

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

**PERMIT ISSUED**

Permit No: 01-1548	Issue Date: JAN 14 2002	CBL: 039 D014001
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Location of Construction: 90 High St	Owner Name: Shalom House	Owner Address: Po Box 566 <b>CITY OF PORTLAND</b>	Phone: 207-874-1088
Business Name: n/a	Contractor Name: The Thaxter Company	Contractor Address: 55 Bell Street Portland	Phone: 2078785553
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone: B-3 Contr

Past Use: N/A / Prior use Group Home	Proposed Use: 10 Unit group Home / Complete interior & exterior renovations of existing building.  10 D.U.	Permit Fee:	Cost of Work: \$620,000.00	CEO District: 2	Zone line extended to include the property
Proposed Project Description: Renovate Interior & Exterior		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B 1/8/02		

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 12/18/2001	<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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>zoned</i> <input checked="" type="checkbox"/> Subdivision <i>Planning</i> <input checked="" type="checkbox"/> Site Plan <i>3D Approved</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>1/3/02</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input type="checkbox"/> Not in District 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>D.A HAS REVIEWED</i> Date: _____
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**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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~~102~~ checked Gravel for backfill. OK to proceed. JR



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 90 High St

CBL 039 D014001

Issued to Shalom House/The Thaxter Company

Date of Issue 07/24/2002

**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. <sup>01-1548</sup>, 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

Multi-family  
Use Group R-2  
Type 5B  
BOCA 1999

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

7/24/02  
\_\_\_\_\_  
(Date) Inspector

[Signature]  
\_\_\_\_\_  
Inspector of Buildings

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.

# All Purpose 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.

Location/Address of Construction: 90-92 High Street Portland Maine		
Total Square Footage of Proposed Structure 8837 square feet	Square Footage of Lot 4737.7 square feet	
Tax Assessor's Chart, Block & Lot Chart# 039 Block# D Lot# 014	Owner: Shalom House, Inc. 400 Congress Street Portland, Maine	Telephone: (207) 874-1088
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: The Thaxter Co. 55 Bell Street Portland, Maine (207) 878-5553	Cost Of Work: \$ 620,000.00  Fee: \$3,744.00
Current use: <u>N/A</u>		
If the location is currently vacant, what was prior use: <u>Group Home</u>		
Approximately how long has it been vacant: <u>3 Months</u>		
Proposed use: <u>10 Unit Group Home</u>		
<del>Project description: complete interior and exterior renovation of existing building.</del>		
Contractor's name, address & telephone: The Thaxter Company (207) 878-5553 55 Bell Street Portland, Maine		
Who should we contact when the permit is ready: <u>The Thaxter Co.</u>		
Mailing address: <u>Steve Keltonic-Project Manager</u>		
		Phone: 878-5553 X 105

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED. AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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 of applicant: 	Date: <u>12/18/01</u>
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**This is not a permit, you may not commence ANY work until the permit is issued**

*Gay*

DEC 18 2001

Application ID Number: 1-1548

Delete Save Close

Department: Building

Status: Approved with Conditions

Reviewer: Mike Nugent

Comments:

[Empty comment box]

Approval Date: 01/08/2002

Given On Date: 12/26/2001

OK to Issue Permit

Name: Mike Nugent

Date: [Empty]

Date 2: [Empty]

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

Interior front stairway winders and guards are existing. If they are replaced they must be brought up to current code which means no winders in this use group and 42" guards w/openings less than 4 inches

Closets and bathrooms that abut partywalls must have sprinkler heads in order to reduce the fire separation to 1/2 hour in those walls

Create Date: 12/21/2001 By gg

Update Date: 01/08/2002 By mjn

Application ID Number: 1-1548

Delete Save Close

Department: Fire

Status: Approved with Conditions

Reviewer: Lt. McDougall

Comments:

[Empty comment box]

Approval Date: 01/03/2002

Given On Date: [Empty]

OK to Issue Permit

Name: Lt. McDougall

Date: 01/03/2002

Date 2: [Empty]

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

The sprinkler system shall be maintained to NFPA 13 standards.

The sprinkler connection shall be approved by the Portland Fire Department

The fire alarm system shall be installed in accordance with NFPA 72 standards

The fire alarm system shall be tested in compliance with NFPA 72 and the results submitted to the Portland Fire Department

Create Date: 12/26/2001 By: gg

Update Date: 01/03/2002 By: dgc



# Holy Trinity Greek Orthodox Church

133 Pleasant Street Portland, ME 04101

(207) 774-0281

Rev. Constantine Sarantidis, Pastor

1 May 2001

Patty O'Keefe  
Shalom House  
P. O. Box 510  
Portland, ME 04112

Dear Ms. O'Keefe:

This acknowledges that Shalom House has rented five (5) parking spaces from Holy Trinity Greek Orthodox Church for the past 15 years, and that they may continue to rent these spaces as long as they need them.

Sincerely,

A handwritten signature in cursive script that reads "C. Sarantidis". The signature is written in black ink and is positioned above the printed name.

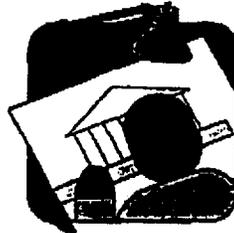
Rev. Constantine Sarantidis



Diocese of Boston

## HOUSING GUIDELINES

	WEEKLY UNHEATED	WEEKLY HEATED	WEEKLY HEAT&ELEC.	MONTHLY UNHEATED	MONTHLY HEATED	MONTHLY HEAT&ELEC.
1	\$60	\$79	\$83	\$260	\$340	\$358
2	\$85	\$100	\$104	\$465	\$530	\$548
R 4	\$108	\$128	\$132	\$465	\$550	\$568
5	\$126	\$146	\$150	\$540	\$630	\$648
6	ADDITIONAL PERSON ADD \$75.00					



### CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

**TO:** Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

**FROM DESIGNER:** David Lloyd

**DATE:** December 6, 2001

**Job Name:** Shalom House Renovation

**Address of Construction:** 90-92 High Street, Portland, Maine

#### THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year 1999 Use Group Classification(s) R2

Type of Construction 5B Bldg. Height 49 +/- Bldg. Sq. Footage 8,837

Seismic Zone See Note Below Group Class \_\_\_\_\_

Roof Snow Load Per Sq. Ft. \_\_\_\_\_ Dead Load Per Sq. Ft. \_\_\_\_\_

Basic Wind Speed (mph) \_\_\_\_\_ Effective Velocity Pressure Per Sq. Ft. \_\_\_\_\_

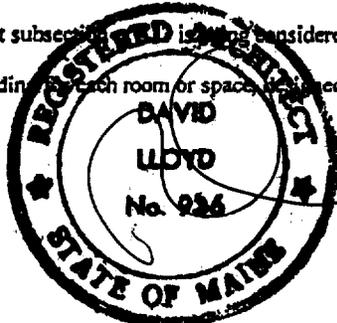
Floor Live Load Per Sq. Ft. 40 psf

Structure has full sprinkler system? Yes X No \_\_\_\_\_ Alarm System? Yes X No \_\_\_\_\_  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes \_\_\_ No X

If mixed use, what subsection is being considered N/A

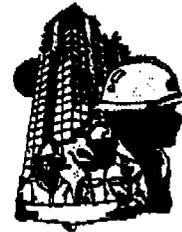
List Occupant loading for each room or space included into this Project. One occupant per 200 sq. ft. gross.



