

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-0921	Issue Date:	CBL: 032 S004001
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Location of Construction: 161 Commercial St	Owner Name: Robertson John O & Sonia B Jts	Owner Address: 336 Danforth St
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Business Name: n/a	Contractor Name: Cunningham Security	Contractor Address: 313 Read Rd. Portland	Phone: 2078785858
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Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Building Miscellaneous	Zone:
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Past Use: Commercial ; Retail / Office	Proposed Use: Commercial / Same; Fire Alarm System	Permit Fee:	Cost of Work: \$5,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M10 Type: 3B BOCA/BC/1999
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Proposed Project Description:
Install Fire Alarm System

Signature: *[Signature]* Signature: *[Signature]*
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 07/26/2001	Zoning Approval
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1. 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..	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"/> late: _____	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 late: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Con ditions <input type="checkbox"/> Denied Date: _____
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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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

2/12/09

done

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BUILDING PERMIT REPORT

DATE: 7/26/01 ADDRESS: 161 Commercial St CBL: 0325004

REASON FOR PERMIT: Install Fire alarm system

BUILDING OWNER: Robertson

PERMIT APPLICANT: Paul Cunningham /CONTRACTOR

USE GROUP: _____ CONSTRUCTION TYPE: _____ CONSTRUCTION COST: _____ PERMIT FEES: _____

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

ONDI OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: 22, 28, 39, 40

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) "**ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**"
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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the ~~bottom~~ of the drain is not higher than the ~~bottom~~ of the base under the ~~floor~~, and that the top of the drain is not less than **6** inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than **2"** of gravel or crushed stone, and shall be covered with not less than **6"** of the same material. Section 1813.5.2
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~~. Section 2303.17
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 and ~~masonry~~. Concrete Sections 1908.9-19.8.10/ ~~Masonry~~ Sections **2111.3-2111.4**.
7. 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.
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. 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/1999)
9. 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). Chapter **12 & NFPA 211**
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. Minimum height all Use Groups **42"**. In occupancies in Use Group **A, B, H-4, I-1, I-2, M, R**, 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"**. Exception: Handrails that form part of a guard shall have a height not less than **36** inches (914 mm) and not more than **42** inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least **1 1/4"** and not greater than **2"**. (Sections **1021 & 1022.0**). Handrails shall be on both sides of stairway. (Section **1014.7**) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
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 1/4" 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. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than **36-**
16. 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.** (Section 1010.4)
17. 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. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of ~~at least one (1) hour~~, including fire doors ~~with self closure's~~. (Over **3** stories in height requirements for fire rating is two (2) hours. (Section **710.0**)
19. 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**)

20. 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/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - o In all bedrooms
 - o In each story within a dwelling unit, including basements
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard
24. 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/1999)
25. 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".
26. 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.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holden of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. 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).
31. 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)
32. Please read and implement the attached Land Use Zoning report requirements.
33. 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.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
38. *additional smoke detectors required in stairways and at EACP*
39. *An NFPA 72 Record at completion shall be submitted to the Portland Fire Dept.*
40. *The elevator shall be equipped with fire fighter recall*

P. Samuel Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH10/1/00

****This permit is herewith issued, 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. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

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