

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

Location of Construction: 76 Forest Ave YWCA Portland		Owner: [Signature]		Phone: 504-1111		Permit No: 990793	
Owner Address: 5AA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: **Bright Star Const.		Address: ***1111 1st St. Portland ME.		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUL 28 1999 </div>	
Past Use: YMCA facility recreation.		Proposed Use: same		COST OF WORK: \$ 300,000		PERMIT FEE: \$ 1236.00	
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>D-3</i> Type: <i>2B</i>		<div style="border: 2px solid black; padding: 5px; text-align: center;"> CITY OF PORTLAND Zone: <i>1</i> CRI: <i>036-6-020</i> Zoning Approval: <i>7/27/99</i> </div>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>			
Proposed Project Description: Structural improvements to existing pool replace concrete deck ceramic tile paint ceilings interior doors windows misc. and electrical improvements.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____			
Permit Taken By: <i>SP</i>		Date Applied For: <i>July 23, 1999</i>					

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..

#1

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

July 23, 1999

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

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: _____

CEO DISTRICT

COMMENTS

8-3-99 - Work just starting - will call for framing - Told Scott we wanted engineers statement after installation. Went over permit req.

9/21/99 Work complete for all except some final painting and file work. Also need detailed engineers report. Scott will forward ASAP JK

9/15/06 Closed. A Lowe

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 24 July 99 ADDRESS: 70 Forest Ave. CBL: ?
REASON FOR PERMIT: Structural improvements to pool/interior room
BUILDING OWNER: Greater Portland YMCA
PERMIT APPLICANT: Contractor Wright Ryan Const.
USE GROUP A-3 CONSTRUCTION TYPE 2B

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)


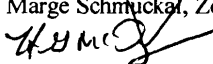
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *27 *34 *35

- 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. 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)

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. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
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
 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.
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).
- X 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 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- X 35. All Swimming pools shall comply with Section 421.0 of The City's bldg. Code.
- X 36. All work shall be as per the plans submitted to this office drawn and designed by Joseph H. Deasure P.E. #6242. STATE OF MAINE.
37. _____
38. _____


 P. Samuel Hollies, Building Inspector
 cc. Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 PSH 7/24/99 

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

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): YMCA 70 Forest Avenue Portland, ME.		
Total Square Footage of Proposed Structure 1000 SF +/-	Square Footage of Lot 10,000 SF +/-	
Tax Assessor's Chart, Block & Lot Number Chart# 036 Block# G Lot# 020	Owner: Greater Portland YMCA	Telephone#: 874-1111
Owner's Address: 70 Forest Ave. Portland, ME. 04104	Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$202000.00 Fee 1236
Proposed Project Description: (Please be as specific as possible) Structural improvements to existing lge. pool, replace concrete deck, ceramic tile, paint, ceilings, interior doors + windows, misc. plumbing + electrical improvements.		
Contractor's Name, Address & Telephone Wright - Ryan Construction Inc. 10 Danforth St. Portland, ME 04104		Rec'd By [Signature]
Current Use: YMCA Facility / Recreation	Proposed Use: Same	

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 B.O.C.A. Building 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: [Signature] Project Manager	Date: 7/22/99
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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



WRIGHT-RYAN CONSTRUCTION, INC

10 Danforth Street
Portland, Maine 04101

LETTER OF TRANSMITTAL

Phone (207) 773-3625
Fax (207) 773-5173

DATE: 7/22/99	JOB NO. 9913
ATTENTION: Code Enforcements	
RE: Portland YMCA	
70 Forest Avenue	
Portland, Maine 04104	

TO City of Portland

WE ARE SENDING YOU Attached Under separate cover via the following items:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Shop drawings | <input checked="" type="checkbox"/> Prints | <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Spec's | <input type="checkbox"/> Change order | <input checked="" type="checkbox"/> Check |

COPIES	DATE	NO.	DESCRIPTION
1	7/6/99		L&L Engineering Structural Drawings S-1 & S-2
1	7/22/99		Building Permit Application
1	7/22/99		Check # 11777

THESE ARE TRANSMITTED as checked below:

- | | | | |
|--|---|---|-------------------------|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit | copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit | copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return | corrected prints |
| <input type="checkbox"/> For review and comment | | | |
| <input type="checkbox"/> FOR BIDS DUE | 19 | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS:

COPY TO: CF

SIGNED: Tom Burrill

If enclosures are not as noted, kindly notify us at once.

WRIGHT-RYAN CONSTRUCTION, INC

8-6-99

10 Danforth Street
Portland, Maine 04101

LETTER OF TRANSMITTAL

Phone (207) 773-3625
Fax (207) 773-5173

DATE: 8/20/99	JOB NO. 9913
ATTENTION: Tammy Munson-Code Enforcements	
RE: Portland YMCA Pool Deck Project	

TO City of Portland
389 Congress Street
Portland, Maine 04101

WE ARE SENDING YOU Attached Under separate cover via the following items:

- Shop drawings Prints Plans Samples
 Copy of letter Spec's Change order

COPIES	DATE	NO.	DESCRIPTION
1	8/17/99		Stair Floor Plans E-1 & SP-1

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit copies for approval
 For your use Approved as noted Submit copies for distribution
 As requested Returned for corrections Return corrected prints
 For review and comment
 FOR BIDS DUE 19 PRINTS RETURNED AFTER LOAN TO US

REMARKS: Tammy, please call to confirm receipt of these shop drawings. We are currently fabricating steel to maintain the YMCA's scheduled reopening date. We appreciate your prompt response to this matter.

Thank You,
Tom Burrill
Project Manager

COPY TO: CF, Scott Lewis

SIGNED: Tom Burrill

If enclosures are not as noted, kindly notify us at once.