



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

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

|                        |                              |
|------------------------|------------------------------|
| <b>PERMIT ISSUED</b>   |                              |
| Permit No: JAN 07-1374 | Date Applied For: 12/13/2002 |
| CBL: 044 H004001       |                              |

|  |  |  |                               |
|--|--|--|-------------------------------|
| <b>Location of Construction:</b><br>34 Gray St | <b>Owner Name:</b><br>City Of Portland | <b>Owner Address:</b><br>389 Congress St                 | <b>Phone:</b><br>207-874-8704 |
| <b>Business Name:</b><br>n/a                   | <b>Contractor Name:</b><br>CCB, Inc.   | <b>Contractor Address:</b><br>65 Bradley Drive Westbrook | <b>Phone:</b>                 |
| <b>Lessee/Buyer's Name:</b><br>n/a             | <b>Phone:</b><br>n/a                   | <b>Permit Type:</b><br>Additions - Multi Family          |                               |

|   |   |
|---|---|
| <b>Proposed Use:</b><br>Change of Use / School to Affordable Housing - 12 units | <b>Proposed Project Description:</b><br>Change of use from School to 12 Housing Units |
|---|---|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/19/2002  
**Note:** 34 Gray St - 12 Housing units      **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a twelve (12) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for any new signage.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 01/08/2003  
**Note:**      **Ok to Issue:**

- 1) Statment of Special Inspections must be filed prior to construction of elements that require these inspections.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. McDougall      **Approval Date:** 12/23/2002  
**Note:**      **Ok to Issue:**

- 1) oil lines are required to be sleeved ( HV2.2 )
- 2) Handrails are required on both sides of new stairs
- 3) the sprinkler system shall be tested in accordance with NFPA 13 standards and the results submitted to the Portland Fire Department
- 4) the fire alarm system shall be tested in accordance with NFPA 72 standards and the results submitted to the Portland Fire Department
- 5) the sprinkler system shall be installed in accordance with NFPA 13 standards
- 6) the fire alarm system shall be installed in accordance with NFPA 72 standards

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

## BUILDING DEPARTMENT PERMIT

Permit Number: 021374

Please Read  
Application And  
Notes, if Any,  
Attached

This is to certify that City Of Portland /CCB, Inc.  
has permission to Change of use from School to Housing Units  
AT 34 Gray St 044 H004001

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 laid or closed-in. **48 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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 1/8/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

02 1394

SITE 2002 0115

# 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.

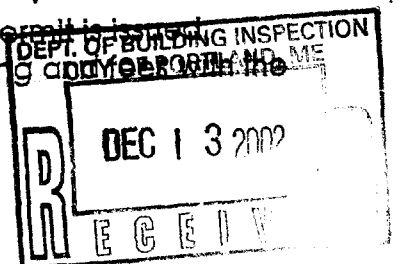
|   |  |  |
|---|--|--|
| Location/Address of Construction: 42 GRAY STREET  |  |  |
| Total Square Footage of Proposed Structure<br>19,000  | Square Footage of Lot<br>28,019  |  |
| Tax Assessor's Chart, Block & Lot<br>Chart# 44 Block# H Lot# 4  | Owner:<br>CITY OF PORTLAND   | Telephone:                                   |
| Lessee/Buyer's Name (if Applicable)<br>ST. DOMINICS HOUSING L.P.  | Applicant name, address & telephone: CCB, INC.<br>65 BRADLEY DR, WESTBROOK ME<br>TEL #207/464-2626 | Cost Of Work: \$ 1,224,920<br>Fee: \$ 8,598. |
| Current use: <u>Vacant</u> <span style="float: right;">owne 2010 75.00</span>   |  |  |
| If the location is currently vacant, what was prior use: <u>SCHOOL / CHANGE OF USE</u>  |  |  |
| Approximately how long has it been vacant: <u>3 YEARS</u>   |  |  |
| Proposed use: <u>AFFORDABLE HOUSING - 12 UNITS</u>  |  |  |
| Project description: <u>RENOVATION OF EXISTING SCHOOL INTO 12 HOUSING UNITS</u>   |  |  |
| Contractor's name, address & telephone: CCB, INC - 65 BRADLEY DR., WESTBROOK, ME<br>207/464-2626  |  |  |
| Who should we contact when the permit is ready: <u>MARC BELANGER, PROJECT MANAGER</u>   |  |  |
| Mailing address: CCB, INC. (SAME ADDRESS AS ABOVE) <span style="float: right;">xx call</span>   |  |  |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207/464-2626 EXT. 241 <span style="float: right;">Call</span> |  |  |