(Designers Stamp & Signature)

PSH 6/07/2K

Note: Existing roof framing is not affected by renovation: Existing lateral system is not affected by renovation-seismic and wind loads do not apply.



**CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Rm 315  
Portland, ME 04101**

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

**FROM:** David Lloyd

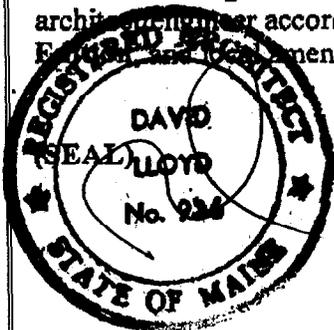
**RE:** Certificate of Design

**DATE:** December 6, 2001

These plans and/or specifications covering construction work on:

Shalom House, 90-92 High Street, Portland, Maine

Have been designed and drawn up by the undersigned, a Maine registered architect, in accordance with the BOCA National Building Code/1999 Fourteenth Edition and Amendments.



Signature [Handwritten Signature]

Title Architect

Firm Archetype, P.A.

Address 48 Union Wharf, Portland, ME  
04101.

**As per Maine State Law:**

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



# City of Portland, Maine

389 Congress St., Rm 315  
Portland, ME 04101

## ACCESSIBILITY CERTIFICATE

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Services

**FROM:** David Lloyd

**RE:** Certificate of Design, HANDICAP ACCESSIBILITY

**DATE:** December 6, 2001

These plans and/or specifications covering construction work on:

Shalom House Renovation

90-92 High Street

Portland, Maine

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

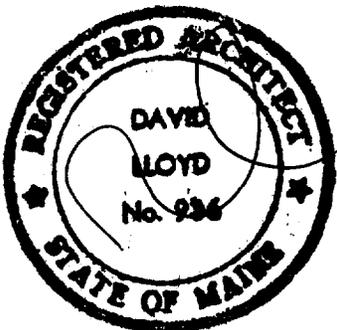
Signature [Handwritten Signature]

(SEAL)

Title Architect

Firm Archetype, P.A.

Address 48 Union Wharf  
Portland, ME 04101



389 Congress St.  
Portland, ME 04101  
Phone: (207)874-8700  
Fax: (207)874-8716

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# facsimile transmittal

**To:** David LLOYD  
**From:** Mike Nugent/ Manager of  
Inspection Services

**Fax:** 772-4056  
**Date:** December 18, 2001

**Phone:** 772-6022  
**Pages:** 1

**Re:** Shalom House (039 D014)  
**CC:**

Urgent     For Review     Please Comment     Please Reply     Please Recycle

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### Preliminary Plan Review Questions:

- 1) Has a building permit been applied for?
  - 2) What are the existing floor joists?
  - 3) Are those stairs winders?
  - 4) Sound transmission ratings in floor /ceiling and wall assemblies
  - 5) What type of Sprinkler and Fire alarm Systems?
  - 6) Make up air for the boilerroom?
  - 7) Plumbing and Mechanical and other chase assemblies?
- .....

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)

R2 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)	<u>100%</u>
% Reduction for height (Table 506.4)	<u>- 20%</u>
% Increase for open perimeter (506.2)	<u>+ 50%</u>
% Increase for automatic sprinklers (506.3)	<u>+ 100%</u>
Total percentage factor	<u>= 230%</u>
Conversion factor	<u><math>\frac{230}{100} = 2.3</math></u> (Total percentage factor/100%)

Open perimeter (506.2)	<u>49'</u> North	<u>68'</u> East	<u>49'</u> South	<u>68'</u> West
Open perim. _____ ft.	Perimeter <u>234</u> ft.			
% Open perimeter =	<u>50%</u> (Open perim./perim.) × 100%			
% Tab. area increase = (506.2)	<u>2 × 25%</u> 2 × (% 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 <u>2388</u> ft. <sup>2</sup>	Actual building height	<u>37</u> feet	<u>3</u> stories
Adjusted floor area* <u>4800</u> ft. <sup>2</sup>	Allowable building height	<u>55</u> feet	<u>4</u> stories

\*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction All Type of construction assumed for review (602.3) 5B

CASE 2 — MIXED USE SEPARATED USE GROUPS

Using Table 503, identify the allowable height and area of each of the separated use groups within the building. Construction types that provide, for each story of the building, tabular areas which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504.0) equal to or greater than the actual height of the use group are permitted.

Story	Use Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height (Table 503)
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories

\*Adjusted floor area = actual floor area/conversion factor

$$\sum \frac{\text{Adjusted floor area}^*}{\text{Allowable area (Table 503)}} = \text{_____} + \text{_____} + \text{_____} + \text{_____} = \text{_____} \leq 1.00$$

Permitted types of construction \_\_\_\_\_ Type of construction assumed for review (602.3) \_\_\_\_\_

UNLIMITED AREA ONE-STORY BUILDINGS

- \_\_\_\_\_ Use group classification (507.1) \_\_\_\_\_ School buildings (507.1.1)
- \_\_\_\_\_ Building height (story, feet) (507.1) \_\_\_\_\_ High-hazard use groups (507.1.2)
- \_\_\_\_\_ Type of construction (507.1) \_\_\_\_\_ Exterior walls (507.2)
- \_\_\_\_\_ Automatic sprinkler system (507.1, 904.11)

MEZZANINES

- \_\_\_\_\_ Area limitation (505.2) \_\_\_\_\_ Openness (505.4)
- \_\_\_\_\_ Egress (505.3)

SPECIAL USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS

- \_\_\_\_\_ Tenant separations (402.4)
- \_\_\_\_\_ Egress (402.5)
- \_\_\_\_\_ Mall width (402.6)
- \_\_\_\_\_ Structural elements (402.7)
- \_\_\_\_\_ Roof coverings (402.8)
- \_\_\_\_\_ A-1, A-2 occupancy (402.9)
- \_\_\_\_\_ Automatic sprinkler system (402.10)
- \_\_\_\_\_ Standpipes (402.11)
- \_\_\_\_\_ Fire department access (402.12)
- \_\_\_\_\_ Kiosk requirements (402.14)

HIGH-RISE BUILDINGS

- \_\_\_\_\_ Parking structures (402.15)
- \_\_\_\_\_ Automatic sprinkler system (403.2)
- \_\_\_\_\_ Alternative sprinkler modifications (403.3)
- \_\_\_\_\_ Automatic fire detection (403.4)
- \_\_\_\_\_ Voice/alarm signaling systems (403.5)
- \_\_\_\_\_ Fire department communication (403.6)
- \_\_\_\_\_ Fire command station (403.7)
- \_\_\_\_\_ Elevators (403.8)
- \_\_\_\_\_ Standby systems (403.9)
- \_\_\_\_\_ Stairway doors (403.10)

**ATRIUMS**

- \_\_\_\_\_ Automatic sprinkler system (404.2)
- \_\_\_\_\_ Occupancy (404.3)
- \_\_\_\_\_ Smoke control (404.4)
- \_\_\_\_\_ Enclosure (404.5)
- \_\_\_\_\_ Fire alarm system (404.6)
- \_\_\_\_\_ Travel distance (404.7)

