

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

| | | | | | |
|---|--|--|--|---|--------------------------|
| Location of Construction: 99 Spring Street & 7 Congress Sq. | | Owner: Portland Museum of Art | | Phone: 775-6143 | Permit No: 010050 |
| Owner Address: | | Lessee/Buyer's Name: | | Phone: | |
| Contractor Name: Pizzagalli Construction | | Address: 100 Foden Road, So. Portland 04106 | | Phone: 874-2323 | Business Name: |
| Past Use: Commercial | | Proposed Use: Commercial | | COST OF WORK: \$4,400,000.00 | |
| Proposed Project Description: Historic Renovations | | FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: 9/51 | |
| | | | | Use Group: B3 Type: 5A | |
| Signature: <i>[Signature]</i> | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | Signature: <i>[Signature]</i> | |
| | | | | Date: | |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied | | | | | |
| Permit Taken By: Gayle | | Date Applied For: December 22, 2000 GG | | Zone: B-3 CBL: 037-E-003 | |
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules. Building permits do not include plumbing, septic or electrical work. 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.. | | <p style="text-align: center;">PERMIT ISSUED WITH REQUIREMENTS</p> <p>**** Ed Hume 541-3668 (project XXXX superintendent; Pizzagal) <i>99-586-0240</i></p> <p style="text-align: center;">CERTIFICATION</p> <p>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</p> <p style="text-align: right;">December 26, 2000</p> | | Zoning Approval: <i>[Signature]</i> 1/9/01 Special Zone or Reviews: <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Zone C #13 <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> site plan Exemption Zoning Appeal approved by S. H. <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 N/A's high total - 125+ alloway | |
| | | | | Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review 1/20/00 | |
| SIGNATURE OF APPLICANT | | ADDRESS: | | DATE: | |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | PHONE: | | CEO DISTRICT | |



CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 99 spring st. & 7 congress sq.

CBL 037 e003

Issued to portland museum of art/pizzagalli construction

Date of Issue 06/03/2002

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 01-0050, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Office Space / Art Museum

Use Group: A-3

Type: 5A BOCA: 1999

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

6/3/02
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

[Handwritten notes]
1/10/02

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use

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: 99 SPRING STREET & 7 CONGRESS SQUARE

| | |
|--|-----------------------|
| Total Square Footage of Proposed Structure <u>17,387 sq. ft.</u> | Square Footage of Lot |
|--|-----------------------|

| | | |
|--|--------------------------------------|-----------------------------------|
| Tax Assessor's Chart, Block & Lot Number Chart# <u>37</u> Block# <u>E</u> Lot# <u>003</u> | Owner: <u>PORTLAND MUSEUM OF ART</u> | Telephone#: <u>(202) 775-6143</u> |
|--|--------------------------------------|-----------------------------------|

| | | |
|-------------------------------------|-----------------------------------|---|
| Lessee/Buyer's Name (If Applicable) | Owner's/Purchaser/Lessee Address: | Cost Of Work: <u>4,400,000.00</u> Fee: <u>26,424.00</u> \$ \$ |
|-------------------------------------|-----------------------------------|---|

Current use: ART MUSEUM Proposed use: ART MUSEUM

HISTORIC RENOVATION TO EXISTING FACILITIES.

Project description:

| | |
|--|-----------|
| Contractor's Name, Address & Telephone <u>PIZZAGALLI CONSTRUCTION 100 FEDERAL RD. SO. PORTLAND, ME. 04106</u> | Rec'd By: |
|--|-----------|

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 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 1999 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.

Ed Hume 541 3668

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

Project Superintendent
Pizzagalli

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

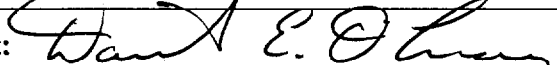
Building Plans are required for all construction, including interior rehab (Sample Attached)

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 damp proofing
- 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:  | Date: 12-18-2000 |
|---|------------------|

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERCIAL PROJECTS

BUILDING PERMIT REPORT

DATE: 2 January 2001 ADDRESS: 99 Spring St 7 Congress St CBL: 037-E-003
REASON FOR PERMIT: Alteration & roof addition (Chapter 34) existing structure.
BUILDING OWNER: Portland Museum of Art
PERMIT APPLICANT: CONTRACTOR Pizzagalli Const
USE GROUP: A-3-B-S1 CONSTRUCTION TYPE: 5A CONSTRUCTION COST: \$440,000 PERMIT FEES: \$26,424.00