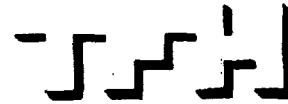
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>[Signature]</u> | Date: <u>12/12/02</u> |
|--|-----------------------|

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and approval from the Planning Department on the 4th floor of City Hall





TFH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101 TELEPHONE 207-775-8141 ARCHITECTURE AND PLANNING

**FAX TRANSMITTAL**

|        |                                |                   |
|--------|--------------------------------|-------------------|
| TO:    | Mike Nugent                    | FAX: 207-874-8716 |
| FROM:  | Chris Briley<br>TFH Architects | FAX: 207-773-0194 |
| DATE:  | January 6, 2003                |                   |
| TIME:  | 3:01 PM                        |                   |
| PAGES: | 2, including this page         |                   |

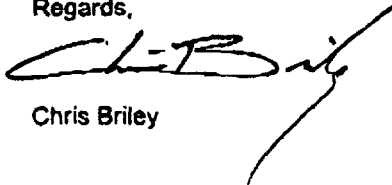
**RE: St. Dominic's Family Housing – Response to comments**

See below for the response to your comments made January 2, 2003.
















1. The vertical shaft located in rooms 110, 210, and 308 will be upgraded to a 2hr assembly. The partition tags will be changed to read "2G". See attached for revised partition type schedule.
2. The fire rating of detail 1 on sheet A1-12 is equivalent to 1 hour. It is a detail that pertains to wood columns with dimensions greater than 8". As discussed in our previous correspondence, this would be deemed acceptable as a 1 hour-rated column, and all columns with a cross section dimension less than 8" would need protection by other means.
3. Your assumption is correct, fire dampers for bathroom vents are omitted pursuant to Section 714.1.5.2.1
4. Details for the floor/ceiling assembly are located on sheet A1-7, and A1-8. They also reference UL numbers for assembly installation.
5. The type of fire suppression system to be used is an NFPA -13R dry system. See 15300 in specification manual. There will also be extinguishers (manual) installed where located on the drawings.
6. The typical wall assembly between units consists of an existing plaster and lath wall with metal furring channels and 5/8" GWB on one side. We estimate this assembly to have an STC of 54. In other instances, the units are separated by metal stud wall with 5/8" GWB on each side and sound attenuating batt insulation in the stud cavities. This assembly would have an STC rating equivalent to 48-52.
7. The ladder is to allow safe access to the elevator pit for maintenance.
8. The clothes dryer exhausts do not penetrate a fire separation assembly. They are constructed of galvanized steel.

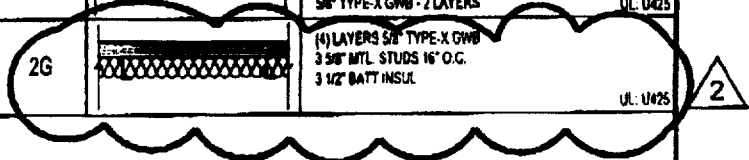
If you have any additional questions or comments, please forward them to me at your earliest convenience. Thanks.

