

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 090172

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that MMC REALTY CORP./Gobbi Corporation Gobbi

has permission to repair sprinkler system piping

AT 173 HIGH ST CB# 037 E006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

#### OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Sauter

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Cheryl M. [Signature] 3/12/09  
Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 09-0172	Issue Date: 3/12/09	CBL: 037 E006001
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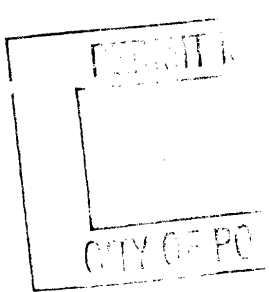
Location of Construction: 173 HIGH ST	Owner Name: MMC REALTY CORP	Owner Address: 22 BRAMHALL ST	Phone:
Business Name:	Contractor Name: Gobbi Corporation /Joseph Gobbi	Contractor Address: P.O. Box 457 Greenland	Phone 6032357842
Lessee/Buyer's Name	Phone:	Permit Type: Sprinkler Systems	Zone: B-3c

Past Use: Commercial / Parking Garage	Proposed Use: Commercial / Parking Garage - repair sprinkler system piping	Permit Fee: \$410.00	Cost of Work: \$38,400.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: S-2 Type: III IBC--2003 NFPA-14	

Proposed Project Description: repair sprinkler system piping	Signature: (KG)	Signature: CL
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Ldobson	Date Applied For: 03/05/2009	<b>Zoning Approval</b>
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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..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 3/15/09	Date:	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 application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 09-0172	<b>Date Applied For:</b> 03/05/2009	<b>CBL:</b> 037 E006001
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<b>Location of Construction:</b> 173 HIGH ST	<b>Owner Name:</b> MMC REALTY CORP	<b>Owner Address:</b> 22 BRAMHALL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Gobbi Corporation /Joseph Gobbi	<b>Contractor Address:</b> P.O. Box 457 Greenland	<b>Phone</b> (603) 235-7842
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Sprinkler Systems	

<b>Proposed Use:</b> Commercial / Parking Garage - repair sprinkler system piping	<b>Proposed Project Description:</b> repair sprinkler system piping
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 03/05/2009	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 03/12/2009	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Keith Gautreau	<b>Approval Date:</b> 03/06/2009	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) Please provide Fire Department with a Knox type locking device on the 4" cap for the FDC.				
2) The Standpipe system shall be installed in accordance with NFPA 14. A signed compliance letter will be required.				



# PORTLAND FIRE DEPARTMENT Sprinkler Plan Review Request Form

CBL #: 37-E-6

PROJECT NAME: GATEWAY PARKING GARAGE **300**

Fire Marshal's Permit No: \_\_\_\_\_

Physical Address: 141 High St.  
Portland Maine

Property Owner: NOYACK medical Phone No: \_\_\_\_\_  
Mailing Address: 6 west 20th ST. fifth floor Fax No: \_\_\_\_\_  
NEW YORK NY 10011 Email: \_\_\_\_\_

Contractor Name: GOBBI CORPORATION Phone: 603-431-5582  
Address: PO box 457 Greenland NH 03840 Fax No: 603 427-1685  
Email: T.Gobbi@nyfiredept.net  
Cell 603-235-7842

Type of System:  13  13D  13R  Life Safety  NFPA 14

System Design:  Wet  Dry  Pre-Action  Deluge  Dry Standpipe

Number and Location of Zones: 9 HOSE STATIONS

System Monitoring:  Water Flow  Tamper  Low Air

All sprinkler plans must be reviewed and approved by the State Fire Marshal prior to submission to the Portland Fire Department.

All sprinkler systems must meet or exceed the requirements of NFPA and the Portland Fire Department Sprinkler Ordinance, Chapter 10.

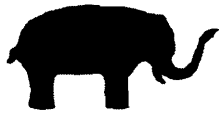
*Sprinkler plans, including all applicable hydraulic calculations, must be submitted.*

**Fire Department Use Only**

Applicant: MMC Realty Corp. Date: 03/06/2009

Fire Chief: CAPT. K. Sautreau Date: 03/06/2009

FD HTE #: \_\_\_\_\_



*Fire Protection Design Services*

*Atlantic Design Resources, Ltd.*

P.O. Box 496, Greenland, NH 03840  
Phone (603) 418-0764  
Fax (603) 418-6375  
asdrnh@gmail.com