**OTHER SPECIAL USE AND OCCUPANCY**

- \_\_\_\_\_ Underground structures (405.0)
- \_\_\_\_\_ Open parking structures (406.0)

- \_\_\_\_\_ Private garages (407.0)
- \_\_\_\_\_ Public garages (408.0)
- \_\_\_\_\_ Use Group I-2 (409.0)
- \_\_\_\_\_ Use Group I-3 (410.0)
- \_\_\_\_\_ Stages and platforms (412.0)
- \_\_\_\_\_ Special amusement buildings (413.0)
- \_\_\_\_\_ HPM facilities (416.0)
- \_\_\_\_\_ Hazardous materials (307.8, 417.0)
- \_\_\_\_\_ Use Groups H-1, H-2, H-3 and H-4 (418.0)
- \_\_\_\_\_ Swimming pools (421.0)

N/A

**FIRE PROTECTION (Chapters 6, 7, 8, 9)**

**FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)**

Note: Entry in  indicates required rating in hours. NC indicates noncombustible construction required.

**COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)**

- 0 Exterior walls
- 1 Interior elements
- 0 Roof

**CONSTRUCTION DOCUMENTS (703.0)**

REV. 305 Fire tests (704.0)

**EXTERIOR WALLS (507.2, 705.0, 716.5)**

	North	East	South	West
Fire separation distance	<u>IN EXCESS OF 16'</u> <u>ALL AREAS</u>			
Loadbearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nonloadbearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

N/A Exterior opening protectives (705.3, 706.0)

N/A Parapet walls (705.6)

**FIRE SEPARATION ASSEMBLIES**

1 HR Exit enclosures (709.0, 710.0, 1014.11)

N/A Other shafts (709.0, 710.0)

N/A Mixed use and fire area separations (313.1.2)

1/2 TENANT Other separation assemblies (302.1.1, Table 602)

**FIRE PARTITIONS**

- 1/2 HR Exit access corridors (711.0, 1011.4)
- 1/2 HR Tenant separations (711.0)
- 1/2 Dwelling unit separations (711.0)
- N/A Guestroom separations (711.0)

**OTHER FIRERESISTANT CONSTRUCTION**

- NONE Fire and party walls (707.0 and Table 707.1)
- \_\_\_\_\_ Smoke barriers (712.0)
- \_\_\_\_\_ Nonloadbearing partitions (Table 602)
- \_\_\_\_\_ Interior loadbearing walls, columns, girders, trusses (716.0)
- \_\_\_\_\_ Supporting construction (716.0)
- \_\_\_\_\_ Floor construction (713.0, 1006.3.1)
- \_\_\_\_\_ Roof construction (713.0, 715.0)
- \_\_\_\_\_ Penetrations (714.0)
- \_\_\_\_\_ Opening protectives (717.0, 719.0, 720.0)
- \_\_\_\_\_ Fire dampers (718.0)
- AS REQUIRED Fireblocking/draftstopping (721.0)
- \_\_\_\_\_ Thermal and sound-insulating materials (723.0) ?

## INTERIOR FINISHES (Chapter 8)

Smoke development (803.3.2)

Floor finish (805.0, 806.0)

Flame spread (803.4)

## FIRE PROTECTION SYSTEMS (Chapter 9)

### FIRE SUPPRESSION SYSTEMS (Where required)

- Assembly (A-1, A-3, A-4) (904.2)
- Assembly (A-2) (904.3)
- Educational (E) (904.4)
- High-hazard (H) (904.5)
- Institutional (I) (904.6)
- Mercantile (M), Moderate-hazard storage (S-1), Factory and Industrial (F-1) (904.7)
- Residential (R-1) (904.8)
- Residential (R-2) (904.9)
- Windowless story (904.10)
- Specific occupancy areas (302.1.1, 904.11)
- Covered mall buildings (402.10)
- High-rise buildings (403.2)
- Atriums (404.2)
- Underground structures (405.3)
- Public garages (408.3.1)
- Sound stages (411.7)
- Stages and enclosed platforms (412.6)
- Special amusement buildings (413.4)
- HPM facilities (416.4)
- Paint spray booths and storage rooms (419.3)
- Unlimited area buildings (507.1)
- Exit lobbies (1020.3)
- Drying rooms (2806.4)
- Waste- and linen-chutes/termination rooms (2807.6)
- Refuse vaults (2808.4)

### FIRE SPRINKLER SYSTEMS

*WHAT TYPE*

- NFPA 13 system (906.2.1)
- NFPA 13R system (906.2.2)
- NFPA 13D system (906.2.3)
- Design (906.3)
- Actuation (906.4)
- Sprinkler alarms (906.5)
- Sprinkler riser (906.7)

### LIMITED AREA SPRINKLER SYSTEMS

- Where permitted (907.2)
- Design (907.3)
- Actuation (907.4)
- Standpipe connection (907.6)
- Domestic supply (907.6.1)
- Cross connection (907.6.2)
- Shutoff valve (907.6.3)

### OTHER SUPPRESSION SYSTEMS

- Water-spray fixed systems (908.0)
- Carbon dioxide extinguishing systems (909.0)
- Dry-chemical extinguishing systems (910.0)
- Foam-extinguishing systems (911.0)
- Halogenated extinguishing systems (912.0)
- Clean agent fire extinguishing systems (913.0)
- Wet-chemical range hood extinguishing systems (914.0)

STANDPIPE SYSTEMS

- \_\_\_\_\_ Building height (915.2.1)
- \_\_\_\_\_ Building area (915.2.2)
- \_\_\_\_\_ Malls (915.2.3)
- \_\_\_\_\_ Stages (915.2.4)
- \_\_\_\_\_ Approved system (915.3, 915.3.1)
- \_\_\_\_\_ Piping design (915.4)
- \_\_\_\_\_ Water supply (915.5)
- \_\_\_\_\_ Control valves (915.6)
- \_\_\_\_\_ Hose connection (915.7)

FIRE DEPARTMENT CONNECTIONS

- \_\_\_\_\_ Required (916.1)
- \_\_\_\_\_ Connections (916.2)

YARD HYDRANTS

- \_\_\_\_\_ Fire hydrants (917.1)

FIRE ALARM SYSTEMS

- \_\_\_\_\_ Approval (918.3)
- \_\_\_\_\_ Assembly (A-4), Educational (E) (918.4.1)
- \_\_\_\_\_ Business (B) (918.4.2)
- \_\_\_\_\_ High-hazard (H) (918.4.3)
- \_\_\_\_\_ Institutional (I) (918.4.4)
- \_\_\_\_\_ Residential (R-1) (918.4.5)
- \_\_\_\_\_ Residential (R-2) (918.4.6)
- \_\_\_\_\_ Location/details (918.5)
- \_\_\_\_\_ Power supply/wiring (918.6, 918.7)
- \_\_\_\_\_ Alarm-notification appliances (918.8)
- \_\_\_\_\_ Voice/alarm signaling system (918.9)