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)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *5, *6, *11, *13
*17 *20*21*22*23 *27*28 *29*30 *32*34 *35 *37*38 *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 2305.17
- 5. Waterproofing and damproofing 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)
- 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 1/2" 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. 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)
- 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 closure'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/1999), 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
- X 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)
- X 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- X 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- X 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/1999)
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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 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).
- X 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.
- X 32. 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.
33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X 35. All flashing shall comply with Section 1406.3.10.
36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- X 37. New plans shall be submitted bearing the seal, name, signature and date of professional designer.
Section 114.0
- X 38. Had attached 3 sheet of info. to be completed by the design professional
- X 39. A list of all sub contractors shall be supplied to this office ASAP - Name, Address & Tele. No.
- X 40. Special Inspections shall comply with section 1795.0
- X 41. State Fire Marshall reviewed for this project
- X 42. The fire alarm system shall be approved by the Portland Fire Dept.

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

PSH 10/1/00

****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**

BOCA®
NATIONAL BUILDING CODE/1993
PLAN REVIEW RECORD

Valuation: \$4400,000.00

Plan Review # 1/2001

Fee: \$26,424.00

Date: 27-28 Dec. 1 Jan 2001

JURISDICTION Portland, Cumberland, MAINE

(City, County, Township, etc.)

COL-037-E-003

BUILDING LOCATION 99 Spring St. & Congress Sq

(Street address)

BUILDING DESCRIPTION Portland Museum of Art

USE Group A-3/B/SI Type of Const. 5A

REVIEWED BY S. Hoffses

Numerals indicated in parenthesis are applicable code sections of the 1993 BOCA National Building Code. The organization of this Plan Review Record follows the common Building Code format first implemented in the 1993 BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

| No. | DESCRIPTION | Code Section |
|-----|--|------------------|
| 1. | This application was reviewed under Chapter 34 Existing Structure of the Bldg. Code. | Chapter 34 |
| 2. | New plans shall be submitted that will bear the name, seal, signature and date of the professional Architectural and Engineering Services. Also the City requires plans to be submitted on AutoCAD LT 2000 DXF format or equivalent. | 114.0 |
| 3. | Please find attached three sheets of info that shall be completed by the design professional and returned to this office. | |
| 4. | Special inspections shall be made in accordance with section 1705.d. | 1705.d 114.2 |
| 5. | A list of all sub contractor shall be submitted to this office ASAP with address & tele. number. | |
| 6. | Guardrails & Handrails shall comply with sections 1021-1022. | 1021.0 1022.0 |



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BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.
4051 W. FLOSSMOOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60478-5795

NOTES: N.R. — Not required
 N.A. — Not applicable

ADMINISTRATION (Chapter 1)

_____ Complete construction documents
 (107.5, 107.6, 107.7)

_____ Signed/sealed construction documents
 (107.7, 114.1)

BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

_____ Single Use Group

_____ Specific occupancy areas (302.1.1)

_____ Mixed Use Groups

_____ Accessory areas (302.1.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503

| | |
|---|--------------------------------|
| % of Allowable tabular area (Table 503) | 100% |
| % Reduction for height (Table 506.4) | - _____ % |
| % Increase for open perimeter (506.2) | + _____ % |
| % Increase for automatic sprinklers (506.3) | + _____ % |
| Total percentage factor | = _____ % |
| Conversion factor | _____ % |
| | (Total percentage factor/100%) |

| | | | | |
|---|-----------------------------|----------------------------|-----------------------------|----------------------------|
| Open perimeter (506.2) | $\frac{\phi}{\text{North}}$ | $\frac{\phi}{\text{East}}$ | $\frac{\phi}{\text{South}}$ | $\frac{\phi}{\text{West}}$ |
| Open perim. _____ ft. | Perimeter _____ ft. | | | |
| % Open perimeter = _____ | | | | |
| (Open perim./perim.) × 100% | | | | |
| % Tab. area increase = _____ | | | | |
| (506.2) 2x(% Open perim. -25%) | | | | |

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

| | | | | |
|---|--|--------------------------------------|--|---------------|
| Actual floor area _____ ft. ² | | Actual building height _____ feet | | _____ stories |
| Adjusted floor area* _____ ft. ² | | Allowable building height _____ feet | | _____ stories |