Regards,



Chris Briley

|  |  | 2 HOUR RATED PARTITIONS |  |
|--|--|-------------------------|--|
|    | 5/8" TYPE-X GWB<br>3 5/8" MTL STUDS 16" O.C.<br>3 1/2" BATT INSUL<br>5/8" TYPE-X GWB<br>UL: U425           | 2A                      | <br>5/8" GWB - TYPE 'X', 2 LAYERS<br>6" MTL STUDS 24" O.C.<br>6" SOUND ATTENUATING INSUL<br>5/8" GWB - TYPE 'X', 2 LAYERS<br>UL: U425 |
|    | 5/8" TYPE-X GWB<br>6" MTL STUDS 16" O.C.<br>6" BATT INSUL<br>5/8" TYPE-X GWB<br>UL: U425                   | 2B                      | <br>1" TYPE-X GWB<br>C-7 1 1/2" x 2 1/2" STUDS 24" OC<br>2 1/2" BATT INSULATION<br>5/8" TYPE-X GWB<br>5/8" TYPE-X GWB<br>UL: U428     |
|    | 5/8" TYPE-X GWB<br>6" MTL STUDS 16" O.C.<br>6" BATT INSUL<br>5/8" TYPE-X GWB<br>UL: U425                   | 2C                      | <br>5/8" TYPE-X GWB - 2 LAYERS<br>11 1/2" MTL STUDS 16" O.C.<br>6" TYPE-X GWB - 2 LAYERS<br>UL: U425                                  |
|   | 5/8" TYPE-X GWB<br>5/8" TYPE-X GWB<br>3 5/8" MTL STUDS 16" O.C.<br>3 1/2" BATT INSUL<br>UL: U425           | 2D                      | <br>5/8" TYPE-X GWB - 2 LAYERS<br>6" MTL STUDS 16" O.C.<br>5/8" TYPE-X GWB - 2 LAYERS<br>UL: U425                                    |
|  | 3 5/8" MTL STUD<br>3 1/2" BATT INSUL<br>MTL LATH AND PLASTER ONE SIDE ONLY<br>UL: U425                     | 2E                      | <br>5/8" TYPE-X GWB - 2 LAYERS<br>2 1/2" MTL STUDS 16" O.C.<br>5/8" TYPE-X GWB - 2 LAYERS<br>UL: U425                               |
|  | 5/8" TYPE-X GWB<br>3 5/8" MTL STUDS 16" O.C.<br>5/8" TYPE-X GWB<br>UL: U425                                | 2F                      | <br>5/8" TYPE-X GWB - 2 LAYERS<br>6" MTL STUDS 16" O.C.<br>6" BATT INSUL<br>5/8" TYPE-X GWB - 2 LAYERS<br>UL: U425                  |
|  | 5/8" TYPE-X GWB<br>6" MTL STUDS 16" O.C.<br>5/8" TYPE-X GWB<br>UL: U425                                    | 2G                      | <br>(4) LAYERS 5/8" TYPE-X GWB<br>3 5/8" MTL STUDS 16" O.C.<br>3 1/2" BATT INSUL<br>UL: U425  |
|  | 5/8" FIRE RATED GWB<br>1 5/8" STUDS 16" OC<br>ADJUSTABLE WALL FRAMING BRACKET<br>EXISTING WALL<br>UL: U425 |                         |  |



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)

R-2 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>+ 10%</u>   |
| % Increase for automatic sprinklers (506.3) | <u>+ 1%</u>  |
| Total percentage factor                     | <u>= 91%</u>   |
| Conversion factor                           | <u>NOT NECESSARY</u><br>(Total percentage factor/100%) |

|   |                     |      |       |      |
|---|---------------------|------|-------|------|
| Open perimeter (506.2)  | North               | East | South | West |
| Open perim. _____ ft.   | Perimeter _____ ft. |      |       |      |
| % Open perimeter = $\frac{\text{Open perim.}}{\text{Perimeter}} \times 100\%$ |                     |      |       |      |
| % Tab. area increase = $2 \times (\% \text{ Open perim.} - 25\%)$<br>(506.2)  |                     |      |       |      |