AUTOMATIC FIRE DETECTION SYSTEMS

- \_\_\_\_\_ Approval (919.3)
- \_\_\_\_\_ Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- \_\_\_\_\_ Residential (R-1) (919.4.4)
- \_\_\_\_\_ Sprinklered buildings exception (919.5)
- \_\_\_\_\_ Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- \_\_\_\_\_ Residential (R-1) (920.3.1)
- \_\_\_\_\_ Residential (R-2, R-3) (920.3.2)
- \_\_\_\_\_ Institutional (I-1) (920.3.3)
- \_\_\_\_\_ Interconnection (920.4)
- \_\_\_\_\_ Battery backup (920.5)

FIRE EXTINGUISHERS

- \_\_\_\_\_ Approval (921.1)
- \_\_\_\_\_ Required (921.2)

SMOKE CONTROL SYSTEMS

- \_\_\_\_\_ Passive system (922.2.1)
- \_\_\_\_\_ Mechanical system (922.2.2)
- \_\_\_\_\_ Smoke removal (922.3)
- \_\_\_\_\_ Activation (922.4)
- \_\_\_\_\_ Standby power (922.5)

SMOKE AND HEAT VENTS

- \_\_\_\_\_ Size and spacing (923.2)

SUPERVISION

- \_\_\_\_\_ Fire suppression systems (924.1)
- \_\_\_\_\_ Fire alarm systems (924.2)

# OCCUPANT NEEDS (Chapters 10, 11, 12)

## MEANS OF EGRESS (Chapter 10)

### OCCUPANT LOAD (1008.0 and Table 1008.1.2)

### CAPACITY OF EGRESS COMPONENTS (1009.0 and Table 1009.2)

Location	Floor Area + Sq. ft./ person = Occt. load	Other occt. loads	Total
1ST	2388 ÷ 200		12
2ND	2329 ÷ 200		12
3RD	1722 ÷ 200		9

### Egress width (inch/occupant)

Stairways 36"  
 Doors/ramps/corridors 36"

### CAPACITY

Location	Stairways	Doors/ramps corridors
023,	INTERIOR	
	FRONT +	
	REAR	
1ST floor	IND MEANS	OR EXITS

### NUMBER OF EXITS (1010.0)

Location	Required	Shown
<del>ATTACHED</del>	2+3 = 2	2

## MEANS OF EGRESS (continued)

✓	General limitations (1005.0) <sup>(EXISTING GUARD)</sup> _____	Ramps (1016.0)
N/A	Air movement in egress elements (1005.7) _____	Means of egress doorways (1017.0)
OK	Types and location of egress (1006.0) _____	Number of doorways (1017.2)
OK	Exit access travel distance (1006.5 and Table 1006.5) _____	Size of doors (1017.3)
N/A	Accessible means of egress (1007.0) _____	Door hardware (1017.4)
EXEMPTIONS	Emergency escape (1010.4) <sup>SPRINKLED</sup> _____	Revolving doors (1018.0)
✓	Exit access passageways and corridors (1011.0) _____	Horizontal exits (1019.0)
✓	Aisles and accessways (1012.0) _____	Level of exit discharge passageway (1020.0)
N/A	Grandstands (1013.0) _____	Guards (1021.0)
	Interior stairways (1014.1 - 1014.11) _____	Handrails (1022.0)
	Exterior stairways (1014.1 - 1014.10, 1014.12) _____	Exit signs and lights (1023.0)
	Smokeproof enclosures (1015.0) _____	Means of egress lighting (1024.0)
		Access to roof (1027.0)

## ACCESSIBILITY (Chapter 11)

Required (1103.0) _____	Accessible entrances (1106.0)
Accessible route (1104.0) _____	Special use groups (1107.0)
Parking facilities (1105.0) _____	Features and facilities (1108.0)

## INTERIOR ENVIRONMENT (Chapter 12)

Room dimensions (1204.0) _____	Air-borne noise (STC) (1214.2)
Roof spaces (1210.1, 1211.2) _____	Structure-borne sound (IIC) (1214.3)
Crawl spaces (1210.2, 1211.1) _____	Ratproofing (1215.0)

## BUILDING ENVELOPE (Chapters 14, 15)

### EXTERIOR WALL COVERINGS (Chapter 14)

Performance requirements (1403.0) _____	Combustible material restrictions (1406.0)
Wall sidings and veneers (1404.0, 1405.0) _____	

## ROOFS AND ROOF STRUCTURES (Chapter 15)

Performance requirements (1505.0)	Low-slope roof coverings (1507.5)
Fire classification (1506.0)	Flashing (1508.0)
Steep-slope roof coverings (1507.4)	Roof structures (1510.0)

## STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

### STRUCTURAL LOADS (Chapter 16)

#### DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603.1)

Uniformly distributed floor live loads (1603.2, 1606.0)

Floor Area Use	Loads Shown
FLOOR AREAS	40 LBS/SF.
HALLS/LOBBIES	100 LBS/SF.

Live load reduction (1603.2, 1606.7)

~~EXISTING~~ Roof live loads (1603.3, 1607.0)

Roof snow loads (1603.4, 1608.0)

N/A	Ground snow load, $P_g$ (1608.3)
	If $P_g > 10$ psf, flat-roof snow load, $P_f$ (1608.4)
	If $P_g > 10$ psf, snow exposure factor, $C_e$ (Table 1608.4)
	Sloped roof snowload, $P_s$ (1608.5)
	If $P_g > 10$ psf, snow load importance factor, $I$ (Table 1609.5)

Wind loads (1603.5, 1609.0)

N/A	Basic wind speed (1609.3)
	Wind exposure category (1609.4)
	Wind importance factor, $I$ (Table 1609.5)
	Wind design pressure, $P$ (1609.7)

Earthquake loads (1603.6, 1610.0)

N/A	Peak velocity-related acceleration, $A_v$ (1610.1.3)
	Peak acceleration, $A_a$ (1610.1.3)
	Seismic hazard exposure group (1610.1.5)
	Seismic performance category (1610.1.7)
	Soil-profile type (Table 1610.3.1)
	Basic structural system and seismic-resisting system (Table 1610.3.3)
	Response modification factor, $R$ , and deflection amplification factor, $C_d$ (Table 1610.3.3)
	Analysis procedure (1610.4, 1610.5)

Other loads

	Attic load (1606.2.2, 1606.2.3)
	Partition loads (1606.2.4)
	Concentrated loads (1606.3)
	Impact loads (1606.6)
	Misc. loads (1606.4, 1606.8, 1606.9, 1607.5, 1612.0)

#### STRUCTURAL DESIGN CALCULATIONS

	Submitted for all structural members (107.7)
	Signed/sealed (107.7, 114.1)
	Deflection limits considered (1604.5)

**STRUCTURAL DESIGN CALCULATIONS (continued)**

_____	Unbalanced snow loads considered (1608.6)	_____	Internal pressure effects considered (1609.7, 1609.8)
_____	Drift snow loads considered (1608.7)	_____	Components and cladding effects considered (1609.8)
_____	Sliding snow loads considered (1608.8)	_____	Load combinations considered (1613.1)