*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction _____ Type of construction assumed for review (602.3) _____

BUILDING EVALUATION SUMMARY (continued)

Automatic fire detection: Yes No _____ type and location _____
 Fire alarm system: Yes No _____ type _____
 Smoke control: Yes _____ No type _____
 Adequate exit routes: Yes No _____ Dead ends: Yes _____ No
 Maximum exit access travel distance ok Elevator controls: Yes No _____
 Means of egress emergency lighting: Yes No _____ Mixed use groups: Yes No _____

| Safety parameters | Fire safety (FS) | Means of egress (ME) | General safety (GS) |
|---|------------------|----------------------|---------------------|
| 3408.6.1 Building height | 3.96 | + 3.96 | + 3.96 |
| 3408.6.2 Building area | 4.0 | + 4 | 4 |
| 3408.6.3 Compartmentation | + 18.0 | + 18 | + 18 |
| 3408.6.4 Tenant and dwelling unit separations | + 4 | + 4 | 4 |
| 3408.6.5 Corridor walls | 0 | ∅ | ∅ |
| 3408.6.6 Vertical openings | + 3.3 | + 3.3 | 3.3 |
| 3408.6.7 HVAC systems | ∅ | ∅ | ∅ |
| 3408.6.8 Automatic fire detection | + 6 | + 6 | + 6 |
| 3408.6.9 Fire alarm system | + 5 | + 5 | + 5 |
| 3408.6.10 Smoke control | **** | ∅ | ∅ |
| 3408.6.11 Means of egress r | **** | + 8 | 8 |
| 3408.6.12 Dead ends | **** | + 2 | 2 |
| 3408.6.13 Max. exit access travel distance | **** | + 2 | 2 |
| 3408.6.14 Elevator control | + 4 | + 4 | 4 |
| 3408.6.15 Means of egress emergency lighting | **** | + 1 | 1 |
| 3408.6.16 Mixed use groups | ∅ | **** | ∅ |
| 3408.6.17 Sprinklers | 6 | + 2 = 3 | 6 |
| 3408.6.18 Specific occupancy area protection | ∅ | ∅ | ∅ |
| Building score — total value | 54.26 | 64.26 | 67.26 |

**** No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE (Table 3408.9)

| Formula | Table 3408.7 | Table 3408.8 | Score | Pass | Fail |
|------------|--------------|--------------|---------|-------------------------------------|--------------------------|
| FS-MFS ≥ 0 | 54.26 (FS) | 18 (MFS) | = 36.26 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ME-MME ≥ 0 | 64.26 (ME) | 29 (MME) | = 35.26 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| GS-MGS ≥ 0 | 67.26 (GS) | 29 (MGS) | = 38.26 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

FS = Fire Safety MFS = Mandatory Fire Safety
 ME = Means of Egress MME = Mandatory Means of Egress
 GS = General Safety MGS = Mandatory General Safety

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

Unprotected openings (2606.0)

Diffusing systems (2604.5)

Roof panels (2607.0)

Wall panels (2605.0)

Skylight glazing (2608.0)

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

Waste- and linen-handling systems (2807.0)

Refuse vaults (2808.0)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Construction standard specified (3001.2)

Venting (3007.3 - 3007.6)

Elevator emergency operation (3006.2)

Opening protectives (3008.2)

Hoistway enclosure (3007.1)

Conveyors and escalators (3010.0, 3011.0)

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

Membrane structures (3103.0)

PEDESTRIAN WALKWAYS (3106.0)

Flood-resistant construction (3107.0)

Construction and use (3106.1 - 3106.3)

Towers (3108.0)

Separation (3106.4)

Local approval (3106.5)

Egress and size (3106.6 - 3106.8)

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

General requirements (3402.0)

yes ok Additions/alterations (3403.0, 3404.0)

Structural loads (1614.0, 3402.5)

NA Change of occupancy (1110.3, 3405.0)

Accessibility (1110.0, 3402.7)

ok Compliance alternative evaluation (3408.0)

