

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that HEGA REALTY TRUST

Located At 531 CONGRESS ST

Job ID: 2011-12-2832-CH OF USE

CBL: 037- C-014-001

has permission to Change the Use from vacant office space to 8 residential condos on the 4th floor, including renovations provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] *1/13/12*
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-12-2832-CH OF USE	Date Applied: 11/29/2011	CBL: 037- C-014-001	
Location of Construction: 531 CONGRESS ST	Owner Name: HEGA REALTY TRUST	Owner Address: 218 EAST RD HAMPSTEAD, NH 03841	Phone: 871-1080
Business Name:	Contractor Name: Dirigo Management - Peter Skapinsky	Contractor Address: One City Center, 4 th Floor - Portland, ME 04101	Phone: 871-1080
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: B-3
Past Use: 1 st Fl = retail/restaurant; 2 nd , 3 rd , 4 th Flrs are offices; 5 th & 6 th Flrs are 10 residential condos	Proposed Use: Change of use to: 1 st Fl = retail/restaurant; 2 nd & 3 rd Fl are offices; 4 th Fl is 8 new res. condo; 5 th & 6 th fl are 10 res. condos	Cost of Work: \$580,000.00	CEO District:
Proposed Project Description: vacant office space to 8 residential units (4 th floor)		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: BR-2/B/A Type: 3B IBL-2009 Signature: JMB 1/13/12
Permit Taken By: Gayle		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	Zoning Approval		
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 informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision <i>for 8 extra units</i> <input checked="" type="checkbox"/> Site Plan <i>#2011-354</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>12/6/11</i>	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 Date:	Historic Preservation <i>within</i> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>Any exterior work requires separate reviews; approved</i> Date:
	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 appication 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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-12-2832-CH OF USE

Located At: 531 CONGRESS ST

CBL: 037- C-014-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. This property shall remain retail/restaurant on 1st floor; offices on 2nd and 3rd floors; 8 new residential condos on the 4th floor; 10 residential condos on the 5th & 6th floors with the issuance of this permit and subsequent issuance of certificate(s) of occupancy. Any change of use shall require a separate permit application for review and approval.
4. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
5. If any residential condos are to be leased out and not sold, the lease shall be informed in person and by lease that they are leasing a residential condominium.
6. Any new HVAC units require separate permits and shall show that they will be within the maximum noise allowance. Any noise violations are strictly enforced.

Fire

1. All construction shall comply with City Code Chapter 10. 2009 edition of the Life Safety and Fire Code are adopted. See specifically Chapter 10-4 of City Code for additional requirements.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Application requires State Fire Marshal approval.
4. The laundry is > 100 ft² and requires 1-hour walls and 45-minute doors with sprinkler protection (101:30.3.2.1.1).
5. This floor is now mixed use and the corridor and doors from the business use on the 4th floor must meet the requirements of 101:30.3.6.
6. All outstanding code violations shall be corrected prior to final inspection.
7. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
8. A separate Fire Alarm and suppression system permits are required. This review does not include approval of fire alarm or suppression system design or installation.
9. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
10. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
11. Fire alarm system requires a master box connection per city ordinance.
12. All smoke detectors and smoke alarms shall be photoelectric.

13. Carbon Monoxide detection is required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
14. The sprinkler system shall be installed in accordance with NFPA 13.
15. Sprinkler supervision shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*.
16. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
17. Standpipes shall be installed in accordance with NFPA 14. A signed compliance letter will be required.
18. A Knox Box and Firefighter Building Marking Sign are required.
19. Fire extinguishers are required per NFPA 10.
20. All means of egress to remain accessible at all times.

Building

1. Application approval based upon information provided by applicant, including revisions received 1/4/12. Any deviation from approved plans requires separate review and approval prior to work.
2. Those building residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms and protecting the bedrooms.
5. Ventilation of this space is required per ASHRAE 62.1, 2007 edition.

Planning

1. The recording plat will be submitted for review, Planning Board signature and recording prior to February 20, 2012.

Entered CD

2011 12 28 2⁶⁶



General Building Permit Application

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.

B-3

Location/Address of Construction: 531-537 Congress Street		
Total Square Footage of Proposed Structure/Area 7850 sq. ft.	Square Footage of Lot 21,178 sq. ft.	
Tax Assessor's Chart, Block & Lot Chart# 037 Block# C Lot# 14	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Hega Realty Trust Address One City Center, 4th Fl. City, State & Zip Portland, ME 04101	Telephone: (207) 871-1080
<p style="color: red; font-size: 2em; font-weight: bold;">RECEIVED</p> <p style="text-align: center;">NOV 29 2011</p> <p style="color: red; font-weight: bold;">Dept. of Building Inspections City of Portland Maine</p>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>580,000</u> C of O Fee: \$ <u>600</u> Total Fee: \$ <u>6,420.00</u>
	Current legal use (i.e. single family) <u>Vacant</u> If vacant, what was the previous use? <u>Business</u> Proposed Specific use: <u>Residential</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Conversion of vacant office space into 5 units residential housing</u>	
Contractor's name: <u>Dirigo Management</u> Address: <u>One City Center, 4th Fl.</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>(207) 871-1080</u> Who should we contact when the permit is ready: <u>Peter Skapinsky</u> Telephone: <u>(207) 871-1080</u> Mailing address: <u>One City Center, 4th Fl. Portland, ME 04101</u>		

Bldg Fee
\$ 600
5,820.
600.
6420.00

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: [Signature] Date: 11-29-11

This is not a permit; you may not commence ANY work until the permit is issue

Marge Schmuckal - 531-537 Congress Street

From: Marge Schmuckal
To: Shukria Wiar
Date: 11/15/2011 11:01 AM
Subject: 531-537 Congress Street

Shukria,

The One Solution program is not at a point to accept my comments yet (grey mode). So I am attaching them here.

