

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

Location of Construction: 5 - 7 Grant St		Owner: Halfway House, Inc.		Phone: 774-6021		Permit No: 981100 PERMIT ISSUED Permit Issued: SEP 29 1998 CITY OF PORTLAND			
Owner Address: 5 Grant St Portland, ME		Lessee/Buyer's Name:		Phone:			Business Name:		
Contractor Name: Maine State Builders		Address: 245 Warren Ave Portland, ME 04103		Phone: 773-5504			Permit Issued: SEP 29 1998 CITY OF PORTLAND		
Past Use: Halfway House		Proposed Use: Same		COST OF WORK: \$ 36,000.00 PERMIT FEE: \$ 200.00			FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: 3 Signature: Signature:		
Proposed Project Description: Finish off basement for use as office and common space Finish walls, ceiling, carpet floors, fire rated materials & doors.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:				Zone: CBL: 036-D-017 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"/>	
Permit Taken By: MG		Date Applied For: 16 September 1998							

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..

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

17 September 1998

SIGNATURE OF APPLICANT 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



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.

NOTEIf 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): <u>5+7 Grant St, Portland Maine Basement</u>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>036</u> Block# <u>D</u> Lot# <u>017</u>	Owner: <u>Halfway House Inc.</u> <u>5 Grant St</u> <u>Portland ME</u>	Telephone#: <u>207 774-6021</u>	
Owner's Address: <u>5 Grant St</u> <u>Portland ME</u>	Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Cost Of Work: <u>\$ 36,000.00</u>	Fee: <u>\$ 200</u>
Proposed Project Description:(Please be as specific as possible) <u>Finish off Basement for use as office + common space, finished walls, ceiling, carpet floors. Fire rated materials + doors.</u>			
Contractor's Name, Address & Telephone <u>maine state Builders 245 Warren Ave Portland ME 04105</u> <u>207 775 5504</u>			Rec'd By: <u>[Signature]</u>
Current Use: <u>Storage Halfway house</u>		Proposed Use: <u>Business of incidental use (same)</u>	

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

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: <u>[Signature]</u>	Date: <u>16 Sept 1998</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum





Pharos House
Halfway House, Inc.

P.O. BOX 1604
PORTLAND, MAINE 04104-1604
774-6021
Not for Profit

will Be Appl
For Building Permit
OK to Start File

Building Inspector's Office
City of Portland
389 Congress Street
Portland, ME 04101

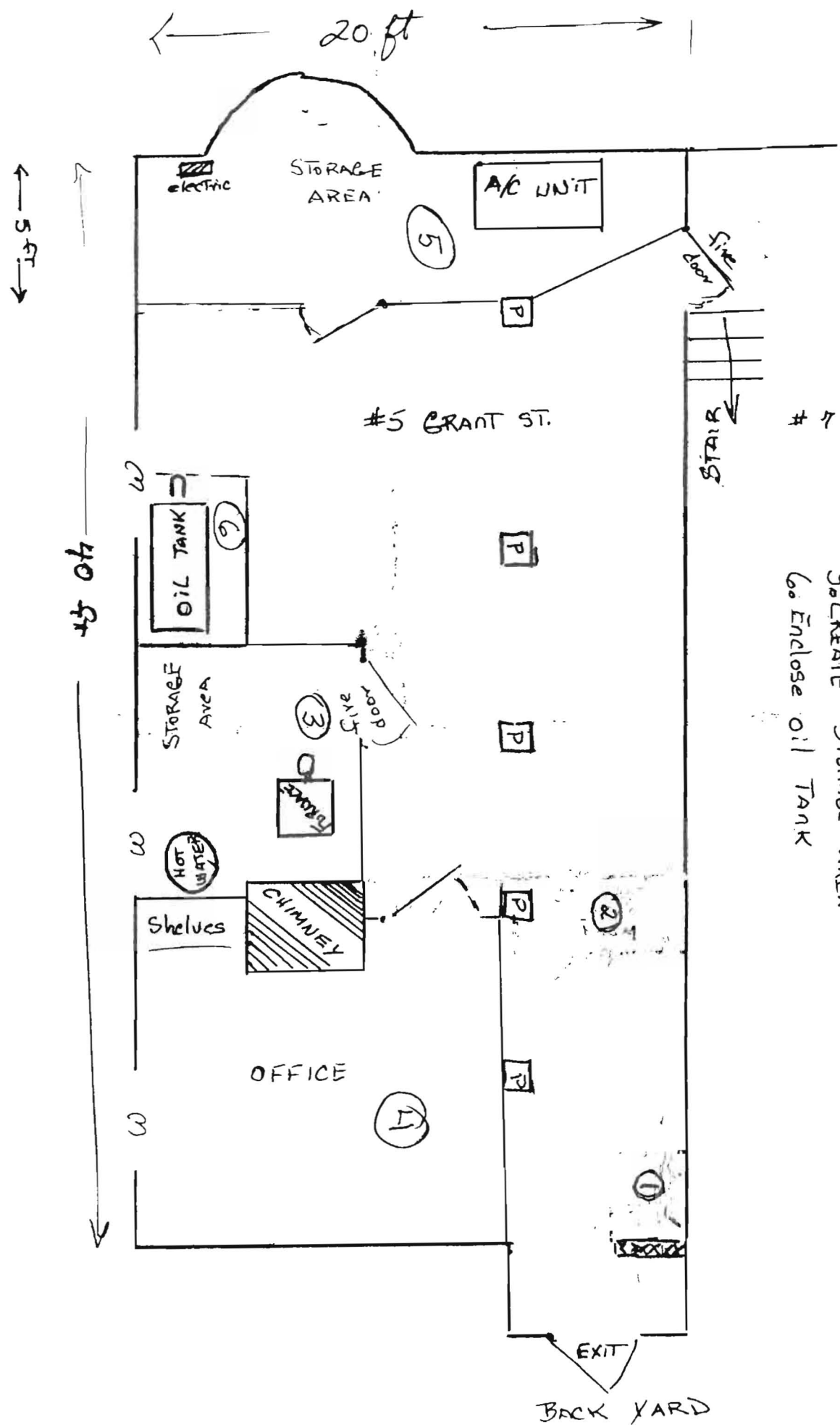
Dear Sirs:

Request permission to make improvements to the basement of #5 Grant Street which will change its use from general storage by adding an office and a multi-purpose area suitable for meetings, training, or recreation for staff and residents. If approved, we would proceed as follows:

- 1) a. Remove stairway at north end of basement (an extremely steep set of stairs dropping 10 feet in a run of 10 feet). Egress is available at ground level into back yard and up a flight of stairs at south end of building (see diagram) which would be our natural route of access to its basement.
b. Remove board walls creating a storage room and the fire door and frame which separates rear room from furnace area creating a large open area.
c. Raise furnace approximately 6".
- 2) Pour a new cement floor (approx 3") over existing 2" cement floor which is rough and pitted but essentially whole except for a sunken area at north wall of building which would be filled.
- 3) Erect frame walls to enclose office, a storage area at south end of basement, and furnace room which will have a steel fire door and frame, 5/8" sheetrock and sprinkler system
- 4) Enclose oil tank to separate from multi-purpose area
- 5) Install suspended ceiling and additional light fixtures.
- 6) Install additional electrical outlets in office and multi-purpose area
- 7) Paint existing brick and newly erected walls.

Keith A. Peaco
Keith A. Peaco
Director

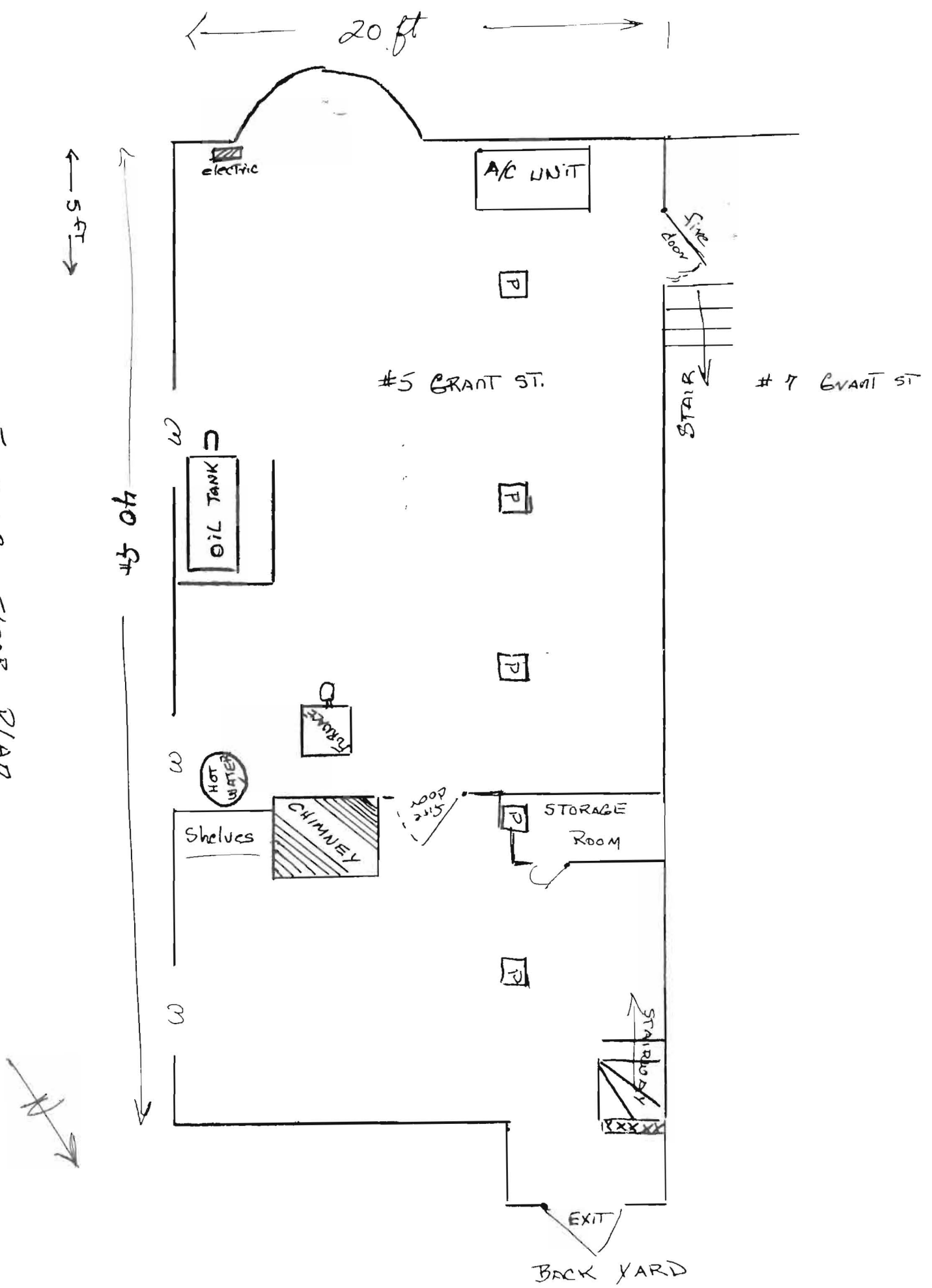
PROPOSED FLOOR PLAN
 BASEMENT #5 GRANT ST



- 1. REMOVE STAIRS
- 2. REMOVE ROOM
- 3. ENCLOSE FURNACE
- 4. CREATE OFFICE
- 5. CREATE STORAGE AREA
- 6. ENCLOSE OIL TANK



EXISTING FLOOR PLAN
BASEMENT #5 GRANT ST



BUILDING PERMIT REPORT

DATE: 24 Sept. 98 ADDRESS: 5-7 Grant St. CBL 036-D-017
REASON FOR PERMIT: Finish off basement / office
BUILDING OWNER: Halfway House, Inc.
CONTRACTOR: Maine State Builders
PERMIT APPLICANT:
USE GROUP R1/B BOCA 1996 CONSTRUCTION TYPE 513