#### 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>4500 SQ FT.</u> ft. <sup>2</sup>       | Actual building height <u>53</u> feet <u>4</u> stories    |
| Adjusted floor area* <u>23,500 ALLOWED</u> ft. <sup>2</sup> | Allowable building height <u>60</u> feet <u>4</u> stories |

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

Permitted types of construction 1, 2, 3 Type of construction assumed for review (602.3) 3A

**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)



## STEEL (Chapter 22)

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

\_\_\_\_\_ Shop drawing preparation specified  
(2203.4)

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

\_\_\_\_\_ Formed steel design/construction  
standard specified (2206.1)

\_\_\_\_\_ Formed steel member identification  
(2206.6)

## WOOD (Chapter 23)

\_\_\_\_\_ Installation inspections (2301.2)

\_\_\_\_\_ Design/construction standard specified  
(2303.1)

\_\_\_\_\_ Grade mark specified (2303.1.1)

### HEAVY TIMBER CONSTRUCTION

\_\_\_\_\_ Minimum dimensions (605.1, 2304.0)

\_\_\_\_\_ Design/construction standard specified  
(2304.1)

### WOOD FRAME CONSTRUCTION

\_\_\_\_\_ Fastening and construction details  
(2305.0, Table 2305.2)

\_\_\_\_\_ Wind bracing design required (2305.7)

\_\_\_\_\_ Seismic bracing (2305.8)

\_\_\_\_\_ Foundation anchorage (2305.17)

\_\_\_\_\_ Wood structural panels (2307.0)

\_\_\_\_\_ Particleboard (2308.0)

\_\_\_\_\_ Fiberboard (2309.0)

\_\_\_\_\_ Fireretardant-treated wood (2310.0)

\_\_\_\_\_ Decay and termite protection (2311.0)

\_\_\_\_\_ Joist hangers (2312.0)

\_\_\_\_\_ Prefabricated components (2313.1, 2313.3.1)

\_\_\_\_\_ 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)

\_\_\_\_\_ Identification (2601.4)

\_\_\_\_\_ Interior trim (2603.7)

\_\_\_\_\_ Alternative approval (2603.8)

### FOAM PLASTIC (2603.0)

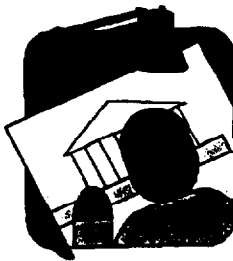
\_\_\_\_\_ Labeling (2603.2)

\_\_\_\_\_ Surface-burning characteristics (2603.3)

\_\_\_\_\_ Thermal barrier (2603.4)

\_\_\_\_\_ Exterior walls (2603.5, 2603.6)





# 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: Scott Teas

DATE: 12-11-02

Job Name: St. Dominic's Family Housing

Address of Construction: 42. Gray St. Portland, ME 04101

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

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

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

Type of Construction 3A Bldg. Height 52'-0" Bldg. Sq. Footage 19,000

Seismic Zone 2A Group Class 1

Roof Snow Load Per Sq. Ft. 60 psl Dead Load Per Sq. Ft. 30 psl

Basic Wind Speed (mph) 85 Effective Velocity Pressure Per Sq. Ft. 20

Floor Live Load Per Sq. Ft. Roof 42 + Drift Living Area 40, corridors 80, stairs 100  
Storage 125, Kitchen 150

Structure has full sprinkler system? Yes  No  Alarm System? Yes  No

Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

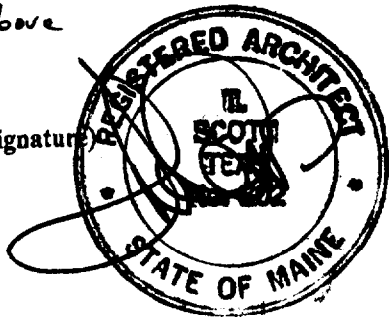
Is structure being considered unlimited area building: Yes  No

If mixed use, what subsection of 313 is being considered NA

List Occupant loading for each room or space, designed into this Project. See Above

(Designers Stamp & Signature)

PSH 6/07/2K





# 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: TFH Architects

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: 12-11-02

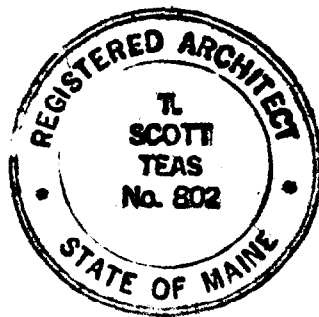
These plans and/or specifications covering construction work on:

St. Dominic's Family Housing

Renovations to St. Dominic's Girls' School

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.