BUILDING EVALUATION SUMMARY (Table 3408.7)

| | | | |
|--|-----------------------|--------------------------------|-------------------------------------|
| Existing use group | <u>B-A3-S1</u> | Proposed use group | <u>B-A-3-S1</u> |
| Year building was constructed | <u>1900+</u> | Number of stories | <u>3</u> Height in feet <u>42+-</u> |
| Type of construction | <u>5A</u> | Area per floor | _____ |
| Percentage of open perimeter | <u>50</u> % | Percentage of height reduction | <u>20</u> % |
| Completely suppressed: | Yes <u>X</u> No _____ | Corridor wall rating | <u>yes</u> |
| Compartmentation: | Yes _____ No _____ | Required door closers: | Yes _____ No _____ |
| Fireresistance rating of vertical opening enclosures | <u>yes</u> | | |
| Type of HVAC system | _____ | serving number of floors | <u>3</u> |

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Portland Museum of Art

November 8, 2000

Applicant

Application Date

7 Congress Square

Renovation to LDM Sweat Gall

Applicant's Mailing Address

and the McClellan HOUSE Project Name/Description

Pamela Hawkes, AIA, Ann Beha Assoc.

7 Congress Square

Consultant/Agent/Phone Number

Address of Proposed Site

(617)338-3000

Description of Proposed Development:

Renovation and addition to the Sweat Gallery and McClellan House, Portland

Museum of Art. There is no increase in building footprint. A 440SF

Addition is proposed above an existing roof area

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

a) Within Existing Structures; No New Buildings, Demolitions or Additions

b) Footprint Increase Less Than 500 Sq. Ft.

c) No New Curb Cuts, Driveways, Parking Areas

d) Curbs and Sidewalks in Sound Condition/ Comply with ADA

e) No Additional Parking / No Traffic Increase

f) No Stormwater Problems

g) Sufficient Property Screening

h) Adequate Utilities

| Applicant's Assessment (Yes, No, N/A) | Planning Office Use Only |
|--|-------------------------------------|
| YES | <input checked="" type="checkbox"/> |
| YES | <input checked="" type="checkbox"/> |
| YES | <input checked="" type="checkbox"/> |
| YES | <input checked="" type="checkbox"/> |
| YES | <input checked="" type="checkbox"/> |
| YES | <input checked="" type="checkbox"/> |
| YES | <input checked="" type="checkbox"/> |
| YES | <input checked="" type="checkbox"/> |

Planning Office Use Only:

Exemption Granted Partial Exemption Exemption Denied

Ann Beha Associates, Inc.

33 KINGSTON STREET ■ BOSTON ■ MASSACHUSETTS 02111 ■ TEL: 617/338-3000 ■ FAX: 617/482-9097

LETTER OF TRANSMITTAL

Date: November 17, 2000
To: Sarah Hopkins
Planning Department
City of Portland
389 Congress Street
Portland, Me 04101
From: Jeff Meese, ABA
Re: **Exemption from Site Plan Review**
Portland Museum of Art – 816.10

We are sending you: Attached via [] the following items:
 Under separate cover

| COPIES | DATE | NO. | DESCRIPTION |
|--------|----------|-----|---|
| 1 | 11/08/00 | | Application for Exemption from Site Plan Review |
| | | | |
| | | | |
| | | | |
| | | | |

These are transmitted as checked below:

- For approval
- For review and comment
- Returned for corrections
- For your use
- Approved as submitted
- Other -
- As requested
- Approved as noted
- FOR BIDS DUE: _____

REMARKS:

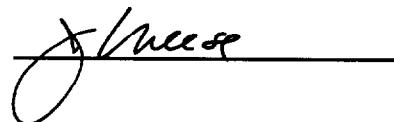
Sarah,

Please review this application. If you need additional information, please call me at 617.338.3000.

Jeff Meese

Xc: [file]

Signed:



DESCRIPTION OF PROJECT

The Portland Museum of Art (PMA) is undertaking the restoration and repairs to the McLellan House and the L.D.M. Sweat Gallery. This work will recreate the public use and enjoyment of the two buildings that were the original home of the PMA. The following notes describe the project.

New Addition

We propose a 425 SF, one story addition on top of the existing "EII", a structure substantially renovated by John Calvin Stevens in 1912. The addition will provide access to all levels of the McLellan House and create a code-approved means of egress from the Third Floor. Wall materials will be buff brick to match the L.D.M. Sweat Gallery trimmed with precast stone, which will match the terra cotta cornice. The addition will feature an oval window facing west and one facing east, a form which is derived from Federal period precedents as well as Steven's design for the gate in the perimeter fence. The massing and height of the addition have been carefully considered to minimize the impact on key views.

AutoCAD digital format Final plans depicting the as-built condition must be filed with this office prior to closure.