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 *24 *26 *27

- 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)
2.5 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
2.6 Foundations anchors shall be a minimum of 1 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 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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). Chapter 12 & NFPA 211
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". (Sections 1021 & 1022.0)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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

COMMENTS

10-6-96 - Prelim w/Bill Sams over phone - only potential problem is ceiling height as they are adding new concrete floor & rated ceiling w/pipes below - Ref. him to P.S.H. on Ceiling height.

They will call B-4 Concrete pour (K)

10/7/98 Bill Called Sam - 7' Ceiling allowed under BOCA Sec 1204

10/27/98 - Spoke w/Bill about Ramp door height - They are going to move duct work & will meet code on door height (K)

11/6/98 Talked w/Sam abt. 9" case step IPO Ramp. - Sam Said NO

Inspection Record

Type

Foundation: _____
 Framing: _____
 Plumbing: _____
 Final: _____
 Other: _____

Date

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 1018.6)

- 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. Section 1010.1
- 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.) Section 710.0
- 15. 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
- 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) Section 920.3.2

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. Section 921.0

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. (crawl spaces & attics)

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

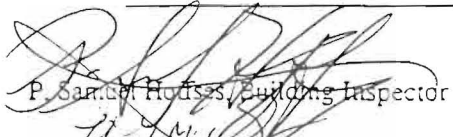
25. All requirements must be met before a final Certificate of Occupancy is issued.

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).