531-537 Congress Street - 037-C-14
#2011-354 - B-3 Zone
11/15/2011

Currently this building has a first floor consisting of retail and restaurant uses. The 2nd, 3rd, & 4th floors are offices. The 5th and 6th floor were approved under permit #2005-1670 for 10 residential condominiums.

It is my understanding that the owners now want to change the 4th floor use from offices to eight (8) residential dwelling units. The application does not indicate that these units are intended to be condominiums. I would like to know if they are intended to be condominiums.

The property is located in the B-3 zone which allows residential dwelling units. There is also a Historic Overlay zone on the property. There are no residential density requirements in the B-3 zone. The B-3 zone is exempt at showing parking for any changes of use.

All zoning requirements of the B-3 zone are being met at this time. Separate permits are required through Inspection Services prior to construction. If there are any new HVAC units, it should be noted that the applicant must provide information showing the amount of dBAs emitted by any new HVAC units with their permit applications.

Marge Schmuckal
Zoning Administrator

Comments submitted 11/15/11

Marge Schmuckal - 531 Congress Street

Not in the system to put comments (gray mode)

From: Shukria Wiar
To: Chris Pirone; Marge Schmuckal; Michael Farmer; Thomas Errico
Date: 11/10/2011 9:50 AM
Subject: 531 Congress Street
CC: David Margolis-Pineo

Hello:

Could I have your written commends asap (today!). The project is going to Planning Board on November 22nd, therefore the report has to be out next week.

Thanks.

Shukria

Communication with BRAVA! Sewer error 37-C-14 531-537 Congress St

2011-352 level III

to add @ Residential

1st floor is retail restaurant

2nd, 3, 4th are offices

5th & 6th floor are 10 Res. Cards #2005-1670

PROJECT NAME: 531-537 Congress Street

PROPOSED DEVELOPMENT ADDRESS:

531-537 Congress Street

PROJECT DESCRIPTION:

Eight new residential units on 4th floor.

CHART/BLOCK/LOT: 037-C-14 PRELIMINARY PLAN _____ (date)
FINAL PLAN 10/12/11 (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Peter Skapinsky Business Name, if applicable: HEGA Realty Trust Address: One City Center, 4th Fl. City/State: Portland Zip Code: 04101	Applicant Contact Information Work # (207) 871-1080 Home# Cell # Fax# e-mail: peter@dirigomgmt.com
Owner – (if different from Applicant) Name: Address: City/State: Zip Code:	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: David Lloyd, Archetype Address: 48 Union Wharf City/State: Portland, ME Zip Code: 04101	Agent/Representative Contact information Work # (207) 772-6022 Cell # (207) 831-8627 e-mail: lloyd@archetypepa.com
Billing Information Name: Peter Skapinsky, HEGA Realty Address: One City Center, 4th Fl. City/State: Portland, ME Zip Code: 04101	Billing Information Work # (207) 871-1080 Cell # Fax# e-mail: peter@dirigomgmt.com

A R C H E T Y P E

October 12, 2011

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street, 4th Floor
Portland, ME 04101

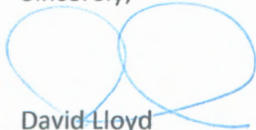
Dear Barbara,

We are pleased to submit required documentation for the conversion of 15,195 square feet of office space to seven one-bedroom apartments and one two-bedroom apartment for your review and approval. The apartments will be located on the fourth floor of 531-537 Congress Street. The building is presently a mixed use building with the fifth floor presently residential, floor two through four offices and the street level commercial.

