1.5em; color: red;">DEC 30 1997</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">CITY OF PORTLAND</p> </div>	
Past Use: Vacant Building		Proposed Use:		COST OF WORK: \$ 24,000.00 PERMIT FEE: \$ 140.00			
Proposed Project Description: Interior Renovations - S.E. Corner To create internal stairway for all floors		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: Type: Signature:		Zoning Approval: Zone: B-3 CBL: 032-R-001 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	
Permit Taken By: Mary Gresik		Date Applied For: 18 December 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		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	

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..

828-5385

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

18 December 1997

SIGNATURE OF APPLICANT **Steve Sewall** ADDRESS: DATE: 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

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

Location of Construction: 428 Fore St		Owner: Nicholas, Brenda S.		Phone:		Permit No: 971339	
Owner Address: 42 Chamberlain Ave Ptld,		Lessee/Buyer's Name: ME 04101 "The Bottle Building"		Phone:		BusinessName:	
Contractor Name: Stephen Sewall		Address: P.O. Box 6610 Ptld ,ME 04101		Phone: 774-4755		Permit Issued: DEC 30 1997	
Past Use: Vacant Building		Proposed Use:		COST OF WORK: \$ 24,000.00 XXXXXX		PERMIT FEE: \$ 140.00	
Proposed Project Description: Interior Renovations - S.E. Corner To create internal stairway for all floors		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <i>BOCAG</i>		Zone: <i>B-3</i> CBL: 032-R-001	
		Signature:		Signature: <i>Hoffee</i>		Zoning Approval: <i>ok with conditions 12/21/97</i>	
Permit Taken By: Mary Gresik		Date Applied For: 18 December 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
				Signature: _____ Date: _____		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	

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

PERMIT ISSUED WITH REQUIREMENTS

Approved for interior work only.

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 *Steve Sewall* ADDRESS: _____ DATE: 18 December 1997 PHONE: _____

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

PERMIT ISSUED
DEC 30 1997
CITY OF PORTLAND

Zone: *B-3* CBL: 032-R-001
Zoning Approval:
ok with conditions 12/21/97

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review
Action:
 Approved
 Approved with Conditions
 Denied

Date: *12/19/97*

DA
CEO DISTRICT **2**
A. Rowe

LAND USE - ZONING REPORT

ADDRESS: 428 Fore St DATE: 12/22/97

REASON FOR PERMIT: interior alterations for ^{indoor} stairway

BUILDING OWNER: Brenda Nicholas C.B.L: 32-R-1

PERMIT APPLICANT: Steve Sewal

APPROVED: with conditions DENIED: _____

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition This permit is only for an interior stairway.

The previous WASA retail bottle shop on the 1st floor with storage on the other floors. Once your change of use hit the threshold of 5,000 sq ft a minor site plan review is required. Once the threshold of 10,000 sqft is met, a major site plan review is required.

Marge Schumuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

PLEASE CONTACT THIS OFFICE AT THAT TIME AND WE CAN GIVE YOU ALL THE APPROPRIATE INFORMATION.
Marge Schumuckal

SEWALL ASSOCIATES, INC.



P.O. Box 6610
Portland, Maine 04101
Office 774-4755
Fax 774-5448

December 18, 1997

To City of Portland Inspections department:

Sewall Associates, Inc. proposes to do work at "The Bottle Shop", 428 Fore Street, Portland, Maine. The work is based on plans by Semple and Drane Architects: A-1 dated 11/26/97, A-2, A-3, A-4 dated 11/27/97 and S-1 dated 12/3/97.

Sewall Associates, Inc. proposes to remove the Wharf Street window on the southeast Wharf Street corner. A mason will cut the granite blocks to make the opening uniform with brick header above. A 2x6 frame and plywood temporary entrance will be built in this opening. A temporary set of stairs with handrail will be built to the basement level. We will excavate and pour footings per S-1 drawings. Temporary walls will be built to carry the floor load while the paralam headers are installed with framing metal. Five floor levels will be headed off for the future metal pan stair. These levels are Wharf Street, Fore Street second floor, third floor, and fourth floor. The stairwell will be framed with metal studs and sheetrocked to a 2 hour fire rating.

Sewall Associates respectfully makes application for building permit for the above described work.

Stephen Sewall
President
Sewall Associates Inc.

BUILDING PERMIT REPORT

DATE: 26 DEC. 97 ADDRESS: 428 Fore ST.
REASON FOR PERMIT: To make interior renovations only (stairway)
BUILDING OWNER: Brenda S. Nicholas
CONTRACTOR: Stephen Sewall
PERMIT APPLICANT: 1 APPROVAL: *1 *8 *10 *14 *30 *31 *32 *33 DENIED
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

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".)
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 ^{Two} ~~one~~ hour, including fire doors with self closers. (See section 710.3) 4 STAIRS 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. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
22. 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".
23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
28. 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).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- * 30. Please read and implement attached land use - zoning report
- * 31. This permit IS For interior work only.
- * 32. Stairway Construction must meet the minimum type of material permitted for the type of construction of the building. (1014.9).
- * 33. This building must have STATE'S Fire Marshall's approval
34. _____


P. Samuel Hoffes, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schumckal

COMMENTS

3/25/98 Pre-construction meeting w/ Steve Lowell contractor. Some plumbing started. Still removing rubble from the old. All

3/29/2000 Void this permit. Work was discontinued.

Inspection Record

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