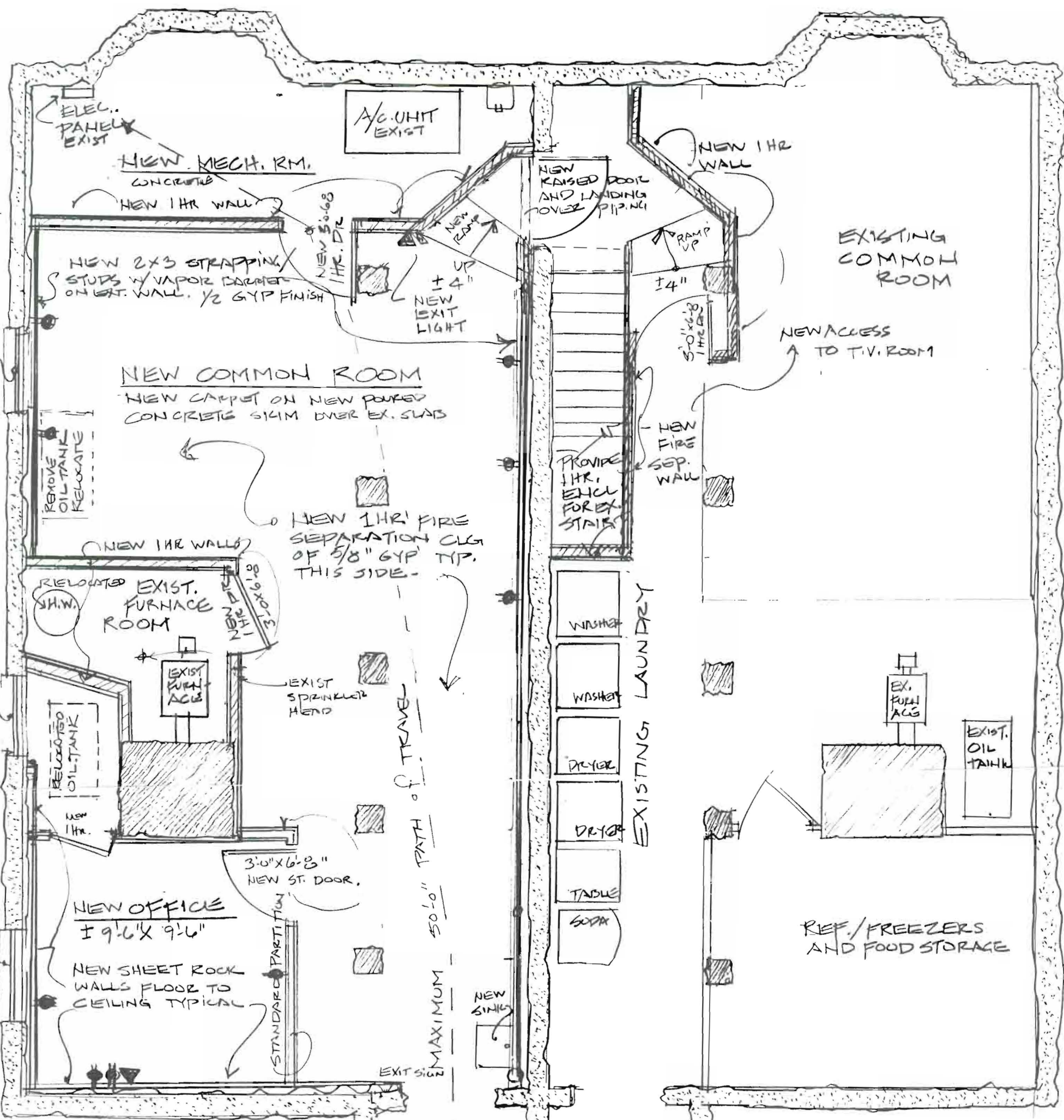
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)

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

- 29. _____
- 30. _____
- 31. _____
- 32. _____


 P. Sanchez-Hodges, Building Inspector
 cc: Lt. McDougal, BFD
 Marge Schmuckal, Zoning Administrator

PERMISSIBLE WINDOWS - SILL @ ± 5'-0" ABOVE UNFINISHED FLOOR

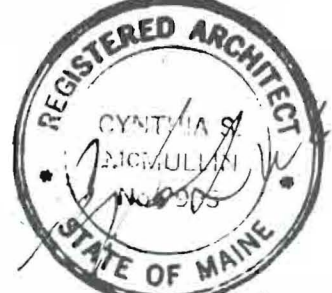


NOTES:

- OWNER MUST EXTEND EXIST. FIRE ALARM TO THIS LOWER LEVEL.
- ENTIRE AREA MUST BE ENCLOSED WITH GYP BOARD, AND FIRE DOORS

EXISTING ON-GRADE FIRE EXIT DOORS W/ EX. ILLUMINATED EXIT SIGNS

**PHAROS HOUSE - PORTLAND
#5 AND #7 GRANT STREET**



BASEMENT LEVEL PLAN! 1/4"=1'-0" REVISED 5.28.98

NOTES: CODE DESIGNATION = DORMATORY FOR UPPER FLOORS
BASEMENT (SUGGESTED) = BUSINESS OF "INCIDENTAL USE".
SPRINKLER AT FURNACE ONLY