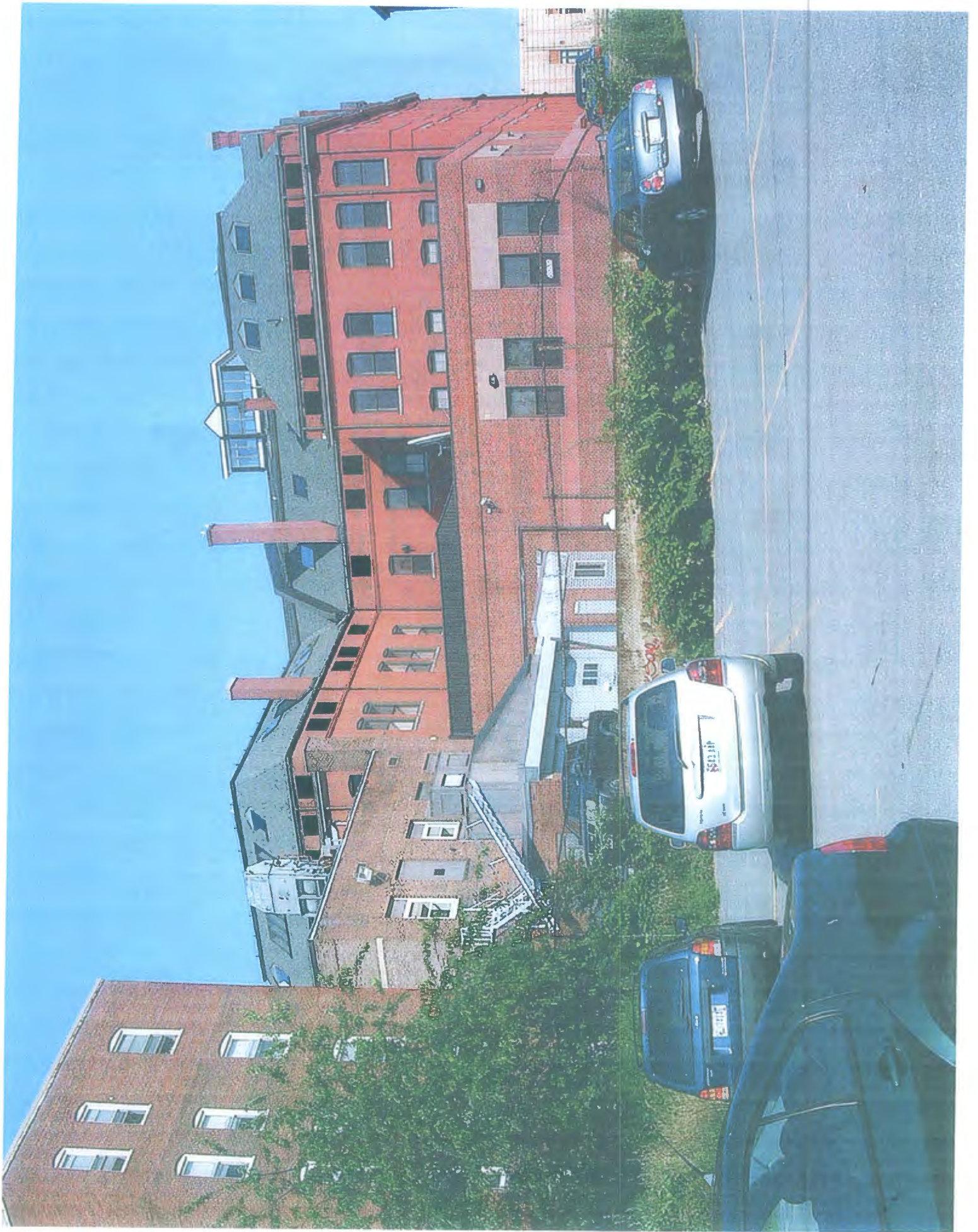
All work is interior only with no exterior modifications. All existing windows are replacement aluminum. These windows will remain if functional or be replaced in kind if not in working operation.

Please call with any concerns.

Sincerely,



David Lloyd
Architect







**DIRIGO
MANAGEMENT
COMPANY**

October 6, 2011

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101

RE: HEGA Realty LLC – 531 Congress Street Application

Dear Barbara,

As part of HEGA Realty LLC's application for the residential units to be located on the 4th floor of 537 Congress Street, I want to bring you up to date on the availability of resident parking.

HEGA Realty LLC owns a small 35-space parking lot directly behind the building known as the Tolman Place parking lot. These spaces are leased on a tenant-at-will basis to various tenants in the 537 Congress Street building. When there is a need for additional parking that we cannot accommodate, we have been able to secure monthly spaces at the Eastland parking garage on High Street, the Spring Street garage, and the former Public Market garage. All of these parking facilities are within easy walking distance to the building.

With regards to bicycle storage at the building, we have a secure ground floor space with access on Casco Street. We have a bike rack that can accommodate up to 15 bicycles and floor space for any needed overflow.

If you have any questions, please do not hesitate to call me.