(SEAL)



Signature [Handwritten Signature]

Title Principal Architect

Firm TFH Architects

Address 100 Commercial St  
Portland, ME 04101



**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:** TFH Architects

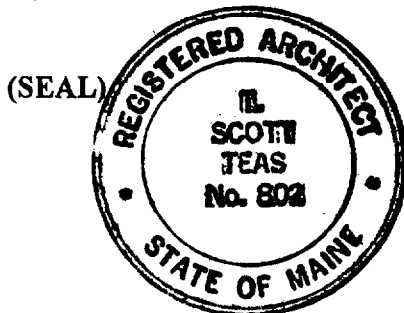
**RE:** Certificate of Design

**DATE:** 12-11-02

These plans and/or specifications covering construction work on:

St. Dominics Family Housing

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature [Handwritten Signature]

Title Principal

Firm TFH Architects

Address 100 Commercial St.  
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.



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



Reviewed  
for Barrier  
Free

# 12899

Sprinkled  
Sprinkler Supervised

**ST. DOMINIC'S FAMILY HOUSING**

Located at: 42 GRAY STREET

**PORTLAND**

Occupancy/Use: APARTMENTS

**Permission is hereby given to:**

ST. DOMINIC'S FAMILY HOUSING  
C/O LARRY DAVIS AT PORTLAND WEST  
42 GRAY STREET  
PORTLAND, ME 04101

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 made without prior approval in writing. This permit is issued under the provisions of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

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 -01 th of June 2003*

Dated the -01 th day of December A.D. 2002

Commissioner

**Copy-3 Code Enforcement Officer**

Comments:

Code Enforcement Officer  
PORTLAND, ME

facsimile transmittal

**To:** Chris Briley **From:** Mike Nugent  
**Fax:** 773-0194 **Date:** January 2, 2003  
**Phone:** 775-6141 **Pages:** 1  
**Re:** St. Dom's 044 H004

Urgent  For Review  Please Comment  Please Reply  Please Recycle

A statement on special inspections pursuant to Section 1705 of the Building Code is required for certain elements of this project. This statement must be filed for review prior to approval.

I have completed the initial review and have the following questions/comments:

- 1) The vertical shaft is required to have a 2-hour fire separation assembly (710.3 BOCA).
- 2) What is the Fire rating of column detail 1 on page A-1-12?
- 3) I assume fire dampers for the bathroom vents fire partition penetrations are omitted pursuant to Section 714.1.5.2.1.
- 4) Are there details or specs that accompany the fire assembly penetration language on the Floor/Ceiling assembly pages?
- 5) What type of fire suppressions system is to be used?
- 6) What are the sound transmission ratings of all tenant separation assemblies?
- 7) What is the access ladder for on page A-4-2
- 8) Does the Clothes dryer exhaust penetrate the fire separation assembly? Also, materials, cleanouts etc?