**MATERIAL PERFORMANCE (Chapter 17)**

_____	Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. _____	_____	Masonry construction (1705.5)
_____	Owner's special inspection program specified (1705.0)	_____	Wood construction (1705.6)
_____	Prefabricated items (1705.2)	_____	Prepared fill and foundations (1705.7, 1705.8, 1705.9)
_____	Steel construction (1705.3)	_____	Fireresistive materials (1705.12)
_____	Concrete construction (1705.4)	_____	EIFS, wall panels and veneers (1705.10, 1705.13)

**FOUNDATIONS AND RETAINING WALLS (Chapter 18)**

_____	Soil type (1611.0, 1802.1, 1804.1)	_____	Foundations (1814.0 - 1824.0)
_____	Bearing value (1611.0, 1802.1, 1804.1)	_____	Foundation walls (1611.0, 1812.0)
_____	Soil report (1802.1, 1804.1)	_____	Waterproofing/dampproofing (1813.0)
_____	Prepared fill (1804.1.1)	_____	Retaining walls (1611.0, 1825.0)
_____	Footings (1806.0 - 1811.0)		

**STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)**

**CONCRETE (Chapter 19)**

_____	Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)	_____	Minimum concrete strength (Table 1907.1.2[1])
_____	Minimum slab requirements (1905.1)	_____	Cold-weather and hot-weather curing speci- fied (1908.9, 1908.10)

**MASONRY (Chapter 21)**

_____	Engineered masonry design/construction standard specified (2101.1.1)	_____	Cold-weather and hot-weather construction specified (2111.3, 2111.4)
_____	Empirical masonry design (2101.1.2)	_____	Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
_____	Construction materials (2104.0)	_____	Glass block (2118.0)
_____	Mortar type (2104.7)	_____	

## STEEL (Chapter 22)

Structural steel design/construction  
standard specified (2203.1, 2203.2)

Formed steel design/construction  
standard specified (2206.1)

Shop drawing preparation specified  
(2203.4)

Formed steel member identification  
(2206.6)

Open-web steel joist design/construction  
standard specified (2205.1)

## WOOD (Chapter 23)

Installation inspections (2301.2)

Seismic bracing (2305.8)

Design/construction standard specified  
(2303.1)

Foundation anchorage (2305.17)

Grade mark specified (2303.1.1)

Wood structural panels (2307.0)

Particleboard (2308.0)

### HEAVY TIMBER CONSTRUCTION

Minimum dimensions (605.1, 2304.0)

Fiberboard (2309.0)

Design/construction standard specified  
(2304.1)

Fire-retardant-treated wood (2310.0)

Decay and termite protection (2311.0)

### WOOD FRAME CONSTRUCTION

Fastening and construction details  
(2305.0, Table 2305.2)

Joist hangers (2312.0)

Prefabricated components (2313.1, 2313.3.1)

Wind bracing design required (2305.7)

Metal-plate-connected trusses (2313.3.1,  
2313.3.2)

## NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

### GLASS AND GLAZING (Chapter 24)

Skylights (2404.0)

Safety glazing (2405.0, 2406.0, 2407.0)

### GYPSUM BOARD AND PLASTER (Chapter 25)

Gypsum board materials (2503.0,  
Table 2503.2, Table 2503.3)

Plaster (2504.0, 2505.0, 2506.0)

### PLASTIC (Chapter 26)

Approved materials (2601.2)

FOAM PLASTIC (2603.0)

Identification (2601.4)

Labeling (2603.2)

Interior trim (2603.7)

Surface-burning characteristics (2603.3)

Alternative approval (2603.8)

Thermal barrier (2603.4)

Exterior walls (2603.5, 2603.6)

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)	_____	Additions/alterations (3403.0, 3404.0)
Structural loads (1614.0, 3402.5)	_____	Change of occupancy (1110.3, 3405.0)
Accessibility (1110.0, 3402.7)	_____	Compliance alternative evaluation (3408.0)

#### BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter _____ %	Percentage of height reduction _____ %
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fire-resistance rating of vertical opening enclosures _____	
Type of HVAC system _____	serving number of floors _____

## 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 \_\_\_\_\_ 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			
3408.6.2 Building area			
3408.6.3 Compartmentation			
3408.6.4 Tenant and dwelling unit separations			
3408.6.5 Corridor walls			
3408.6.6 Vertical openings			
3408.6.7 HVAC systems			
3408.6.8 Automatic fire detection			
3408.6.9 Fire alarm system			
3408.6.10 Smoke control	****		
3408.6.11 Means of egress	****		
3408.6.12 Dead ends	****		
3408.6.13 Max. exit access travel distance	****		
3408.6.14 Elevator control			
3408.6.15 Means of egress emergency lighting	****		
3408.6.16 Mixed use groups		****	
3408.6.17 Sprinklers		+ 2 =	
3408.6.18 Specific occupancy area protection			
Building score — total value			

\*\*\*\* 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	_____ (FS)	-	_____ (MFS)	=	_____	_____	_____
ME-MME ≥ 0	_____ (ME)	-	_____ (MME)	=	_____	_____	_____
GS-MGS ≥ 0	_____ (GS)	-	_____ (MGS)	=	_____	_____	_____

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



*State of Maine*  
 Department of Public Safety  
**Construction Permit**



Not  
 Reviewed  
 for Barrier  
 Free

# 12048

Sprinkled  
 Sprinkler Supervised

**SHALOM HOUSE**

Located at: 90 HIGH STREET  
**PORTLAND**  
 Occupancy/Use: APARTMENTS

**Permission is hereby given to:**

**SHALOM HOUSE**

P.O. BOX 560  
 PORTLAND, ME 04102

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.  
 no departure from application form/plans shall be madewithout prior approval in writing. This permit is issued under the provision  
 of Title 25, Chapter 317, Section 2448 .

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 will expire at midnight on the 1st of May 2002*

Dated the 2n day of November A.D. 2001

Commissioner

Fee: \$200.00

**Copy-2 Architect**

Comments:

DAVID LLOYD

48 UNION WHARF  
 PORTLAND, ME 04101

December 20, 2001

Mike Nugent  
Inspection Services  
City Hall  
389 Congress Street  
Portland, Maine 04101

Re: Shalom House, 90-92 High Street, Portland, Maine

Dear Mike,

Following are answers to your questions faxed to us on December 18<sup>th</sup>.

1. The general contractor, The Thaxter Company, applied for the permit December 19, 2001.
2. We opened up the existing framing in a half dozen places and found the typical floor framing to be full size 4x8's at 24" on center. Drawing A/A7 details the existing condition.
3. The existing staircase in Stairwell 201 from the first floor to the second floor does contain a set of winders.

Pertinent code citations are:

- BOCA 1014.6 Exception 7 allowing existing stairways.
- BOCA 3406.0 Historic Structures allows exceptions by the local authority for historic buildings. The City of Portland and State of Maine Historic Preservation Commissions have determined that this building has historic value.
- NFPA Life Safety Code 5-2.2.2.5 Winders. This section permits winders if they meet certain dimensional requirements. The existing winders meet this requirement and are detailed on Drawing A8a.
- NFPA Life Safety Code 19-2.2.3.4. Per this citation, winders meeting 5-2.2.2.5 are permitted in existing apartment buildings.

The winders were a point of discussion during the State of Maine Fire Marshall's review of this project. The Fire Marshall's Office has issued a construction permit that requires no change to the winders.

The State Historic Preservation Commission also considered the winders in their review and requested they not be altered.

4. Per a 1956 edition of Architectural Graphic Standards the typical existing floor assembly (2x8 joists with 13/16" sub floor and 13/16" oak finished floor) carries a

sound transmission rating of 33, the typical existing wall assembly (2x4 with 7/8" lime plaster both sides) has a rating of 42.

The dwelling units on the second and third floor will receive carpet over the existing floor system that will increase the sound transmission rating. On all three floors some existing walls will receive 3/8" gypsum board on one or both sides where the existing plaster wall is in poor condition – this will also increase the rating.

Many of the existing ceilings are unique and have historic value; the State Historic Preservation Commission has requested that they remain, sheetrocking the underside of the floor assembly would destroy the existing ceiling.

5. The sprinkler system is per NFPA 13 "Installation of Sprinkler Systems" – see specification section 13900 – Fire Protection.  
Fire Alarm: single station detector in local rooms, conventional hardwired zoned system for common areas – both annunciated in dwelling units. The system is supervised.
6. Make-up air: Drawing M-1 calls for (2) 12x12 ducts with fire damper in the existing 1 hour rated boiler room enclosure. Drawing A1, keyed note #5 calls for a 4'-0" wide opening in the existing basement demising wall. Per the Mechanical Engineer's calculations, this opening increases the usable size of the basement sufficiently so that no opening to the exterior is required.
7. Chases: BOCA 710.3 Fireresistance Rating reads "a shaft enclosure shall have a fireresistance rating of not less than the required rating of the floor assembly penetrated..." Per BOCA 711.1 Exception the floor assembly is rated at not less than ½ hour therefore the shaft is rated at ½ hour which is a single layer of 5/8" firecode "c" gypsum board over 2x4 framing. Top and bottom enclosures will be protected per BOCA 710.0 Vertical Shafts.

Sincerely,

John Shields  
Architect

Cc: Bill Floyd – Shalom House  
Steve Keltonic- The Thaxter Company

**From:** Mary Pereira  
**To:** Alan Holt ; Alex Jaegerman ; All Councilors; An...  
**Date:** Mon, Sep 24, 2001 4:21 PM  
**Subject:** 2001-2 Supplement

*changed to B-3*

I just found out that Order 65-01/02, the Zoning map amendment for 90 High Street, was passed as an emergency, so it is in effect today, as opposed to 10-19-01, as I originally wrote. Please make a note of it!

Thanks,  
Mary P.

90 High St -

License from The City to Allow LICENSE  
The bldg of The rear ramp PARTIALLY on City Property

The CITY OF PORTLAND, a Maine body corporate and politic, with a mailing address of City Hall, 389 Congress Street, Portland, Maine 04101 (the "City"), hereby GRANTS to NINETY HIGH LP, a Maine limited partnership with a place of business in Portland, Maine and mailing address of P.O. Box 560, Portland, Maine 04112 (the "Partnership") a license, to occupy portions of land owned by the City on the westerly side of High Street in Portland, Cumberland County, Maine, described in a deed to the City recorded in the Cumberland County Registry of Deeds in Book 4560, Page 110, which land abuts the property of the Partnership described in deeds to the Partnership's predecessor in title recorded in the Cumberland County Registry of Deeds in Book 3195, Pages 527 and 528 (the "Partnership Property"), for the construction, installation, repair, replacement and maintenance, all at the Partnership's sole cost and expense, of a handicapped access ramp and a deck appurtenant to the Partnership's said property. The location of the within granted license is more particularly described on Exhibit A attached hereto and made a part hereof.

The grant of the license is subject to the following conditions:

1. The Partnership, its successors and assigns (hereinafter collectively the "Licensees") shall indemnify the City, its officers, agents and employees from any and all claims which arise out of its use, or the use of others, of the City's property described on Exhibit A hereto.
2. Licensees shall procure and maintain commercial general liability insurance in an amount of not less than Four Hundred Thousand Dollars (\$400,000) combined single limit, covering claims for bodily injury, death and property damage and shall either name the City of Portland as an additional insured with respect to such coverage or shall obtain a contractual liability endorsement covering the obligations of Licensees under the terms of this license.
3. This license is assignable to any subsequent owners of the buildings located on the Partnership Property.
4. This license may be revoked upon six (6) months written notice by the City in the event that: 1) the improvements (i.e., the deck and handicap ramp) shown on the attached plans (Exhibit B) fail to be constructed substantially in accordance with such plans or any amendments thereto; 2) such improvements as shown on such plans or any amendments thereto are destroyed, removed or otherwise thereafter cease to exist on the site at High Street for a period of one year or more.
5. The Partnership shall have the right, at its sole cost and expense, to remove the existing fence in the licensed area, and the Partnership shall have the right from time to time to enter the City's land immediately adjacent to the licensed area for the purpose of construction, installation, maintenance, repair and replacement of the handicapped access ramp and deck and for the installation of landscaping; provided that in each instance the Partnership returns the

City's such adjacent land to its original condition before such construction, installation, maintenance, repair or replacement or installation of landscaping.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed this 9 day of October, 2001.

CITY OF PORTLAND

By: Joseph E. Gray  
Joseph E. Gray, its City Manager

STATE OF MAINE  
CUMBERLAND, SS

October 9, 2001

PERSONALLY APPEARED the above named Joseph E. Gray, City Manager of the City of Portland as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the City of Portland.

Before me,

Sonia T. Bean  
Notary Public/Attorney at Law  
Print name: Sonia T. Bean  
My commission expires:

SONIA T. BEAN  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JANUARY 10, 2002

SEAL

BK 1705 | PG 213

PARKING LOT  
RESERVE  
BY CITY OF  
PORTLAND  
4560/110-114



P.A.
# 04101
72-4858

BK 1705 | PG 212

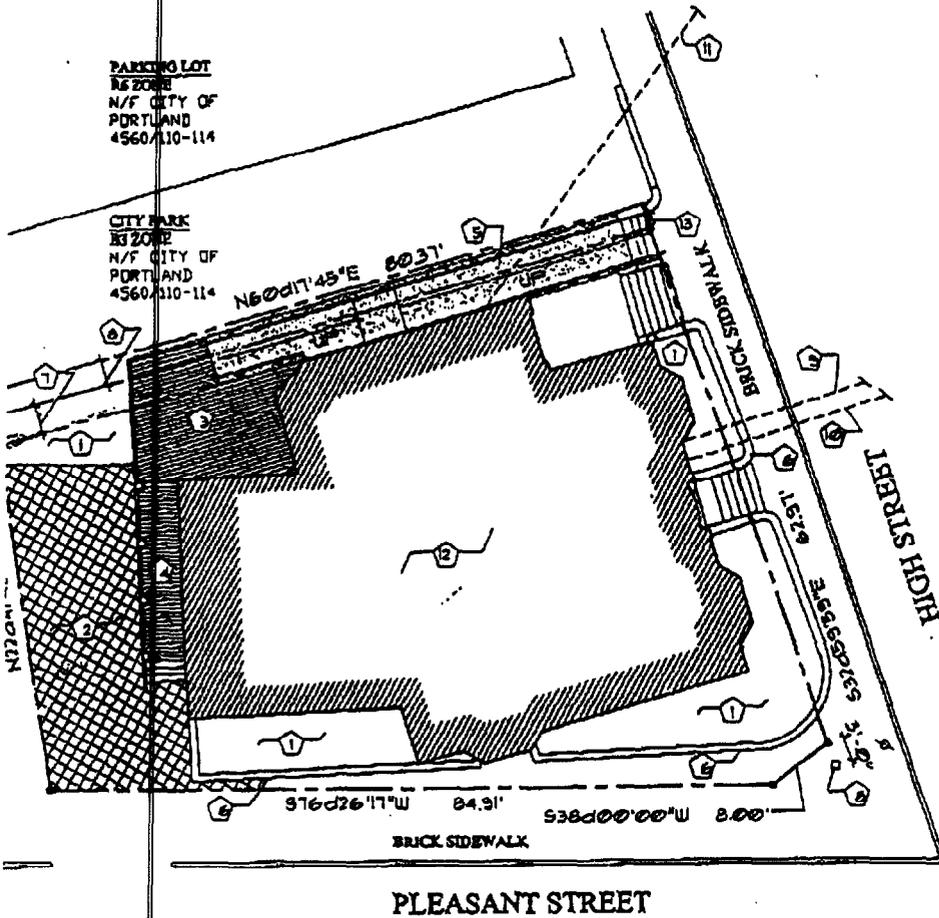
BK 1705 | PG 211

**EXHIBIT A**

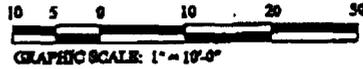
A certain lot or parcel of land located in Portland, Cumberland County, Maine and more particularly described as follows:

Beginning at the most northerly corner of land described in a deed from Dormitories, Inc. to Shalom House dated October 14, 1971 and recorded in the Cumberland County Registry of Deeds in Book 3195, Page 527; thence South 60° 17' 45" West along said Shalom House land a distance of eighty and thirty-seven hundredths feet (80.37'), more or less, to a capped iron rod set at the most westerly corner of land of said Shalom House, which rod is set on the easterly boundary of land of Alvin Williams described in a deed recorded in said Registry of Deeds in Book 3451, Page 262 and at the most southerly corner of land of the City of Portland described in a deed recorded in said Registry of Deeds in Book 4560, Page 110; thence North 22° 41' 43" West a distance of three feet (3'), more or less, along the easterly boundary of said Alvin Williams land and the westerly boundary of said City of Portland land; thence North 60° 17' 45" East through said City of Portland land a distance of eighty-one feet (81'), more or less, to the westerly sideline of High Street; thence South 32° 59' 59" East along said westerly sideline of High Street a distance of three feet (3'), more or less, to the point of beginning.

Being a portion of the property described in the aforesaid deed to the City of Portland recorded in said Registry of Deeds in Book 4560, Page 110.



1 SITE PLAN  
1" = 10'-0"



**RECORDING PLAT**

DEVELOPER:  
SHALOM HOUSE  
BOX 560  
PORTLAND, MAINE 04112

**PLANNING BOARD:**

DATE: \_\_\_\_\_

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RECEIVED  
RECORDED REGISTRY OF DEEDS

2001 DEC -6 PM 1: 58

CUMBERLAND COUNTY

*John B. O'Brien*



SURVEYOR'S STAMP

ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
Project: 90 HIGH STREET RENOVATIONS Owner: SHALOM HOUSE P.O. BOX 560 PORTLAND, MAINE 04112	
Date 04.2.2001	Scale As Noted
Drawn By	Checked By
Revisions	
SITE PLAN	

**EXHIBIT A**

A certain lot or parcel of land located in Portland, Cumberland County, Maine and more particularly described as follows:

Beginning at the most northerly corner of land described in a deed from Dormitories, Inc. to Shalom House dated October 14, 1971 and recorded in the Cumberland County Registry of Deeds in Book 3195, Page 527; thence South  $60^{\circ} 17' 45''$  West along said Shalom House land a distance of eighty and thirty-seven hundredths feet (80.37'), more or less, to a capped iron rod set at the most westerly corner of land of said Shalom House, which rod is set on the easterly boundary of land of Alvin Williams described in a deed recorded in said Registry of Deeds in Book 3451, Page 262 and at the most southerly corner of land of the City of Portland described in a deed recorded in said Registry of Deeds in Book 4560, Page 110; thence North  $22^{\circ} 41' 43''$  West a distance of three feet (3'), more or less, along the easterly boundary of said Alvin Williams land and the westerly boundary of said City of Portland land; thence North  $60^{\circ} 17' 45''$  East through said City of Portland land a distance of eighty-one feet (81'), more or less, to the westerly sideline of High Street; thence South  $32^{\circ} 59' 59''$  East along said westerly sideline of High Street a distance of three feet (3'), more or less, to the point of beginning.

Being a portion of the property described in the aforesaid deed to the City of Portland recorded in said Registry of Deeds in Book 4560, Page 110.

**EXHIBIT B**

**SITE PLAN**

**ORDER AUTHORIZING AMENDMENT TO CITY CODE  
SEC. 14-49 (ZONING MAP AMENDMENT)  
RE: REZONING FROM R-6 TO B3  
AND CONTRACT FOR REZONING FOR 90 HIGH STREET**

**ORDERED,** that the Zoning Map of the City of Portland, dated March 1958 as amended and on file in the Department of Planning & Urban Development, and incorporated by reference into the Zoning Ordinance by Sec. 14-49 of the Portland City Code, is hereby amended as shown on Attachment 1;

**BE IT FURTHER ORDERED,** that the City Manager is hereby authorized to execute the Agreement with Ninety High LP, substantially in the form attached hereto as Attachment 3.

**AGREEMENT BETWEEN**

**CITY OF PORTLAND**

**AND**

**NINETY HIGH LP**

**AGREEMENT** made this 19<sup>th</sup> day of September, 2001 by and between the **CITY OF PORTLAND**, a body corporate and politic, located in Cumberland County and State of Maine (hereinafter the "**CITY**") and Ninety High LP, a Maine limited partnership with a place of business in Portland, Maine and a mailing address c/o Shalom House, Inc., P.O. Box 560, Portland, Maine 04101 (hereinafter "**OWNER**").

**WITNESSETH:**

**WHEREAS, OWNER** did request a rezoning of property located at 90 High Street, in Portland, from an R- 6 to a contract B-3 zone; and

**WHEREAS,** the Planning Board of the City of Portland, pursuant to 30-A M.R.S.A. §4352(8), and after notice and hearing and due deliberation thereon, recommended the rezoning of the property as aforesaid, subject, however, to certain conditions; and

**WHEREAS,** the **CITY** by and through its City Council has determined that said rezoning would be pursuant to and consistent with the **CITY'S** comprehensive land use plan and consistent with the existing and permitted uses within the original zone; and

**WHEREAS,** the **CITY** has determined that because of the unusual nature of the development it is necessary or appropriate to impose by agreement the following conditions or restrictions in order to insure that the rezoning is consistent with the **CITY's** comprehensive land use plan; and

**WHEREAS,** the **CITY** authorized the execution of this Agreement on September 19, 2001.

**NOW, THEREFORE,** in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The **CITY** shall amend the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the map change amendment shown on Attachment 1.

2. The property shall be developed substantially in accordance with the site plan shown on Attachment 2.
3. **OWNER** shall be authorized to establish and maintain nine (9) one (1) bedroom and one (1) two (2) bedroom apartments for occupancy by qualifying individuals, namely low income individuals with psychiatric disabilities who are able to live independently. The building may also contain one (1) office, with bathroom, for use by professionals servicing the tenants of the building but this office shall not provide sleeping accommodations or be used for such purpose except on an occasional, as-needed basis. No out-patient services for persons other than residents of the building shall be provided from this location.
4. Five (5) parking spaces shall be provided in the location(s) identified on Attachment 3. Such parking locations may be changed after the review of the Planning Authority and a determination that the relocation of the parking locations is necessary and will continue to adequately serve the uses identified in paragraph 3.
5. A building maintenance and property management contract, which shall include but not be limited to trash removal services and plowing, shall be provided to the Planning Authority and shall be updated annually.
6. The use of the property by virtue of this contract rezoning shall be limited to that of a multi-family apartment building and no other uses permitted in the B-3 zone shall be allowed. The rezoning shall run with the property so long as it is owned and operated by Ninety High LP or by a not-for profit corporation in accordance with the limitations set forth in paragraph 3 above.

The above stated restrictions, provisions and conditions are an essential part of the rezoning and shall inure to the benefit of and be enforceable by the **CITY**, by and through its duly authorized representatives.

If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such determination shall not affect the validity of the remaining portions hereof.

Except as expressly modified herein, the use and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.

In the event that **OWNER** or any successor fails to continue to utilize the property in accordance with this Agreement, or in the event of a breach of any condition(s) set forth in this Agreement, the Planning Board shall have the authority, after hearing, to resolve the issue resulting

in the breach or the failure to operate. The resolution may include a recommendation to the City Council that the site be rezoned to R-6, as applicable, or any successor zone and that this Agreement be terminated.

WITNESS:

CITY OF PORTLAND

Sonia T. Bean

Joseph E. Gray  
By: Joseph E. Gray  
Its City Manager

WITNESS:

NINETY HIGH LP

Evan Melindor

Joseph C. Brannigan  
By: Joseph C. Brannigan, Executive Director of  
Shalom House, Inc., General Partner

STATE OF MAINE  
CUMBERLAND, ss.

December 12, 2001

Personally appeared the above-named Joseph E. Gray, in his capacity as City Manager, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the City of Portland.

Before me,

Sonia T. Bean

Notary Public/Attorney at Law

**SONIA T. BEAN**  
**NOTARY PUBLIC, MAINE**  
MY COMMISSION EXPIRES JANUARY 18, 2005

STATE OF MAINE  
CUMBERLAND, ss.

Dec 17, 2001

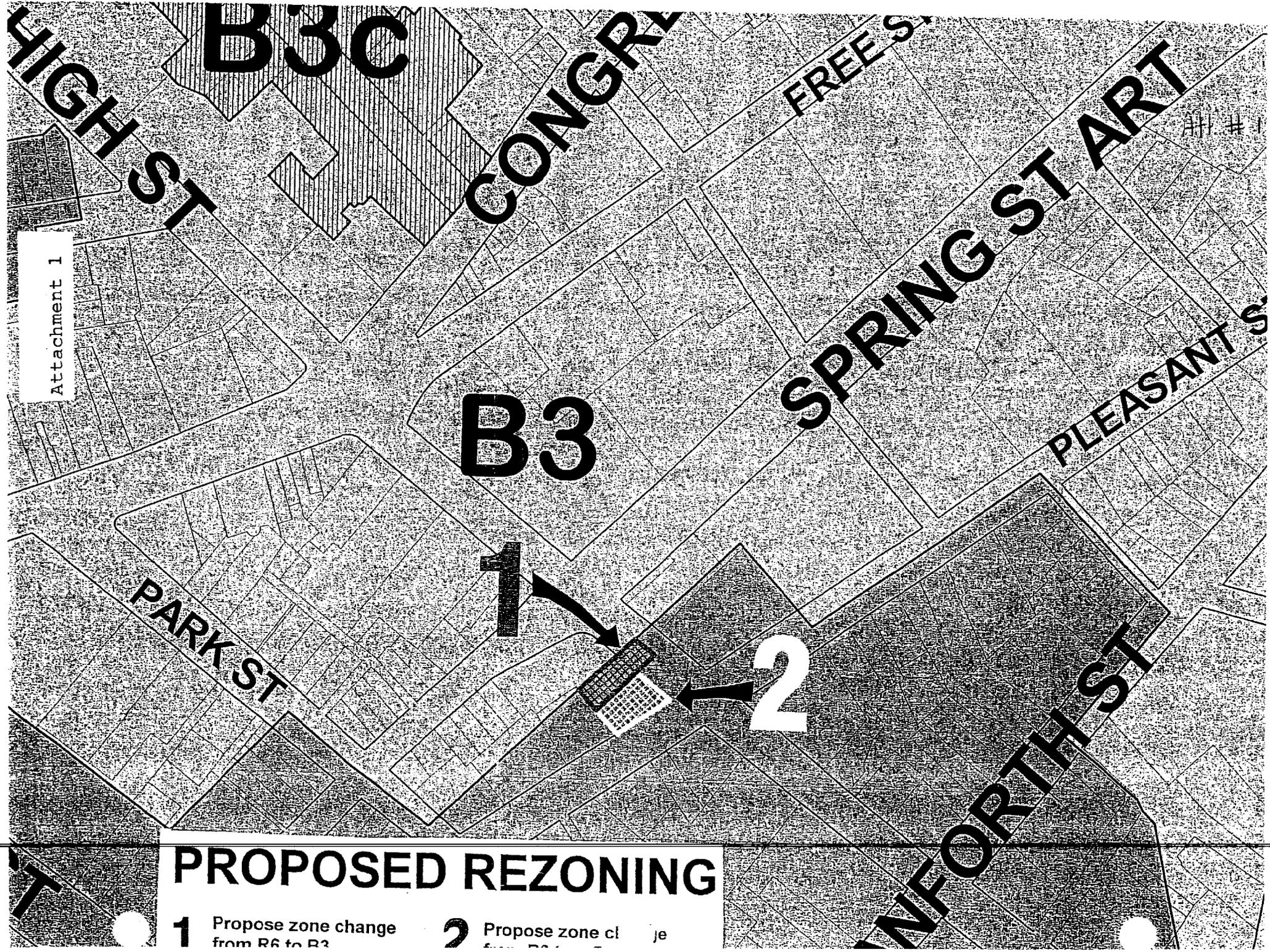
Personally appeared the above-named Joseph C. Brannigan, Executive Director of Shalom House, Inc. General Partner of Ninety High LP as aforesaid, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of X of said corporation and partnership.

Before me,

Patricia L. O'Keefe

Notary Public/Attorney at Law

**PATRICIA L. O'KEEFE**  
**NOTARY PUBLIC, MAINE**  
MY COMMISSION EXPIRES OCTOBER 14, 2005



Attachment 1

# PROPOSED REZONING

- 1** Propose zone change from R6 to B3
- 2** Propose zone change from B3 to B3C