Sincerely,

Peter S. Skapinsky, CPM



Individual Member

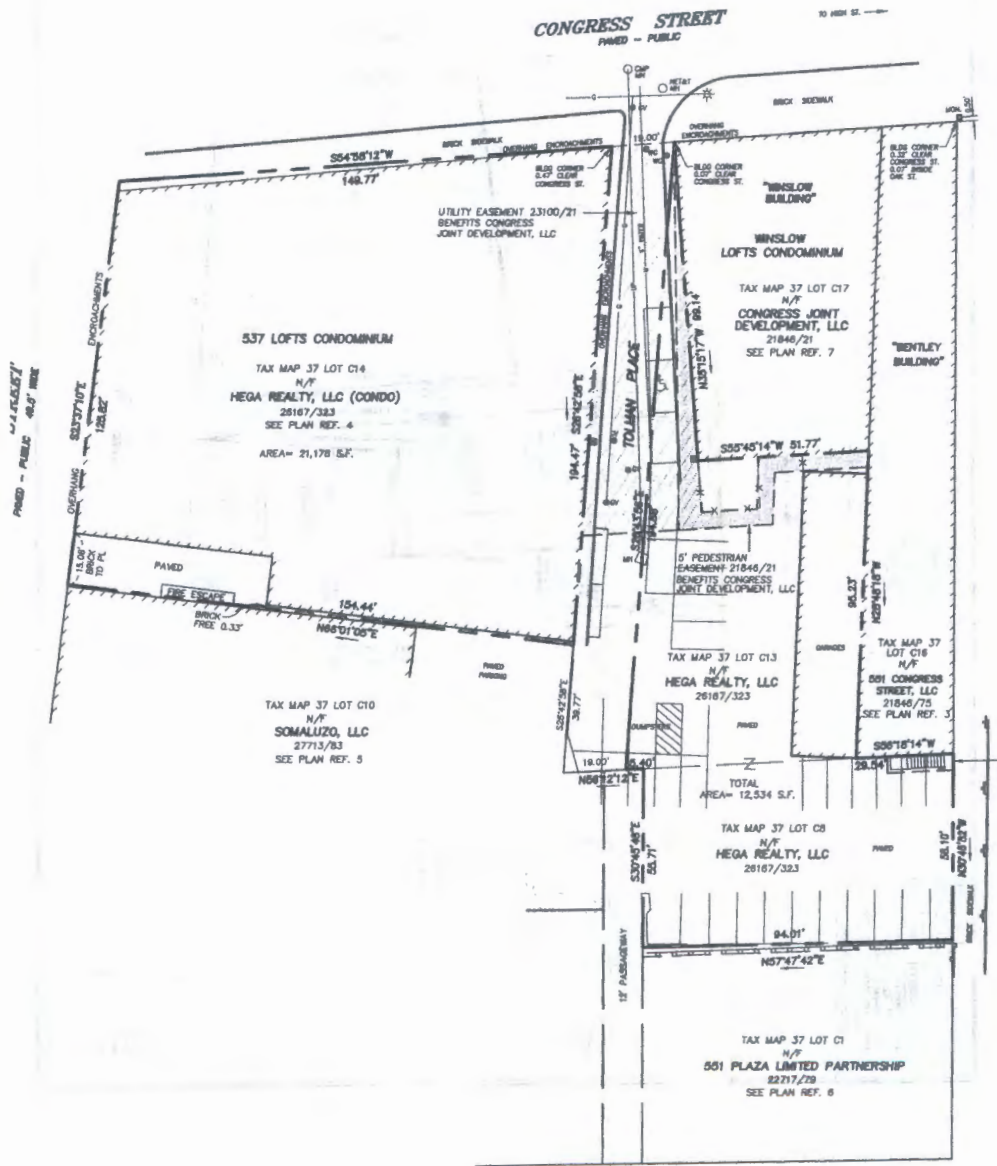


ONE CITY CENTER, PORTLAND, MAINE 04101-4009
TEL: (207) 871-1080 • FAX (207) 871-7189
E-MAIL: info@dirigomgmt.com
WEB SITE: www.dirigomgmt.com

PROJECT DATA

(The following information is required where applicable, in order complete the application)

Total Site Area	21,178
Proposed Total Disturbed Area of the Site	0 sq. ft.
<small>(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)</small>	
IMPERVIOUS SURFACE AREA	
• Proposed Total Paved Area	N/A sq. ft.
• Existing Total Impervious Area	N/A sq. ft.
• Proposed Total Impervious Area	N/A sq. ft.
• Proposed Total Impervious Area	N/A sq. ft.
• Proposed Impervious Net Change	0 sq. ft.
BUILDING AREA	
• Proposed Building Footprint	15,195 sq. ft.
• Proposed Building Footprint Net change	0 sq. ft.
• Existing Total Building Floor Area	100,580 sq. ft.
• Proposed Total Building Floor Area	100,580 sq. ft.
• Proposed Building Floor Area Net Change	0 sq. ft.
• New Building	No (yes or no)
ZONING	
• Existing	B3
• Proposed, if applicable	N/A
LAND USE	
• Existing	N/A
• Proposed	N/A
RESIDENTIAL, IF APPLICABLE	
• Proposed Number of Affordable Housing Units	0
• Proposed Number of Residential Units to be Demolished	10
• Existing Number of Residential Units	18
• Proposed Number of Residential Units	18
• Subdivision, Proposed Number of Lots	
PARKING SPACES	
• Existing Number of Parking Spaces	See attached letter from
• Proposed Number of Parking Spaces	Dirigo Management Company
• Number of Handicapped Parking Spaces	
• Proposed Total Parking Spaces	
BICYCLE PARKING SPACES	
• Existing Number of Bicycle Parking Spaces	
• Existing Number of Bicycle Parking Spaces	See attached letter from
• Proposed Number of Bicycle Parking Spaces	Dirigo Management Company
• Total Bicycle Parking Spaces	
ESTIMATED COST OF PROJECT	\$540,000