**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)

**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)**

EXISTING MASONRY Exterior walls

Interior elements

Roof

**CONSTRUCTION DOCUMENTS (703.0)**

Fire tests (704.0)

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

Fire separation distance

|                 |                 |                 |                 |
|-----------------|-----------------|-----------------|-----------------|
| North           | East            | South           | West            |
| <u>EXISTING</u> | <u>EXISTING</u> | <u>EXISTING</u> | <u>EXISTING</u> |

Loadbearing

Nonloadbearing

15% GLAZING - OK IF Exterior opening protectives (705.3, 706.0)

None Parapet walls (705.6)

**FIRE SEPARATION ASSEMBLIES**

2HR Exit enclosures (709.0, 710.0, 1014.11)

None Other shafts (709.0, 710.0) MEET CHASE

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

Other separation assemblies (302.1.1, Table 602)

**FIRE PARTITIONS**

1HR SHOWN Exit access corridors (711.0, 1011.4)

1HR? Tenant separations (711.0)

SEE NOTES Dwelling unit separations (711.0)

N/A Guestroom separations (711.0)

**OTHER FIRERESISTANT CONSTRUCTION**

N/A Fire and party walls (707.0 and Table 707.1)

N/A Smoke barriers (712.0)

N/A Nonloadbearing partitions (Table 602)

SEE Interior loadbearing walls, columns, girders, trusses (716.0)

Supporting construction (716.0)

1HR Floor construction (713.0, 1006.3.1) (3HR BASE/15F)

None Roof construction (713.0, 715.0)

1HR Penetrations (714.0)

N/REQ Opening protectives (717.0, 719.0, 720.0)

Fire dampers (718.0)

Fireblocking/draftstopping (721.0)

Thermal and sound-insulating materials (723.0)

CLEANOUTS - DRYER VENTS?

DETAIL A-1-12 - FIRE RATING?

BATHROOM DUCT HR DETAILS

STATEMENT OF SP. INSP. WALL HEATER'S ON STEEL RES. RATINGS



# ROOFS AND ROOF STRUCTURES (Chapter 15)

SLATE  
\_\_\_\_\_  
\_\_\_\_\_

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       |
|---------------------|-------------------|
| <u>LIVING AREAS</u> | <u>40 lbs/sf.</u> |
| <u>SLEEPING</u>     | <u>40</u>         |
| <u>STAIRS</u>       | <u>100</u>        |
| <u>CORRIDORS</u>    | <u>80</u>         |
| <u>STORAGE</u>      | <u>125</u>        |
| <u>KITCHEN</u>      | <u>150</u>        |

Live load reduction (1603.2, 1606.7)

40 psf Roof live loads (1603.3, 1607.0)

Roof snow loads (1603.4, 1608.0)

DESIGN BASED ON 60 lbs - SURF  
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)

85 Basic wind speed (1609.3)

Wind exposure category (1609.4)

Wind importance factor,  $I$  (Table 1609.5)

20 Wind design pressure,  $P$  (1609.7)

Earthquake loads (1603.6, 1610.0)

0.10

Peak velocity-related acceleration,  $A_v$  (1610.1.3)

0.10

Peak acceleration,  $A_a$  (1610.1.3)

"I"

Seismic hazard exposure group (1610.1.5)

"C"

Seismic performance category (1610.1.7)

S4

Soil-profile type (Table 1610.3.1)

SEE PENULTIMATE NOTES (S1)

Basic structural system and seismic-resisting system (Table 1610.3.3)

7

Response modification factor,  $R$ , and deflection amplification factor,  $C_d$  (Table 1610.3.3)

ELFP

Analysis procedure (1610.4, 1610.5)

Other loads

NONE

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)

Applicant: IRISH Heritage Center Date: 6/3/02

Address: ~~111~~ Gray C-B-L:

CHECK-LIST AGAINST ZONING ORDINANCE

Date: Existing  
Zone Location - R-6 - Historic overlay for exist. Bldg

Interior or corner lot -  
Proposed Use/Work - St. Damians <sup>ch of US</sup> - Irish Heritage Center  
Sewage Disposal - NO COMMERCIAL OFFICE SPACE

Lot Street Frontage -  
Front Yard -  
Rear Yard -  
Side Yard -  
Projections -  
Width of Lot - 1  
Height - No changes  
Lot Area -

Lot Coverage/ Impervious Surface - existing  
Area per Family - N/A  
Off-street Parking - PARKS ESTABLISHED BY CONDITION OF USE  
Loading Bays - for A Community Center by PLANNING