Ref. 209005  
February 5, 2009

## **FIRE NARRATIVE**

Portland Parking Garage  
141 High Street  
Portland, Maine

### **BUILDING DESCRIPTION**

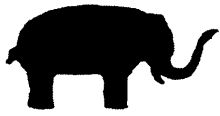
141 High Street is an existing five-story steel and concrete building, approx. 150'x200' and approximately 65-70' in height. The first floor consists of an office area, a small private parking area, and an entrance ramp. The office area contains an existing NFPA 13 sprinkler system. The second through fifth floors are ramped, open-air-style parking with an existing dry pipe standpipe system with no sprinklers. The fire department connection is a 2 ½ x 2 ½ siamese connection located next to the parking entrance. The system consists of four (4) 2 ½" hose connections located on the outside of the existing stair towers in the left side corner, the back right side corner. The hose connections are also located at the top and bottom of each ramp segment. The hose connections and piping are located outside the fire doors of each stair tower.

Although NFPA 14 requires hose connections on each intermediate landing of the stair tower, we feel that the configuration described above was implemented because the ramps are more readily accessible to the building interior than the stair towers.

The existing piping is schedule 10 steel. Due to the building's close proximity to the ocean, the open air environment, and Maine's general climate conditions, the piping has deteriorated and will no longer pass pressure tests.

### **DESIGN METHODOLOGY**

The Codes used during the design were NFPA 14, Standard for the Installation of Standpipe, Private Hydrant, and Hose Systems and all referenced standards; and the requirements of the City of Portland, Maine.



Fire Protection Design Services

Atlantic Design Resources, Ltd.

P.O. Box 496, Greenland, NH 03840  
Phone (603) 418-0764  
Fax (603) 418-6375  
asdrnh@gmail.com

Fire Narrative  
Portland Parking Garage  
141 High Street  
Page 2

## SEQUENCE OF OPERATION

The dry standpipe system is for use by professional fire fighter use only. It consists of 2 ½" hose valves attached to piping of sufficient size to provide adequate water and water pressure from the fire department connection so that the fire department can successfully fight fires.

## TESTING CRITERIA

The installing sprinkler contractor shall be responsible for hydraulic and hydrostatic testing of the standpipe system and for furnishing documentation of same in accordance with the requirements of NFPA 14. The sprinkler contractor shall notify all parties a minimum of 72 hours in advance of all tests. The sprinkler contractor shall furnish all equipment necessary to conduct the tests.

Although the system does not specifically meet the requirements of NFPA 14, as far as the hose connection placement, we feel in this case that it is best to follow the current piping layout and replace with schedule 10 galvanized pipe and fittings.

A hose connection should be added at the inside entrance of the building to better facilitate fire fighting on the lower ramps and private parking.

We'd also like to consider replacing the existing 2 ½" x 2 ½" fire department connection with a 5" Storz fire department connection to enable a higher water flow to the system, at the discretion of the Portland Fire Department. The connection shall be compatible as specified with the Portland Fire Department.

We also recommend that an Impairment Plan Letter be written, as described on the following page.

Thomas J Killeen  
Responsible Managing Supervisor  
License #351



**State of Maine**  
**Department of Public Safety**  
**Fire Sprinkler System Permit**



# **8485**

**Portland Parking Garage**

Located at: 141 High Street  
 In the Town of: Portland  
 Occupancy/Use: Parking Garage  
 Type of System: NFPA 14

Permission is hereby given to:

**GOBBI Corporation**

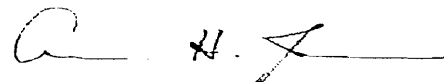
PO Box 457  
 Greenland, NH 03840  
 Contractor License # **285**

according to plans submittal filed with the Licensing and Inspections Unit and are now approved.

This application form/plans are filed under log # **2090005**, and no departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provisions of Title 32, Chapter 20, Section 12004-I. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit was issued on **2/17/2009** for a fee paid of **\$100.00**

*This permit will expire at midnight on Sunday, August 16, 2009*



Anne H. Jordan  
 Commissioner

***Fire Department Connection Location/Type per Local Fire Department***

Within 30 days of the completion of a new fire sprinkler system or an addition to an existing fire sprinkler system, a fire sprinkler system contractor shall provide to the Licensing and Inspections Unit a copy of this permit signed and dated by the certified responsible managing supervisor representing that the fire sprinkler system has been installed according to specifications of the approved plan to the best of the supervisor's knowledge, information, and belief. This requirement is part of the sprinkler law, and neglect of this duty is grounds to not renew the contractor's license to do work in the State of Maine. All sprinkler licenses expire June 30th every year.

**Job completed, tested and verified on date of \_\_\_\_\_**

RMS for this job: Thomas A. Killeen

**RMS Signature: \_\_\_\_\_**