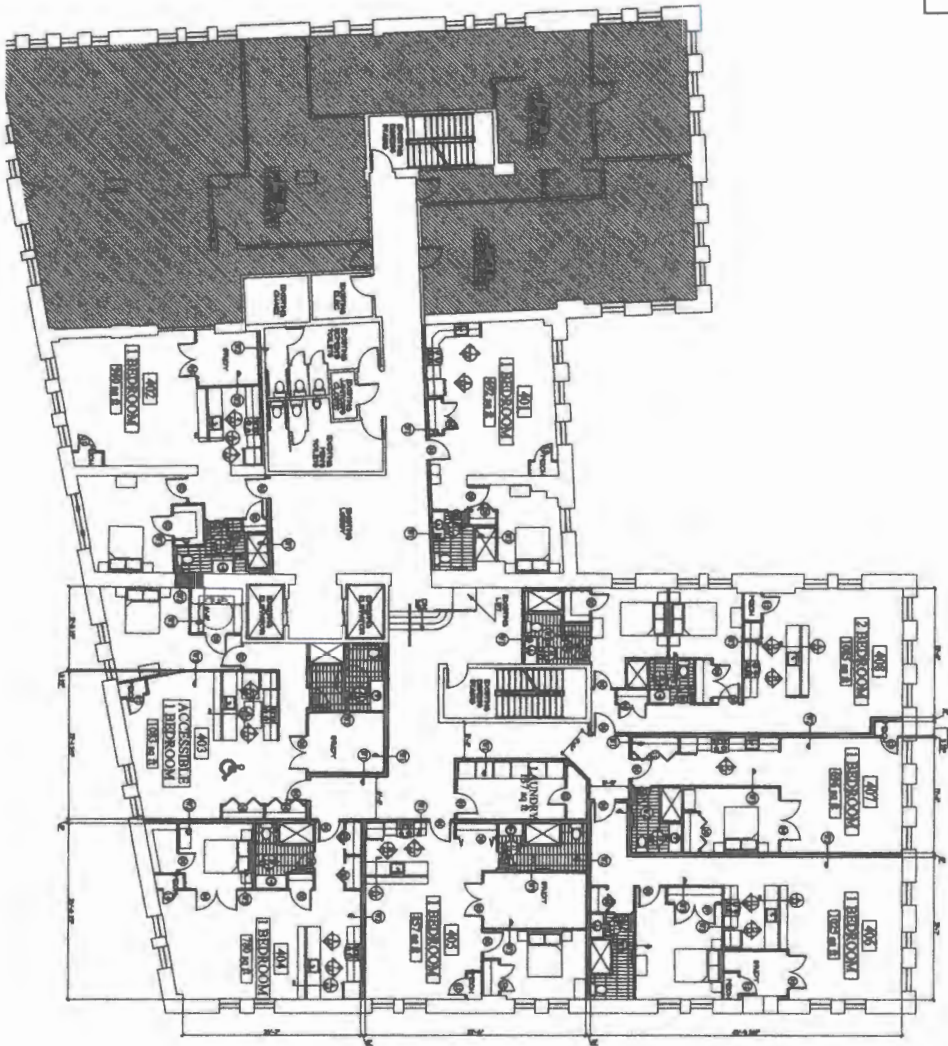


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Date: 29 September 2011	Scale: 1/8" = 1'-0"	Revisions:	Project: J.B. BROWN BUILDING	Architect: ARCHETYPE ARCHITECTS 48 Union Street, Portland, Maine 04101 (207) 773-6822 Fax (207) 773-6866	Consulting Engineer:	Owner:
FOURTH FLOOR PLAN			577 CONGRESS STREET PORTLAND, ME			



Certificate of Design Application

From Designer: Archetype, PA
 Date: 11/28/11
 Job Name: 531-537 Congress Street, 4th Fl.
 Address of Construction: 531-537 Congress Street, Portland, ME 04101

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2009 Use Group Classification (s) R-2

Type of Construction 3B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes, sprinkled NFPA 13

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated

Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) No

Structural Design Calculations N/A
 _____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)
 Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)
 _____ Basic wind speed (1809.3)
 _____ Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
 _____ Wind exposure category (1609.4)
 _____ Internal pressure coefficient (ASCE 7)
 _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
 _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)
 _____ Seismic use group ("Category")
 _____ Spectral response coefficients, S_D & S_{D1} (1615.1)
 _____ Site class (1615.1.5)

_____ Live load reduction
 _____ Roof *live* loads (1603.1.2, 1607.11)
 _____ Roof snow loads (1603.7.3, 1608)
 _____ Ground snow load, P_g (1608.2)
 _____ If $P_g > 10$ psf, flat-roof snow load P_f
 _____ If $P_g > 10$ psf, snow exposure factor, C_e
 _____ If $P_g > 10$ psf, snow load importance factor, I_s
 _____ Roof thermal factor, C_t (1608.4)
 _____ Sloped roof snowload, P_s (1608.4)
 _____ Seismic design category (1616.3)
 _____ Basic seismic force resisting system (1617.6.2)
 _____ Response modification coefficient, R_f and deflection amplification factor C_d (1617.6.2)
 _____ Analysis procedure (1616.6, 1617.5)
 _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
 _____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)
 _____ Partition loads (1607.5)
 _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



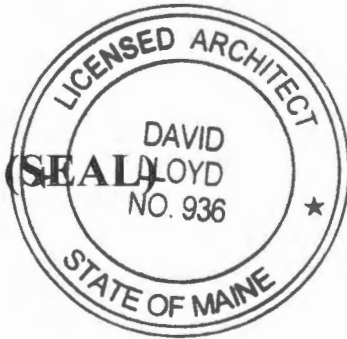
Accessibility Building Code Certificate

Designer: Archetype, P.A.