Site Plan - Yes - Jonathan Spence  
# 2002 ~~0115~~ ~~0118~~ 0114

Shoreland Zoning/ Stream Protection - N/A  
Flood Plains - Panel 13 - Zone C

**From:** Marge Schmuckal  
**To:** Jonathan Spence  
**Date:** Tue, Sep 24, 2002 9:06 AM  
**Subject:** Italian Heritage Center - Gray Street

Jonathan,

I have reviewed the Italian Heritage Center under the Community Center. It is my understanding that the separate, private offices use is NOT a part of this approval. With that said, all other aspects of the zoning ordinance are being met.

Marge Schmuckal  
Zoning Administrator  
9/24/02

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Insp Copy**

2002-0114  
Application I. D. Number  
  
04/23/2002  
Application Date  
  
St. Dominic's Irish Heritage Center  
Project Name/Description

Irish Heritage Center  
Applicant  
P.O. Box 7588, Portland, ME 04112  
Applicant's Mailing Address

Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

34 - 34 Gray St, Portland, Maine  
Address of Proposed Site  
044 H004001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

17,914 sq. Ft. \_\_\_\_\_ 17,914 sq. Ft.  
Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ R6  
Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor)         | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                                  | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input checked="" type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$500.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 05/07/2002

**Insp Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance \_\_\_\_\_  
signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |



**Irish Heritage Center**

P O Box 7588  
Portland, ME 04112-7588  
207-780-0118

May 6, 2002

Ms. Sarah Hopkins, Planning Dept.  
City of Portland  
389 Congress Street  
Portland, ME 04101

Dear Sarah,

I am happy to submit the attached Site Plan Application for inclusion with our Planning Board Application for presentation on May 14, 2002. The required check in the amount of \$500.00 is included in the packet with nine required copies.

Thank you again for all your help with the Irish Heritage Center. We remain enthusiastic about the project as a whole, and grateful to you and the other city officials who share our dream of returning this historic building for shared community use.

Sincerely,

Linda Hogan  
Project Director

attached

# City of Portland Site Plan 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: 42 Grey Street, Portland, ME  |   |  |
| Total Square Footage of Proposed Structure<br>17,914 s.f. +/-   | Square Footage of Lot<br>15,044 s.f.  |  |
| Tax Assessor's Chart, Block & Lot<br>Chart# 44 Block# H Lot# 4  | Property owner, mailing address:<br>City of Portland<br>389 Congress Street<br>Portland, ME 04101                 | Telephone:   |
| Consultant/Agent, mailing address, phone & contact person<br>TFH Architects<br>100 Commercial Street<br>Portland, ME 04101<br>Chris Cavendish   | Applicant name, mailing address & telephone:<br>Irish Heritage Center<br>P.O. Box 7588<br>Portland, ME 04112-7588 | Project name:<br>Saint Dominic's<br>Irish Heritage<br>Center |
| Proposed Development (check all that applies) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use<br><input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot<br><input type="checkbox"/> Subdivision, amount of lots _____<br><input type="checkbox"/> Other: _____ |   |  |
| Major Development <input checked="" type="checkbox"/> \$500.00      Minor Development <input type="checkbox"/> \$400.00   |   |  |
| Who billing will be sent to: Saint Dominic's Irish Heritage Center<br>Mailing address: P.O. Box 7588<br>State and Zip: Portland, ME 04112-7588 Contact person: Linda Hogar Phone 799-4299<br>Project Coordinator  |   |  |

**Nine (9) separate packets must include the following:**

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

All plans must be folded neatly and in packet form

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .25 per page, you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

*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: May 7, 2002 |
|---|-------------------|

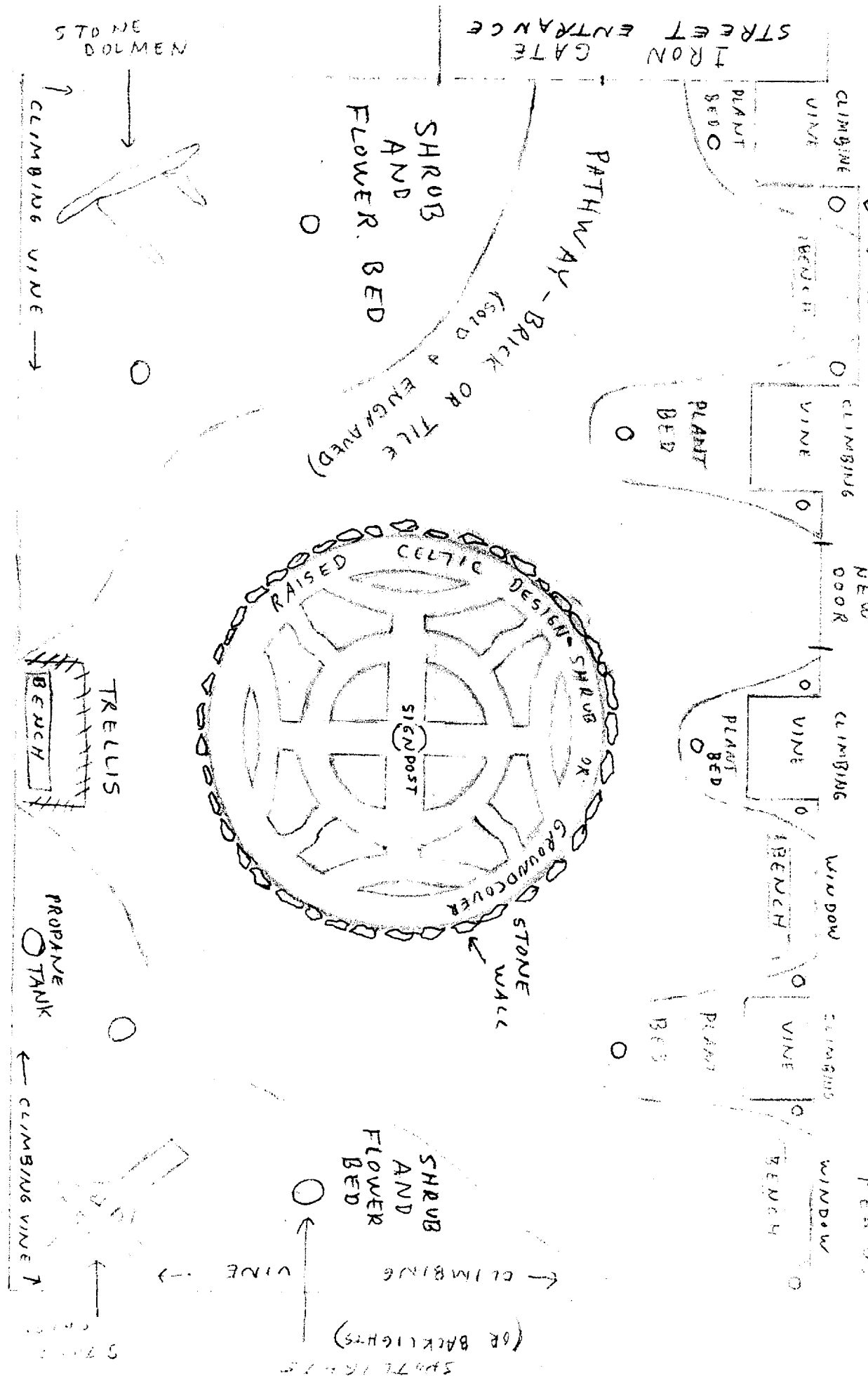
**This application is for site review ONLY, a building Permit application and associated fees will be required prior to construct**

GROUND D BENCH = STOVE LIGHTS

I H C

POSSIBLE PLANTS = IVY

HOSTA  
IRISH  
FERNUS



UTURE CHANGES TO COURTYARD

CENTER SIGNPOST = IRISH DIRECTIONAL SIGN WITH COUNTY NAMES

I H C