Address of Project: 531-537 Congress Street

Nature of Project: Eight new residential units on the 4th fl.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: 
David Lloyd

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

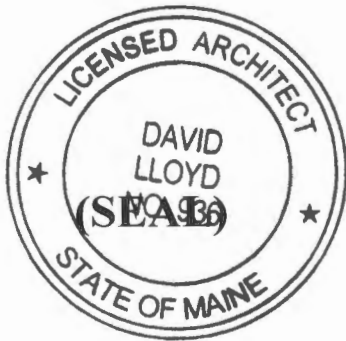
Date: 11/28/11

From: David Lloyd - Archetype

These plans and / or specifications covering construction work on:

531-537 Congress Street

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: 

David Lloyd

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

FIRESTOPPING & SMOKE SEALS

SECTION 07860

1 General

1.1 SECTION INCLUDES

- .1 It is the intent of this section of the specifications to establish a single, competent source to be responsible for providing all labour, materials, products, equipment and services, to supply and install the firestopping and smoke seal work for the entire project, at the following locations:

Openings in fire rated walls, floors and roofs both empty and those containing penetrations such as cables, conduits, cable pipes, ducts and similar penetrating items.

Gaps between fire-rated walls and exterior walls.

Openings at each floor level in fire rated shafts or stairwells.

Gaps between the tops of fire rated walls and underside of fire rated floor or roof assemblies.

Penetrations through smoke barriers and construction enclosing compartmentalized areas involving both empty openings and openings containing penetrating items.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- .1 Openings through Floors and Walls:

Fire Rated: Metal sleeves for fire rated openings through floors and walls shall be provided under applicable mechanical and electrical specification sections.

Non-Rated: Non-rated openings through floors and walls shall be sealed under applicable mechanical and electrical specification sections.

- .2 Firestopping and smoke seals within mechanical (i.e. inside ducts, dampers) and electrical assemblies (i.e. inside bus ducts) shall be sealed under applicable mechanical and electrical specifications sections. Firestopping and smoke seals around outside of such mechanical and electrical assemblies, where they penetrate fire rated separations, are the responsibility of this section.



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1.3 REFERENCE STANDARDS

- .1 ANSI/UL 1479 - Fire Tests Of Through-Penetration Firestops

1.4 SYSTEM DESCRIPTION

- .1 Firestopping Materials: Provide firestopping system(s) of sufficient thickness, width and density to provide and maintain a fire resistance rating, as indicated on drawings and in accordance with UL or FM design numbers.
- .2 Provide a seal completely filling all annular spaces to prevent the passage of flame, smoke and gases through the opening in the fire separation in which it is installed.
- .3 Material Compatibility: Provide materials which are compatible with all materials used in the system including materials used in or on penetrants as well as all construction materials used in conjunction or contiguous with the system.
- .4 Accessories: Provide components for each firestopping system that are needed to install fill materials. Use only components specified by the firestopping manufacturer and approved by the qualified testing and inspecting agency for the designated fire resistance rated systems. Accessories include but are not limited to the following items:

- Permanent forming/damming/backing materials.

- Temporary forming materials.

- Substrate primers.

- Collars.

- Steel sleeves.

1.6 SUBMITTALS

- .1 Manufacturer's Data: Submit manufacturer's specifications, installation instructions and product data for each material required, in accordance with Section 01300. Include manufacturer's certification, if requested and UL, WH, ULC, cUL or FM test reports to show compliance with the Contract Documents.
- .2 Shop Drawings: Submit shop drawings showing typical installation details including reinforcement, anchorage, fastenings and method of installation for each type of firestopping condition.
- .3 Samples: If requested, submit samples of each type of firestopping systems, smoke seals and accessories. Indicate location where material/system shall be utilized.

1.7 QUALITY ASSURANCE

- .1 Manufacturer: Company specializing in manufacturing products of this Section with minimum three (3) years documented experience.

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- .2 Applicator: Company having a minimum of three (3) years experience in the installation of materials specified herein on projects comparable to this Project. The firm shall have the written approval of the firestopping material manufacturer(s).

1.8 REGULATORY REQUIREMENTS

- .1 Conform to applicable local Building Codes for fire resistance ratings.
- .2 Provide materials, accessories and application procedures which have been listed by UL, FM or tested by a nationally recognized independent testing agency according the ANSI/UL 1479 or ASTM E814 to achieve the required fire protection rating.

1.9 ENVIRONMENTAL REQUIREMENTS

- .1 Do not proceed with the installation of firestopping materials when temperatures or weather conditions exceed the manufacturer's recommended limitations for installation.
- .2 Ventilate solvent based firestopping per firestopping manufacturer's instructions by natural means or, where this is inadequate, forced air circulation.

1.10 DELIVERY, STORAGE AND HANDLING

- .1 Deliver materials to Site in manufacturer's sealed and labelled containers intact. Handle and store materials in accordance with manufacturer's instructions.

1.11 PROJECT/SITE CONDITIONS

- .1 Comply with manufacturer's recommended requirements for temperature, relative humidity and substrate moisture content during application and curing of materials.

1.12 SEQUENCING AND SCHEDULING

- .1 Do not install firestopping system(s) until Work within opening has been completed. Coordinate with other applicable Sections. Schedule work of other trades so that firestopping applications can be inspected prior to being covered by subsequent construction.

2 Products

2.1 ACCEPTABLE MANUFACTURERS

- .1 Provide firestopping silicone sealants, water-based sealants, mortars, or firestop devices from the following manufacturer:

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A/D Fire Protection Systems Inc.

2.2 MATERIALS

- .1 Provide a complete system of asbestos-free firestopping and through-penetrations firestopping. Firestop systems capable of maintaining an effective barrier against flame, smoke and gases in compliance with requirements of ANSI/UL 1479 or ASTM E814 and listed by UL or FM and in addition are approved by jurisdictional authorities and the Consultant.
- .2 A/D FIREBARRIER Silicone Sealants: For use in openings 304.8 mm dia. or greater but not to exceed opening sizes for which they are intended, penetrations subject to movement, in control joints, in curtain wall joints, as a sealant for smoke barrier construction, fire and smoke dampers, head of wall details and fire doors in masonry or gypsum wall partitions.
- .3 A/D FIREBARRIER Mortar: For use in large openings, in static, non-moving, penetrations such as cable trays, electrical and communication bundles, conduit and non-combustible sleeves and rated insulated pipes.
- .4 Firestopping for Combustible Penetrating Items: For use in openings where either plastic pipe, non-rated insulated pipes or insulated cables are installed.
- .5 Firestop system ratings: Comply with Building Code (BOCA) requirements for locations and hourly ratings of F, FT, FH and FTH designations.

2.3 ACCESSORIES

- .1 Damming and backup materials, supports and anchoring devices: Non-combustible, to manufacturer's recommendations and in accordance with the tested system being installed as acceptable to jurisdictional authorities.
- .2 Retainers: Galvanized clips approved by manufacturer to hold A/D FIREBARRIER Mineral Wool insulation in place.
- .3 Primers: As required by firestopping manufacturer and compatible with selected system and contiguous materials.
- .4 Water: Potable.
- .5 Sealants for vertical joints: Non-sagging.
- .6 Sealants and fluid seals at floor openings: Self-levelling.
- .7 Sealants and putty for vertical and overhead joints: Non-sagging.

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- .8 Tape: Pressure sensitive masking tape as recommended by the firestopping manufacturer.

3 Execution

3.1 EXAMINATION

- .1 Examine substrates, openings, voids, adjoining construction and conditions under which the Work is to be installed. Confirm compatibility of surfaces scheduled to receive firestopping.
- .2 Verify that penetrating elements are securely fixed and properly located with the proper space allowance between penetrations and surfaces of openings.
- .3 Do not proceed with Work until unsatisfactory conditions have been corrected.

3.2 PREPARATION

- .1 Surfaces to receive firestopping shall be free of dirt, dust, grease, oil, rust, loose materials, form release agents, frost, moisture or any other matter which would impair the bond of firestopping material to the substrate of penetrating item(s).
- .2 Prime substrates in accordance with manufacturer's written instructions or recommendations. Confine primers to areas of bond; do not allow spillage or migration onto exposed surfaces.
- .3 Do not apply firestopping and smoke seals to surfaces previously painted or treated with sealers, curing compounds, water repellent or other coatings unless tests have been performed to ensure compatibility of materials. Remove coatings as required.
- .4 Ensure that anchoring devices, back-up materials, clips, sleeves, supports and other related materials used in the actual fire tests are provided.
- .5 Mask where necessary to prevent firestopping materials from contacting adjoining surfaces that will remain exposed upon completion of Work. Remove tape as soon as it is possible to do so without disturbing firestopping's seal with substrates.
- .6 Installation is not to proceed until submittals have been completed.

3.3 INSTALLATION

- .1 Manufacturer's Instructions: Comply with UL or FM Listings and manufacturer's instructions for the type of material and condition of opening in each case. Consult with the manufacturer's technical representative to determine

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proper procedure for conditions not fully covered by printed instructions. Record in writing any oral instructions received, with copy to manufacturer.

- .2 Install firestopping with sufficient pressure to properly fill and seal openings to ensure an effective smoke seal. Tool or trowel exposed surfaces. Remove excess firestopping material promptly as the Work progresses and upon completion.
- .3 Damming: Provide leak-proof dams as required to seal openings and contain liquid sealants, putty or mortar until cured. Install damming in accordance with manufacturer's instructions.
- .4 Damming Boards: Install forming/damming materials and other accessories of type required to support fill materials during their application and in the position needed to produce the shapes and depths required to achieve fire ratings of through-penetration firestop systems.

Combustible Type: For temporary dams only. Remove after firestopping material has cured.

Non-Combustible Type: For temporary or permanent dams. Provide non-combustible type wherever damming material cannot be removed after applying firestopping materials.

- .5 Void Filler: Use materials recommended by the firestopping manufacturer to seal gaps created by non-combustible type damming boards and to seal around cables, conduits, pipes and where void filler material becomes part of the fire rated assembly.
- .6 Sealant: Install damming material or mineral wool as required. Apply sealant so air voids are not present and sealant is in full contact with penetrating items. Tool sealant to ensure substrate contact. Remove excess sealant in accordance with manufacturer's recommendations.
- .7 Mortar: Install damming material as required. Mix mortar in strict accordance with manufacturers instructions. Pump, trowel or hand pack mortar through openings to minimum thickness as recommended by manufacturer and as listed by UL or FM, to achieve required fire rating.
- .8 Firestopping Mineral Wool: Install firestopping by compressing material to the minimum required by UL or FM listing. Apply firestopping in sufficient thickness, depth and density so as to achieve the required fire resistance rating. Use impaling clips to support and secure firestopping where required by tested system.

3.4 FIELD QUALITY CONTROL

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- .1 Notify Consultant when completed installations are ready for inspection prior to concealing or enclosing an area containing firestopping materials.
- .2 Arrange for inspections by the Owners independent inspection and testing company, appointed and paid for by Owner.
- .3 Following field inspections, provide all repair as required to ensure compliance with the Contract Documents.

3.5 CLEANING AND PROTECTION

- .1 Upon completion of this work, remove all materials, equipment and debris from the site.
- .2 Leave work area and adjacent surfaces in a condition acceptable to the Consultant.
- .3 Leave installed work with sufficient protection to enable it to remain untouched until project turnover.

End of Section

Jeanie Bourke - Re: Hicks Street Pompeo unit

From: Deirdre Pio <deirdrepio@yahoo.com>
To: Jeanie Bourke <JMB@portlandmaine.gov>
Date: 1/12/2012 12:02 PM
Subject: Re: Hicks Street Pompeo unit
CC: "dananderson2@myfairpoint.net" <dananderson2@myfairpoint.net>
Attachments: A1-POMPEO.pdf; A2-POMPEO.pdf; A3-POMPEO.pdf

Hi Jeanie,

Thank you for your response. Below are my clarifications and the attached revised drawings.
 Deirdre

1. I have changed the note in the chart to U341. Yes - we know it does not need to be a double wall but we are using this for an added sound barrier.
2. We are good
3. I have changed the drawings to reflect the basement ceiling being insulated - this will be the thermal barrier. I have removed the insulation at the walls and made the door at the bottom of the stairs insulated and the surrounding walls insulated
- 4-6. We are good

From: Jeanie Bourke <JMB@portlandmaine.gov>
To: Deirdre Pio <deirdrepio@yahoo.com>
Cc: "dananderson2@myfairpoint.net" <dananderson2@myfairpoint.net>
Sent: Thursday, January 12, 2012 11:21 AM
Subject: Re: Hicks Street Pompeo unit

Hi Deirdre,

Thanks for sending the revisions, I have reviewed them and have some comments, see below.
 Let me know if you have any questions.
 Jeanie

>>> Deirdre Pio <deirdrepio@yahoo.com> 1/11/2012 7:43 PM >>>
 Hi Jeanie,

Attached are the revised plans incorporating your comments and written clarifications to your notes below.

1. The party wall is UL design 341. The only change is adding 5 1/2" studs and insulation so we can increase the stc rating. The full 1'-0" party wall is continuous to the underside of the roof deck. **(Jeanie B.) OK, the only discrepancy is that in the plan review chart it still references U340. Are you aware that the party wall does not have to be a double wall, basically a common 1 hr. wall with no mechanical or plumbing penetrations, only electrical allowed? See Sec. R302.2 Exception.**
2. The parapet is not needed if you apply the conditions to the exception. Those notes have been added to the roof plan on sheet A2. **(Jeanie B.) OK, I will put a condition that the method chosen is submitted to this office for the record.**
3. I have added rigid insulation to the inside face of the foundation walls with spray foam at the sill plate

condition and also added a door at the bottom of the bulkhead stairs. *(Jeanie B.) This is problematic for a couple of reasons, 1. If basement wall insulation is installed, it is required to be R-13, as amended by the State (formerly R-19), 2. Per Sec. R316.4 Foam plastic insulation requires a thermal barrier (ignition barrier), the only exception is the sill and header, see R316.5.11. The issue here is delineating where the thermal envelope is, at the foundation walls or the basement ceiling. The basement is not considered conditioned space unless the foundation walls are insulated. If the ceiling is insulated, this will be the thermal envelope, then the basement door needs to be insulated, and the surrounding stairwell walls, or walls need to be built to enclose the stairs and the insulated door is installed at the bottom. This is the option given by the technical staff at the State. If in the future the basement is finished, the insulation can be taken out of the ceiling and the walls will then be insulated per code.*

4. Yes - the lvl applies to all units. I added the call out to the other units on sheet A2. *(Jeanie B.) OK*

5. The bearing walls have been changed to 16" o.c. *(Jeanie B.) OK*

6. Smoke detectors have been added to the basement and relocated on the first floor out of the kitchen to the living areas.

(Jeanie B.) OK

Thanks, Deirdre

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]

Sent: Tuesday, January 10, 2012 3:07 PM

To: Dan Anderson

Subject: Re: Hicks Street Poimpeo Duplex unit

Hi Dan, here are my comments on the revised plans:

1. The party wall drawing is not consistent with the UL design U340. Also, I do not understand the description of the continuity in the attic, it sounds like only the 2x4 wall will be continued, but this only has drywall on one side.

2. The parapet requirement has not been addressed.

3. The thermal barrier at the basement door and walls has not been addressed.

4. Please verify if the LVL in the 2nd floor framing applies to all units, it is not called out in the 2 end units at the front (Lv Rm).

5. Upon further code study, the bearing walls are not allowed to be 24" O.C. when supporting two floors plus a roof-ceiling per IRC Table R602.3(5).

6. Smoke detectors are required on every level including basements, I realize the electrician will install these with a permit to code, however we have always required these to be noted on residential plans. Just so you know, it is recommended that they are not installed in kitchens, and CO detection is only required on every occupiable level of the dwelling and in the vicinity of the bedrooms.

I am available to discuss any questions regarding these requirements.

Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer