

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

This is to certify that IRISH HERITAGE CENTER Consignee Construction  
has permission to repair to bell tower floors resulting from fall collapse  
AT 3 GRAY ST

Permit Number: 071426

**PERMIT ISSUED**

DEC 21 2007

044 H000002

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is leased or occupied. **FOUR 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. Greg Case  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Sam Burke* 12/18/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

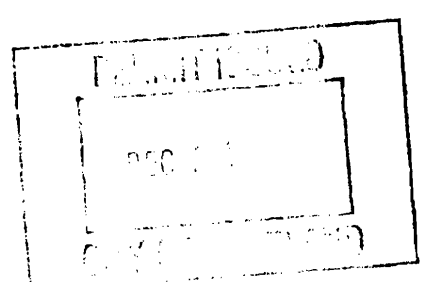
Permit No: 07-1426	Issue Date:	CBL: 044 H004002
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Location of Construction: 3 GRAY ST	Owner Name: IRISH HERITAGE CENTER	Owner Address: PO BOX 7588	Phone:
Business Name:	Contractor Name: Consigli Construction	Contractor Address: 50 Monument Square Suite 300 Portla	Phone: 2077484173
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: Commercial - Bell Tower	Proposed Use: Commercial - Bell Tower - repair to bell tower floors resulting from bell collapsing. Stabilization work was previously completed	Permit Fee: \$2,520.00	Cost of Work: \$250,000.00	CEO District: 2
<p><i>Use Being Determined with This Issuance</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>S</i> Type: <i>Structural Bell Tower only</i> <i>IBC 2003</i>	
Proposed Project Description: repair to bell tower floors resulting from bell collapsing.		Signature: <i>[Signature]</i>	Signature: <i>JMB 12/18/07</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 11/20/2007	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	<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> to D.A. 11/24/07 <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>11/27/07</i>
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*D. Andrews*

### CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

         **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

WA **Footing/Building Location Inspection:** Prior to pouring concrete

WA **Re-Bar Schedule Inspection:** Prior to pouring concrete

WA **Foundation Inspection:** Prior to placing ANY backfill

✓ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

✓ **Final Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

         **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

         **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

X *Quinn Parsonns*  
Signature of Applicant/Designee

12/21/07  
Date

[Signature]  
Signature of Inspections Official

12.21.07  
Date

CBL: 4414

Building Permit #: 07-1426

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

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

<b>Permit No:</b> 07-1426	<b>Date Applied For:</b> 11/20/2007	<b>CBL:</b> 044 H004002
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<b>Location of Construction:</b> 3 GRAY ST	<b>Owner Name:</b> IRISH HERITAGE CENTER	<b>Owner Address:</b> PO BOX 7588	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Consigli Construction	<b>Contractor Address:</b> 50 Monument Square Suite 300 Portla	<b>Phone</b> (207) 748-4173
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Bell Tower - repair to bell tower floors resulting from bell collapsing. Stabilization work was previously completed	<b>Proposed Project Description:</b> repair to bell tower floors resulting from bell collapsing.
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 11/27/2007  
**Note:**      **Ok to Issue:**

1) \* Approved with the understanding that the project requires no exterior alterations, including repairs/repointing of exterior masonry.

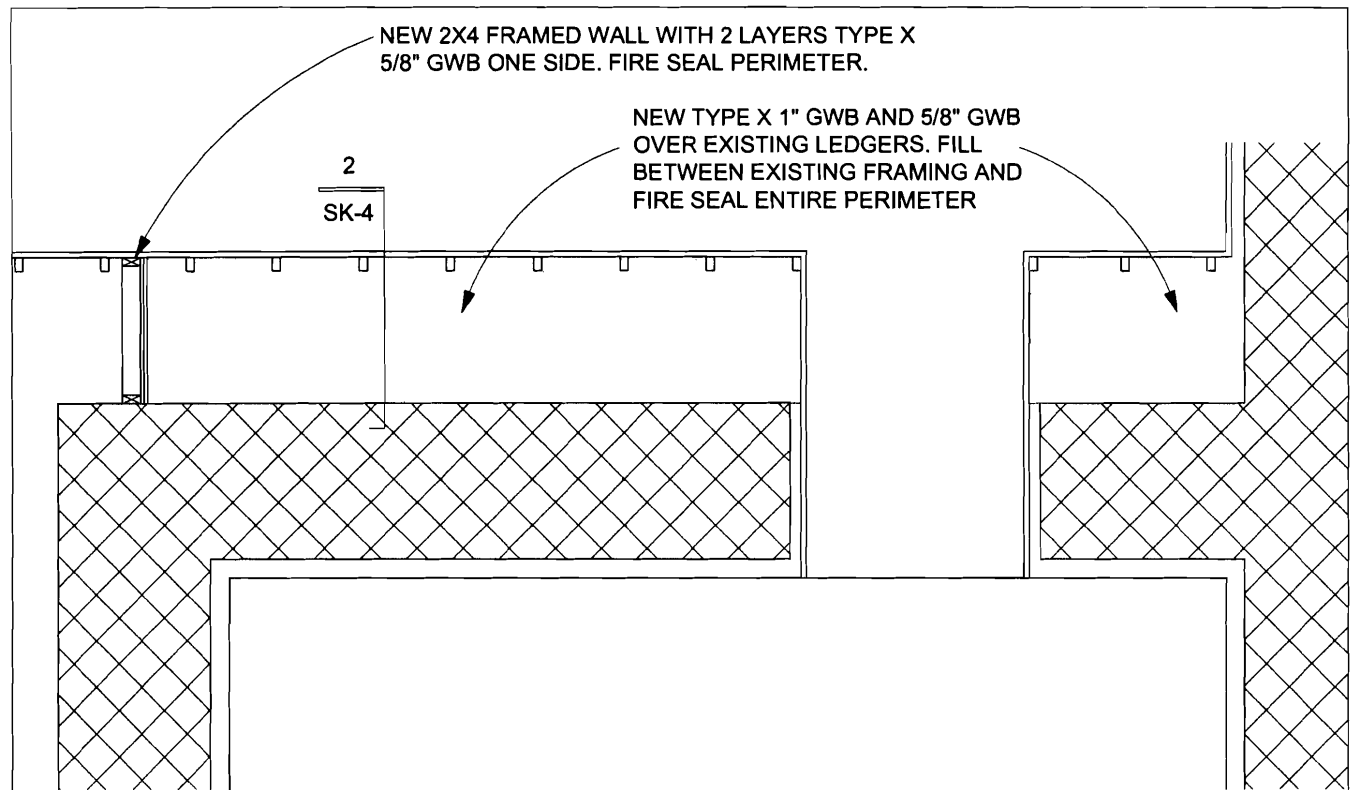
**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/26/2007  
**Note:**      **Ok to Issue:**

- 1) The use of this particular building is not being determined with the issuance of this permit to repair the bell tower.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

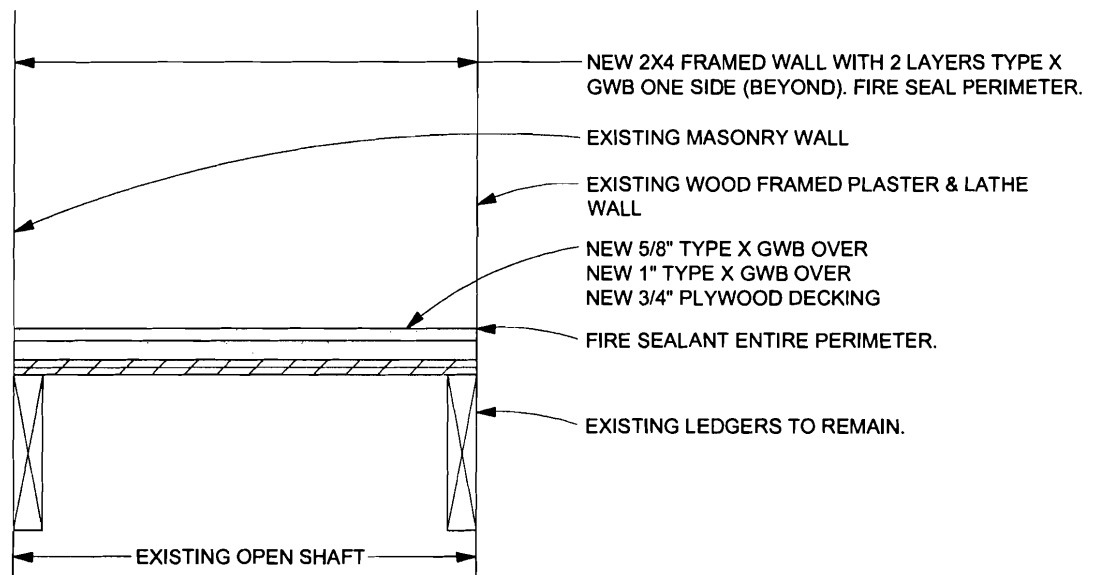
**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/18/2007  
**Note:**      **Ok to Issue:**

- 1) This approves the structural tower repair only, a separate application and approval is required for work associated with the business/assembly spaces.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Capt Greg Cass      **Approval Date:** 11/29/2007  
**Note:**      **Ok to Issue:**



**1 PLAN AT SHAFT BETWEEN TOWER & CHURCH**  
3/8" = 1'-0"



**2 SECTION DETAIL AT SHAFT**  
1 1/2" = 1'-0"


ttl- architects, LLC

92 EXCHANGE STREET  
PORTLAND, MAINE 04101  
TEL: 207.761.9662  
FAX: 207.761.9696

MAINE IRISH HERITAGE CENTER  
BELL TOWER RESTORATION

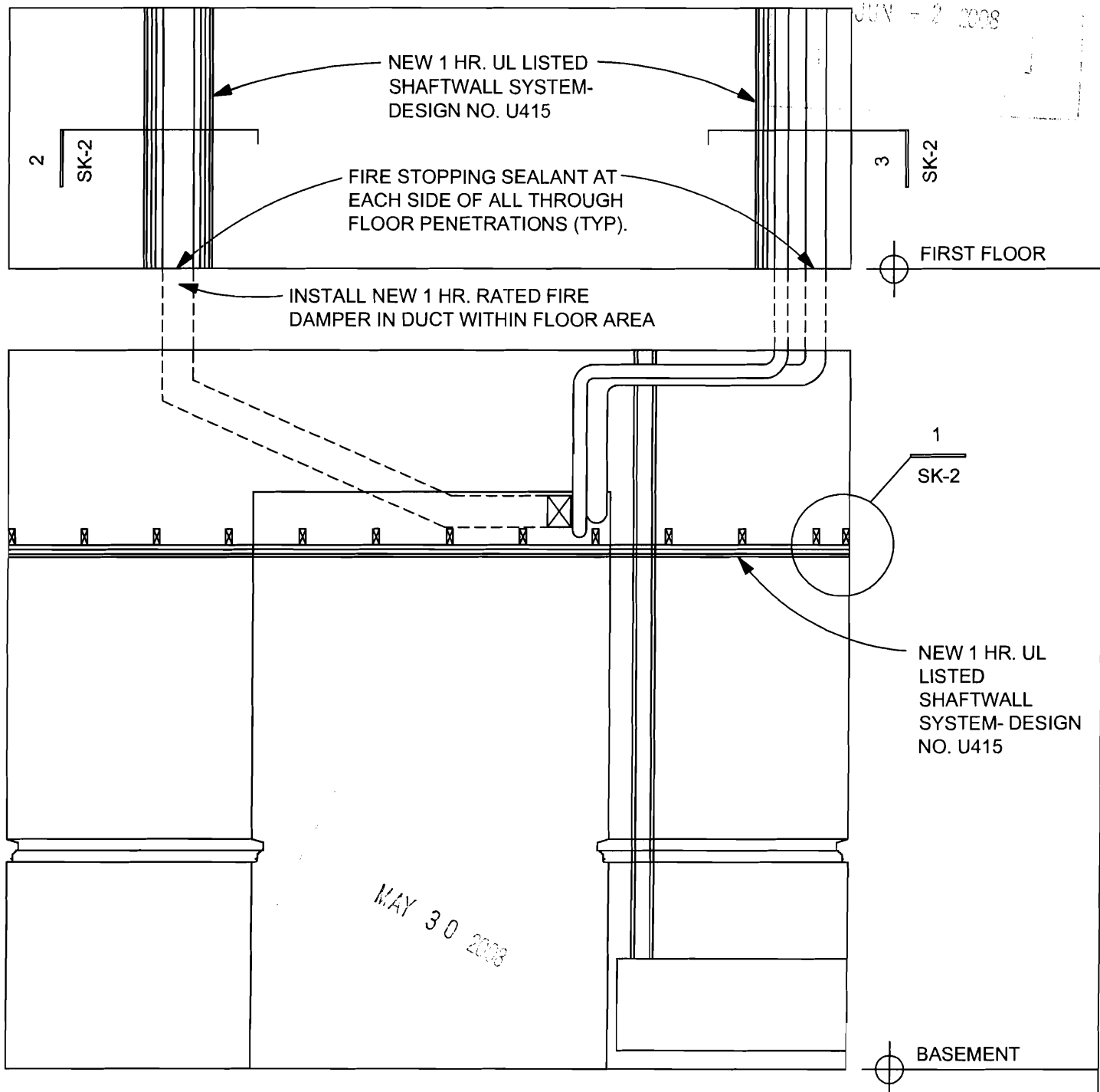
PORTLAND, MAINE

DATE: 2 June 08

REVISIONS:  2 June 08


PROJECT NO.: 0718

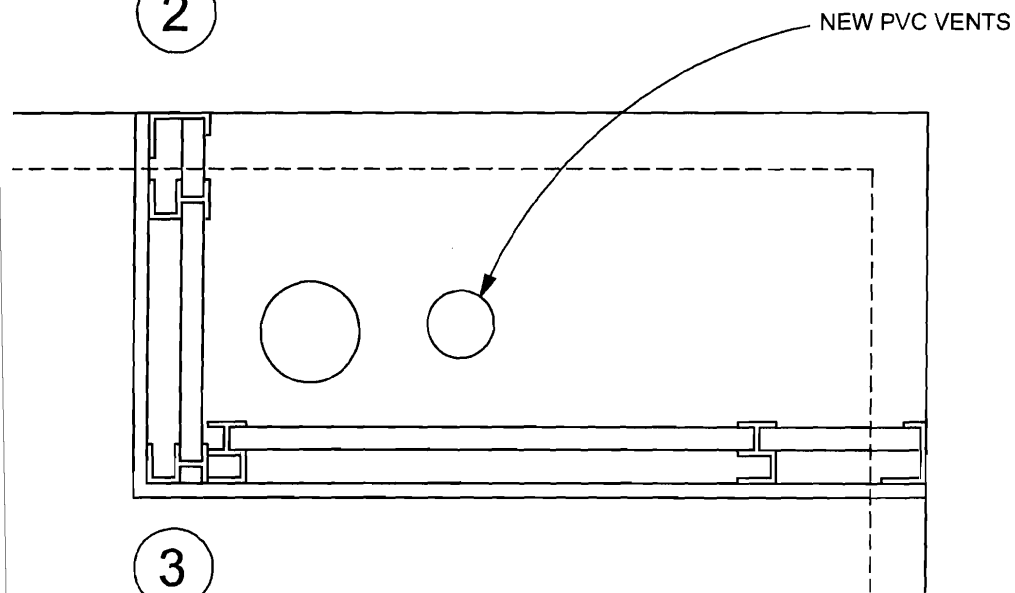
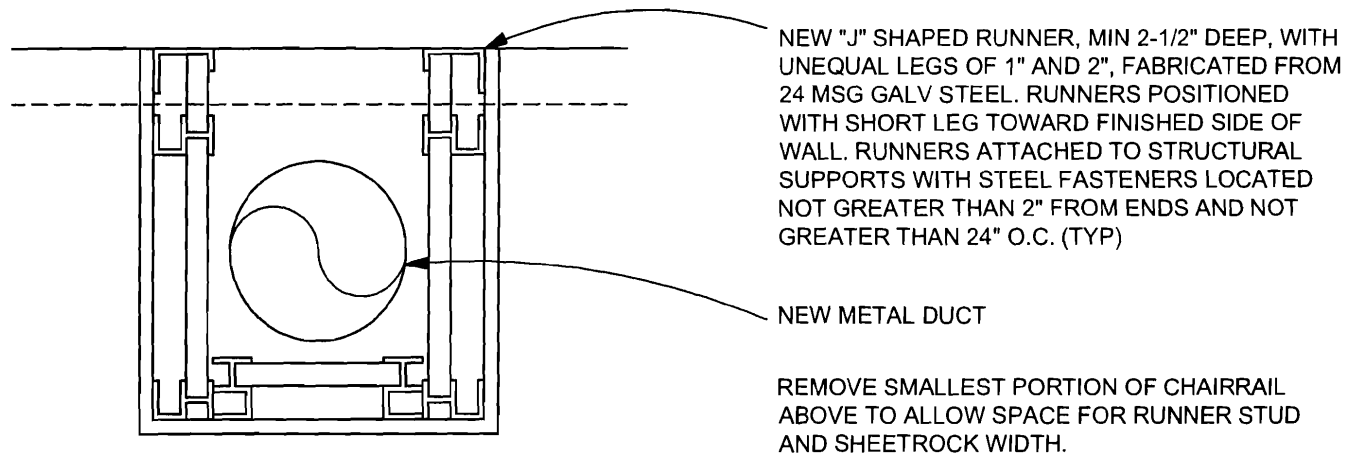
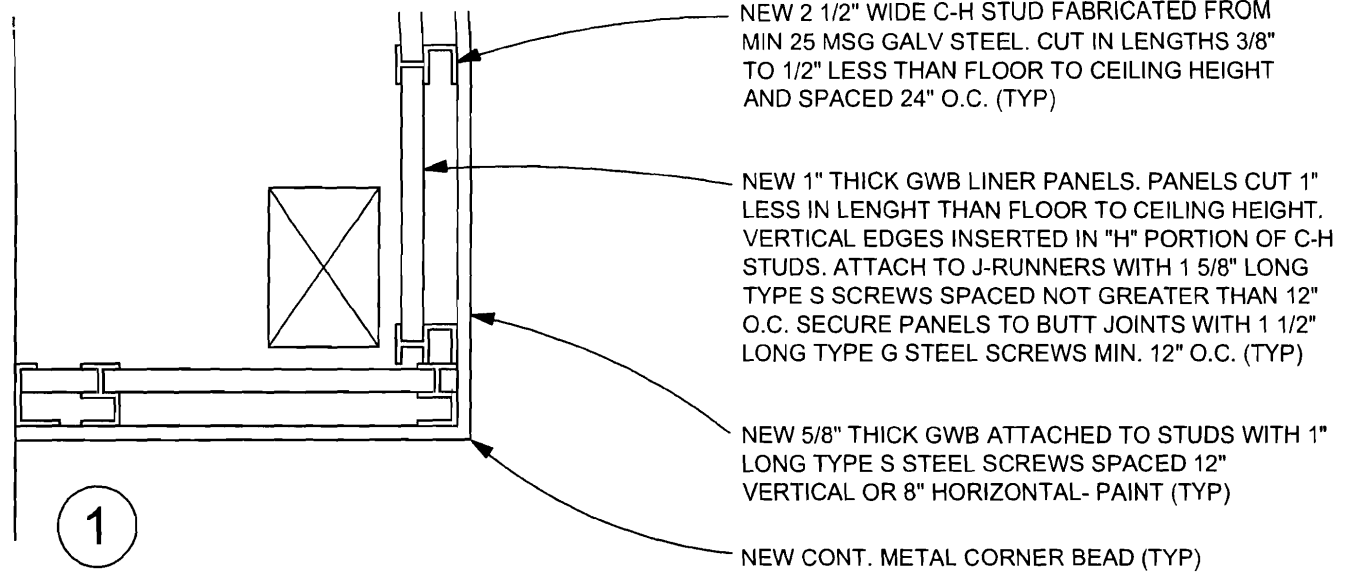
**SK-4**



# ELEVATION AT FIRE RATED SOFFIT FOR DUCT

3/8" = 1'-0"

<p>ttl- architects, LLC          92 EXCHANGE STREET          PORTLAND, MAINE 04101          TEL: 207.761.9662          FAX: 207.761.9696</p>	<p>MAINE IRISH HERITAGE CENTER          BELL TOWER RESTORATION            PORTLAND, MAINE</p>	<p>DATE: 21 May 08          REVISIONS:  21 May 08          PROJECT NO.: 0718</p>	<p><b>SK-1</b></p>
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## ONE HR. RATED SHAFTWALL DETAILS - UL NO. U415

1 1/2" = 1'-0"


tll- architects, LLC

92 EXCHANGE STREET  
PORTLAND, MAINE 04101  
TEL: 207.761.9662  
FAX: 207.761.9696

MAINE IRISH HERITAGE CENTER  
BELL TOWER RESTORATION

PORTLAND, MAINE

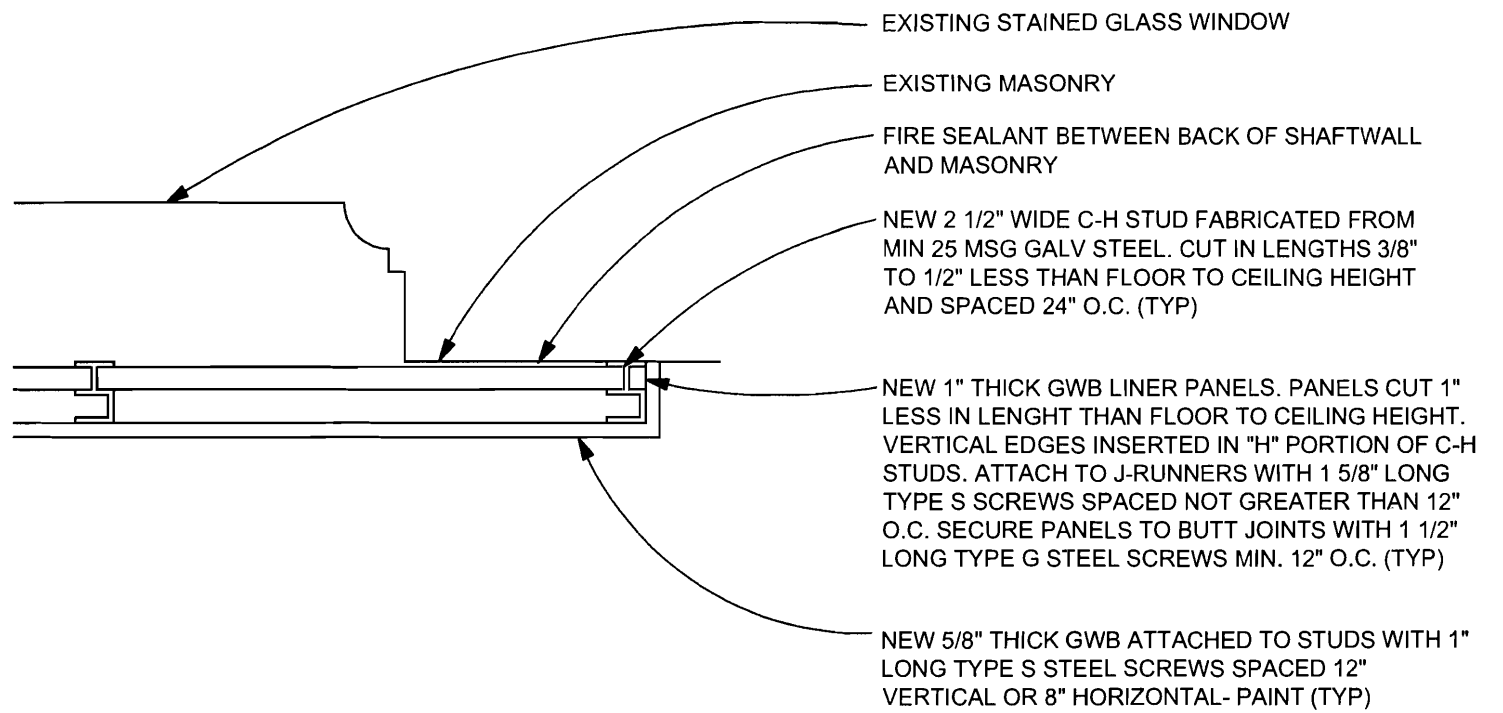
DATE: 21 May 08

REVISIONS:  21 May 08

PROJECT NO.: 0718

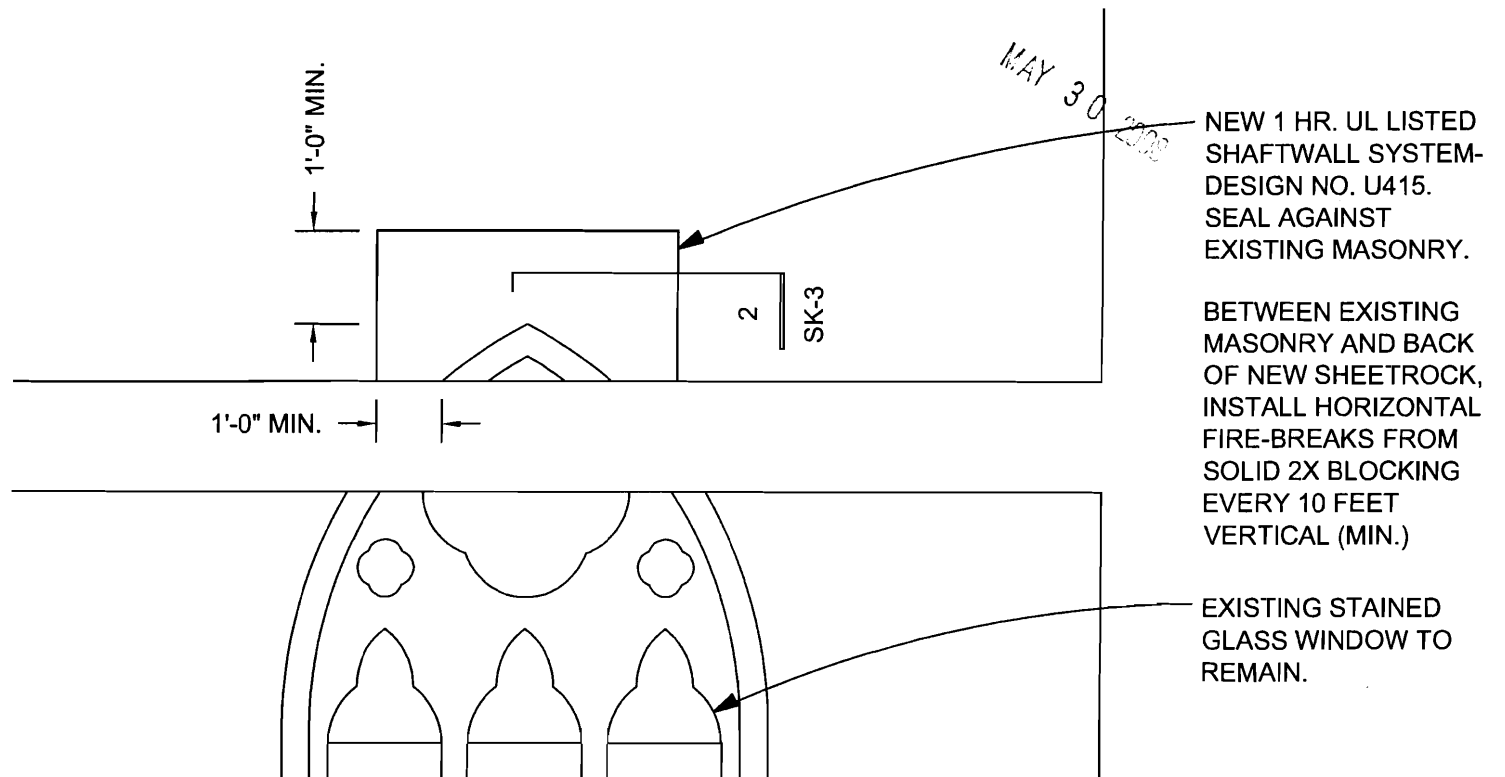
SK-2

MAY 30 2008



## PLAN DETAIL AT STAINED GLASS WINDOW PENETRATION

1 1/2" = 1'-0"



## ELEVATION AT STAINED GLASS WINDOW PENETRATION

3/8" = 1'-0"

ttl- architects, LLC

92 EXCHANGE STREET  
PORTLAND, MAINE 04101  
TEL: 207.761.9662  
FAX: 207.761.9696

MAINE IRISH HERITAGE CENTER  
BELL TOWER RESTORATION

PORTLAND, MAINE

DATE: 29 May 08

REVISIONS: 1 29 May 08

PROJECT NO.: 0718

SK-3



**Whitehouse, Jeremy**

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**From:** John Turk [johnturk@ttl-architects.com]  
**Sent:** Thursday, May 29, 2008 9:56 AM  
**To:** Whitehouse, Jeremy  
**Subject:** IHC Tower Fire Stopping

Jeremy,

Instead of wasting time drawing a detail at the void in the wall at the Bride's Room, please direct your crew to install two layers of sheetrock at the floor surface and fill perimeter voids with fire sealant.

The void between the masonry and the back of the plaster lathe needs to be filled with mortar. This treatment is to occur from the floor level all the way to the top of the arch.

John

John Turk, AIA  
ttl-architects, llc  
28 Danforth Street, Suite 213  
Portland, ME 04101  
t: 207.761.9662  
f: 207.761.9696  
[johnturk@ttl-architects.com](mailto:johnturk@ttl-architects.com)

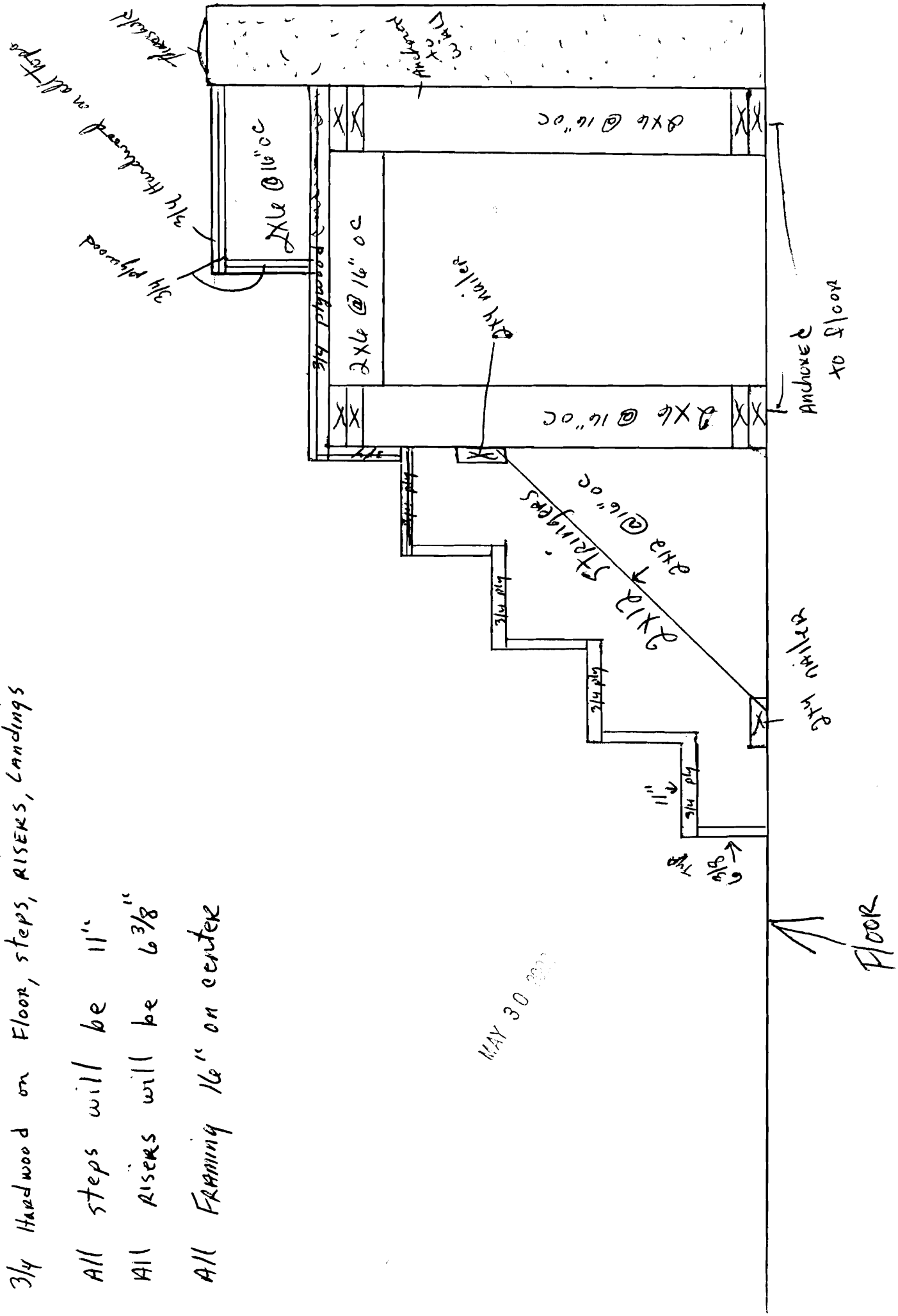
MAY 30 2008

3/4 plywood on steps, risers, Landings  
+  
3/4 Hardwood on Floor, steps, RISES, Landings

All steps will be 11"

All risers will be 6 3/8"

All Framing 16" on center





# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind can be applied for.

Location/Address of Construction: <u>34 GRAY STREET</u>		
Total Square Footage of Proposed Structure/Area <u>RENO/REPAIR TO (3) FLOORS @ 280</u> <sup>sq FT</sup> <sub>LIKH</sub>	Square Footage of Lot <u>28,020</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>044</u> Block# <u>(H)</u> Lot# <u>4</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>MAINE HISTORIC HERITAGE CENTER</u> Address <u>34 GRAY STREET</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>201 - 780 - 0118</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>N/A</u>	Cost Of Work: \$ <u>250,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>2,520</u> <sup>PER</sup> <sub>LANNIE ROBERTS</sub>
Current legal use (i.e. single family) <u>COMMERCIAL OFFICES - USE CLASS B</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>CONTINUED AS CURRENT USE</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>REPAIR TO BEEL TOWER FLOORS RESULTING FROM BEEL COLLAPSE. STABILIZATION WORK WAS PREVIOUSLY COMPLETED. THIS WORK IS INTENDED TO GET BACK IN PLACE INTERIOR FLOOR CONSTRUCTION</u>		
Contractor's name: <u>CONSIEL CONSTRUCTION COMPANY, INC.</u> Address: <u>84 MIDDLE STREET</u> City, State & Zip: <u>PORTLAND, ME 04101</u> Telephone: <u>207-773-3000</u> Who should we contact when the permit is ready: <u>MATTHEW TANGILO</u> Telephone: <u>207-741-2525</u> Mailing address: <u>34 MIDDLE STREET PORTLAND, ME</u>		

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

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: <u>[Signature]</u>	Date: <u>11/19/2007</u>	SUBMITTED DATE: <u>M. TANGILO</u>
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This is not a permit; you may not commence ANY work until the permit is issued

SENT VIA EMAIL: ELECTRONIC COPY VIA MAIL OF STRUCTURAL DRAWINGS

ATTACHED: (1) COPY BECKER STRUCTURAL ENGINEER'S PLAN S1.1 dated 10/24/07  
 (1) COPY LETTER FROM HISTORIC PRESERV. COMMISSION  
 (1) CHECK FOR BUBB PERMIT.



# Certificate of Design Application

From Designer:

BECKER STRUCTURAL ENGINEERS, INC.

Date:

11/19/2007 - SUBMITTED DATE - M. TANELO

Job Name:

IRISH HERITAGE CENTER BELL and THIRD LEVEL REPAIRMENT

Address of Construction:

34 GRAY STREET

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) USE GROUP B

Type of Construction STEEL FRAME ON MASONRY BEARING WALLS

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC N/A NONE LISTED IN TOWER

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) N/A

Supervisory alarm System? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) N/A

### Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use BELL TOWER FLOOR Loads Shown 40 PSF

### Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)

EXISTING Basic wind speed (1809.3)

↓ Building category and wind importance Factor,  $I_w$   
table 1604.5, 1609.5)

↓ Wind exposure category (1609.4)

↓ Internal pressure coefficient (ASCE 7)

↓ Component and cladding pressures (1609.1.1, 1609.6.2.2)

↓ Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)

EXISTING Seismic use group ("Category")

↓ Spectral response coefficients,  $S_s$  &  $S_1$  (1615.1)

↓ Site class (1615.1.5)

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

### Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)

Elevation of structure

### Other loads

BELL @ 5000 LB Concentrated loads (1607.4)

Partition loads (1607.5)

Misc. loads (Table 1607.8, 1607.6.1, 1607.7,  
1607.12, 1607.13, 1610, 1611, 2404)



# Accessibility Building Code Certificate

Designer: N/A - EXISTING FACILITY  
 Address of Project: DESIGN IS FOR REPAIR ONLY  
34 GRAY ST. PORTLAND ME  
 Nature of Project: REPLACEMENT FRAMING OF BELL TOWER  
FLOORS DAMAGED IN COURSE OF  
PROJ.

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

★ NOT APPLICABLE ⇒ REPLACING  
 FLOOR CONSTRUCTION THAT WAS  
 DAMAGED BY BELL COLLAPSE

★ Signature: \_\_\_\_\_  
 ★ Title: \_\_\_\_\_  
 ★ Firm: \_\_\_\_\_  
 ★ Address: \_\_\_\_\_  
 \_\_\_\_\_  
 ★ Phone: \_\_\_\_\_

(SEAL)

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

4/7



## Certificate of Design

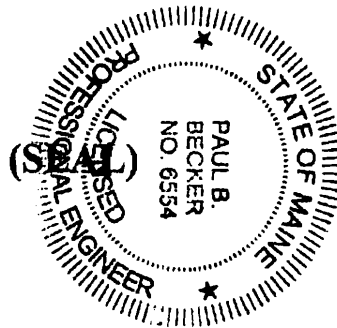
Date: 11/7/07

From: PAUL B. BECKER, P.E.

These plans and / or specifications covering construction work on:

IRISH HERITAGE CENTER BALL TOWER  
FLOOR REPLACEMENT

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



Signature: 

Title: PRESIDENT

Firm: BECKER STRUCTURAL ENGINEERS

Address: 75 YORK STREET

PORTLAND ME 04101

Phone: 207-879-1838 x 105

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

**11/9/2007 Irish Heritage Center Bell Tower Repairs - Permit Application**

**Checklist from "Fire Department Requirements"**

**1 Applicant:**

Consigli Construction Company, Inc  
84 Middle Street, Portland, ME 04101  
phone: 207-791-2525

**Building Owner:**

Maine Irish Heritage Center  
34 Gray Street  
Portland, ME 04101  
phone: 207-780-0188

**Engineer:**

Becker Structural Engineers  
75 York Street  
Portland, ME 04101  
phone: 207-879-1838

ON 11/15/07 CONSIGLI MET  
WITH CAPTAIN CASS AT THE  
CODE ENFORCEMENT DEPARTMENT  
IN CITY HALL. CAPTAIN  
CASS STATED THAT THE STRUCTURAL  
WORK ASSOCIATED WITH THIS  
PROJECT WOULD NOT REQUIRE  
THE FIRE DEPARTMENT REVIEW  
OF THIS APPLICATION.

THE WORK AT THE UPPER  
(3) FLOORS OF THE BELL TOWER  
DOES NOT AFFECT ANY  
ASSEMBLY SPACE IN THE  
BUILDING

**2 Proposed Use of Structure:**

Use type B per IBC - no change in planned - repairs only

M TONELLO  
11/15/07

**3 Square Footage Affected by Repairs**

(3) floors at 280 square feet each = 840 sq. ft.

**4 Existing Fire Protection of Structure:**

Basement is protected by sprinkler  
1st, 2nd and 3rd floor of tower is unprotected

**Propose Fire Protection of Structure:**

No change in fire protection is planned

**5 Suppression / Detection plan**

No change in use is planned  
Repairs to existing damaged floors only

**6 Life Safety Plan:**

No change in use is planned  
Repairs to existing damaged floors only

**7 Elevator:**

No elevator exists or is planned under this project

**Tonello, Matt**

**From:** Tonello, Matt  
**Sent:** Friday, November 16, 2007 11:24 AM  
**To:** 'ldobson@portlandmaine.gov'  
**Cc:** Whitehouse, Jeremy  
**Subject:** Irish Heritage/St. Dominic's building permit application drawing  
**Attachments:** S1 1 Permit Set 11.12.07.pdf

Lannie,

Thank you for your guidance yesterday on the Irish Heritage Center permit process.  
Attached you will find the electronic copy of the structural drawing that I promised.  
We are having a check cut for the permit fee and will have that to you next week with the full application.

Have a nice weekend.

Matt Tonello

x	Matthew E. Tonello, P.E. Project Executive Consigli Construction Co., Inc 84 Middle Street Portland, ME 04101 t. 207.791.2525 f. 207.791.2550
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JOHN ELIAS BALDACCI  
GOVERNOR

7/7  
MAINE HISTORIC PRESERVATION COMMISSION  
55 CAPITOL STREET  
65 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333

EARLE G. SHETTLEWORTH, JR.  
DIRECTOR

November 3, 2007

Jack Sullivan  
FEMA Region I  
99 High Street  
Boston, MA 02110

Project: MHPC #1857-07 – proposed restoration of storm damaged facilities; Maine Irish  
Heritage Center (formerly St. Dominic's Church), 34 Gray Street  
Town: Portland, ME

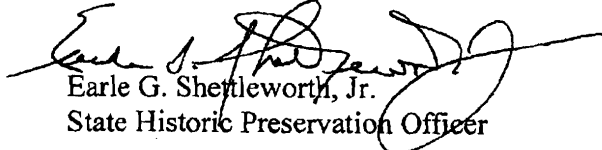
Dear Mr. Sullivan:

In response to your recent request, I have reviewed the information received October 24, 2007 to initiate consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended.

Based on the proposed scope of work, I concur with FEMA's determination that the above referenced undertaking will have no adverse effect upon the National Register listed St. Dominic's Church, or any other historic properties as defined by Section 106. This finding is conditional upon further consultation between our office and the Maine Irish Heritage Center to ensure that all work is completed in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. Such consultation will include the Commission's review and approval of project plans and specifications as they are developed. This conditional finding is pursuant to the Section 106 consultation process, as well as the 10-year Stewardship Agreement executed between the Maine Irish Heritage Center and the Commission as of November 13, 2006.

Please contact Mike Johnson of my staff if we can be of further assistance in this matter.

Sincerely,



Earle G. Shettleworth, Jr.  
State Historic Preservation Officer

Cc: Jack McCormack, Maine Irish Heritage Center



**Irish Heritage Center Bell Tower Repairs - Permit Application**  
**Submitted 11/19/2007**

**Applicant:**

Consigli Construction Company, Inc  
84 Middle Street, Portland, ME 04101  
phone: 207-791-2525

**Building Owner:**

Maine Irish Heritage Center  
34 Gray Street  
Portland, ME 04101  
phone: 207-780-0188

**Engineer:**

Becker Structural Engineers  
75 York Street  
Portland, ME 04101  
phone: 207-879-1838

**Narrative of Work:**

The Irish Heritage Center located on 34 Gray Street in Portland Maine intends to repair the floor systems of the bell tower of St. Dominic's Church. The scope of work covered by this building permit application pertains to the reframing of the bell level deck, reframing of the inaccessible third floor and the 2nd floor storage space off of the Organ Level. The extent of the work includes the structural reframing of these three floors along with plaster and associated finish repairs to the walls and ceilings damaged from the collapse of the bell in the spring of 2005.

**Table of Contents of Building Permit Application**

**Page**

<b>1</b>	<b>General Building Permit Application Form</b>
<b>2</b>	<b>Certificate of Design Application</b>
<b>3</b>	<b>Accessibility Building Code Certificate (Not applicable)</b>
<b>4</b>	<b>Certificate of Design (filled out by Becker Structural)</b>
<b>5</b>	<b>Fire Department Requirements checklist (Not required per Captain Cass)</b>
<b>6</b>	<b>Email confirmation of delivery of electronic copy of drawings</b> <b>Letter from Maine Historic Preservation Commission certifying work will not adversely affect National</b>
<b>7</b>	<b>Registered Building</b>
<b>8</b>	<b>Attachment - Drawing S1.1 Permit drawing</b>
<b>9</b>	<b>Building Permit Application Fee - Check to City of Portland for \$2,520</b>

### SITE MEETING NOTES

Meeting Date: 18 December 2007  
 Project: Irish Heritage Center  
 Attendees: Captain Greg Cass (GC) – City of Portland  
 Matt Tonello (MT) – Consigli Construction, Inc.  
 Janice Narowski (JN) – Consigli Constuction., Inc.  
 John Turk (JT) – ttl-architects, LLC  
 Copies to: Jeanie Bourke, GC, MT, JN  
 Submitted by: John Turk

	The 1:00 pm, 18 December 2007 meeting was a scheduled site visit to discuss Life Safety and ADA code issues regarding the Bell Tower Restoration and possible future rehabilitation work in the Basement and Primary Sanctuaries.
1.0	Tower Restoration Discussion
1.1	The Basement Level of the Tower serves as a means of egress for the current 5600 SF assembly space.
1.1.1	GC agreed that the current exterior exit doors can remain. The doors were recently restored, are out-swinging and have panic hardware.
1.1.2	GC agreed that the stair and the floor that have been removed (and salvaged) within the Basement Area of the Tower can be reinstalled. This includes the historic handrails that appear to either side of the exterior exit doors. GC indicated that no new handrails need to be introduced.
1.1.3	GC suggested that the exhaust duct and plumbing vents that exhaust into the Vestibule be fire rated. This would entail extending them to the open Belfry Level, wrapping them in 1 hr. rated shaftwall and adding a fire damper between the Basement Level and the Primary Sanctuary Level.
1.1.4	GC said that the historic bi-swinging doors between the Vestibule and the Sanctuary could be reinstalled.
1.1.5	GC did not think that we will need to re-apply for an architectural permit if the construction is limited to the restoration of the Tower itself. JT to confirm with Jeanie Bourke, Director of City Inspections Services.
2.0	Spaces Adjacent to the Tower
2.1	GC recommended that a master plan be developed prior to proceeding with work beyond the Tower Restoration.

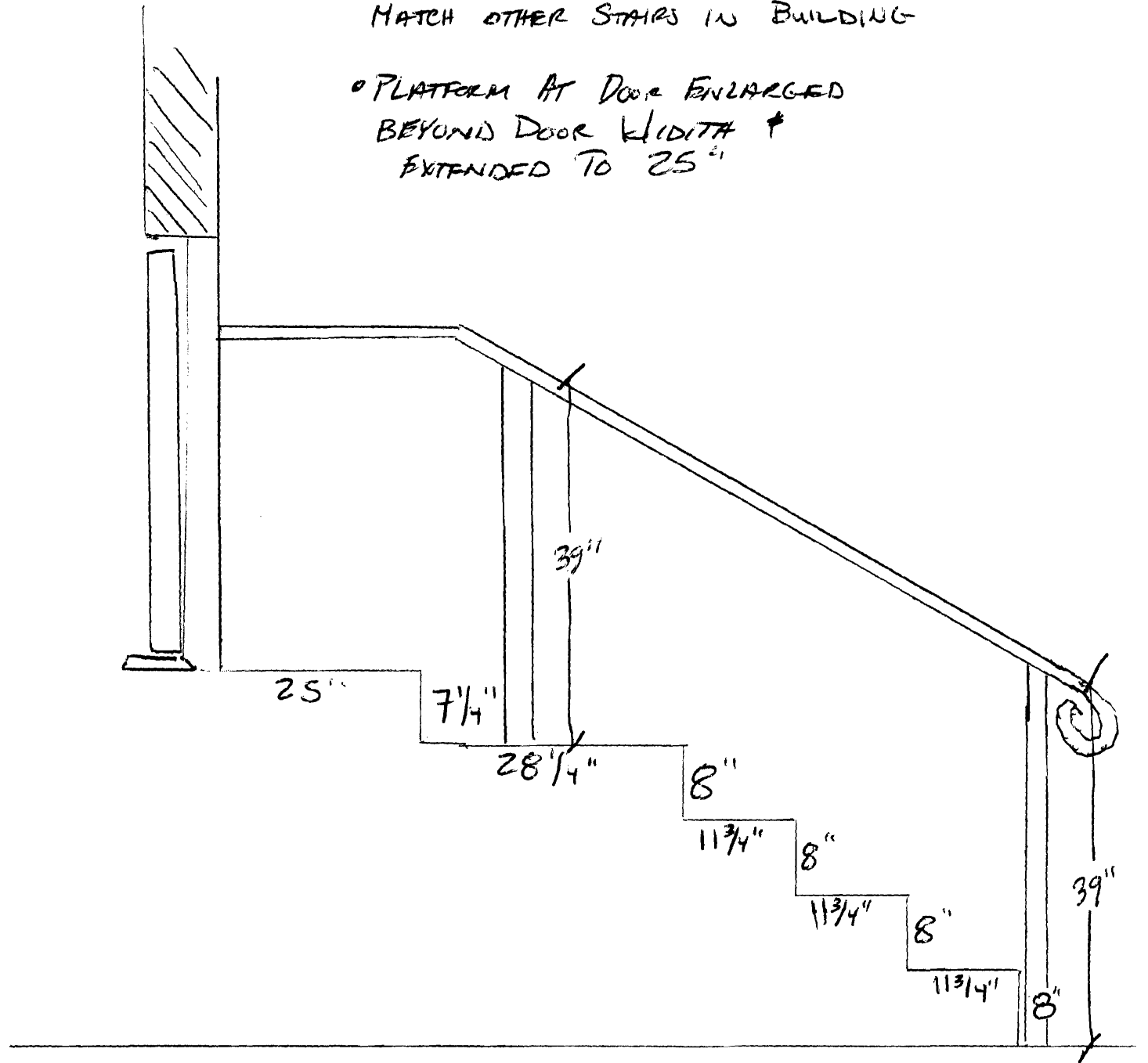
2.1.1	GC said the level of Life Safety and Accessibility within the Basement Sanctuary was adequate given that it is sprinklered, there are exit signs and there are two remote means of egress.
2.1.2	GC said the Basement could be used for Assembly functions but these need to be limited to 299 occupants or fewer. This needs to be posted near both exits.
2.1.3	Eventually, the Tenant Space to the rear of the building needs to be separated from the Assembly space by a 1 hour fire rated partition.
2.1.4	Eventually, the ramp to the rear exit will need to be modified to be code compliant.
2.1.5	GC said the Primary Sanctuary should not be used since its second means of egress is highly inadequate.
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2.1.6	JT and GC indicated that a code complying second means of egress from the Primary Sanctuary will require quite a large plan area. This is one reason for conducting a master plan prior to performing any new construction outside of the Tower area.
2.1.7	The exit corridor to the back door needs to be separated from adjacent spaces by a 1 hr. fire rating.
2.1.8	The Basement Sanctuary should have a detection system hard wired to the City Fire Department.
2.1.9	The Stair Tower at the northeast corner should be modified to meet Life Safety requirements.
2.1.9.1	The storage under the stair needs to be removed.
2.1.9.2	The storage closet needs to be separated from the Stairwell by a 1 hr. fire rating and its access door needs to open into the Sanctuary and not into the Stairwell.
2.1.10	The Choir Loft needs to be limited to only 5 or so occupants since it only has one means of egress. This will need to be posted at the Stair at the level below the Loft.
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These notes represent our understanding of what was discussed and the decisions made during the meeting. All comments and corrections should be forwarded to ttl-architects within five working days. Revised meeting notes incorporating corrections or comments will be issued.

# VESTIBULE STAIR RESTORATION

- STAIRS INSTALLED AS REMOVED &  
MATCH OTHER STAIRS IN BUILDING

o PLATFORM AT DOOR ENLARGED  
BEYOND DOOR WIDTH &  
EXTENDED TO 25"



SK-2

**Whitehouse, Jeremy**

---

**From:** Tonello, Matt  
**Sent:** Monday, May 19, 2008 3:06 PM  
**To:** Whitehouse, Jeremy  
**Cc:** Dorval, Jerry  
**Subject:** FW: Irish Heritage Center  
**Attachments:** CassWalkThrough18Dec07.pdf

Here is the email copy of the faxed document.



Matthew E. Tonello, P.E.  
Project Executive  
Consigli Construction Co., Inc.  
84 Middle Street  
Portland, ME 04101  
t. 207.791.2525  
f. 207.791.2550

---

**From:** John Turk [mailto:johnturk@ttl-architects.com]  
**Sent:** Tuesday, December 18, 2007 3:56 PM  
**To:** Gregory Cass; Jeanie Bourke  
**Cc:** Tonello, Matt; Narowski, Janice  
**Subject:** Irish Heritage Center

Greg, Jeanie, Matt and Janice,

Attached are my meeting minutes from this afternoon's walk-through. Please let me know if I've missed anything or misrepresented anything we discussed.

Also, I spoke with Jeanie after our meeting and she indicated that we will not need to resubmit for a permit for the Tower Restoration work. We will need a comprehensive code analysis for work beyond the Tower Restoration.

Thanks.

John

John Turk, AIA  
ttl-architects, llc  
28 Danforth Street, Suite 213  
Portland, ME 04101  
t: 207.761.9662  
f: 207.761.9696  
johnturk@ttl-architects.com

----- Original Message -----  
**From:** John Turk

5/20/2008

**To:** Gregory Cass ; Jeanie Bourke  
**Sent:** Thursday, December 13, 2007 12:55 PM  
**Subject:** Irish Heritage Center

Greg and Jeanie,

I've done an NFPA review and am wondering if we can meet to discuss? I can meet you at City Hall or preferably on site. Please let me know what will work for you.

Thanks.

John

John Turk, AIA  
ttl-architects, llc  
28 Danforth Street, Suite 213  
Portland, ME 04101  
t: 207.761.9662  
f: 207.761.9696  
johnturk@ttl-architects.com

----- Original Message -----

**From:** Gregory Cass  
**To:** Jeanie Bourke ; johnturk@ttl-architects.com  
**Sent:** Tuesday, December 11, 2007 10:16 AM  
**Subject:** Re:

I would suggest that the occupant load be determined by measuring the means of egress and the components within. It appears to have two exits. However the fundamental question is. Is this a change of use for the space?? If so it may not meet the requirements of an Assembly use without proper egress and other requirements for this use. I remember discussing this project with you however I don't remember the outcome.

Captain Greg Cass  
Portland Fire Dept.  
Fire Prevention Officer

>>> "John Turk" <johnturk@ttl-architects.com> 12/11/2007 9:27:37 AM  
>>>

Jeannie and Greg,

Attached is the Basement Floor Plan and a Cross Section Through the Tower at the Irish Heritage Center (former St. Dominic's Cathedral). As discussed yesterday, the IHC has hired us to assure that remedial restoration work in the Tower will meet Life Safety and Accessibility Code requirements. This restoration work is specifically limited to the tower where the bell fell through and destroyed a ceiling and the floor below.

My question is how we determine the level of Life Safety and Accessibility improvements given the limited scope. The Tower serves as

5/20/2008

a primary means of egress for the 5500 SF former Sanctuary. The IHC will likely use this space for assembly occupancy.

It would help if we could meet on site to identify minimal requirements.

Thanks.

John Turk, AIA  
ttl-architects, llc  
28 Danforth Street, Suite 213  
Portland, ME 04101  
t: 207.761.9662  
f: 207.761.9696  
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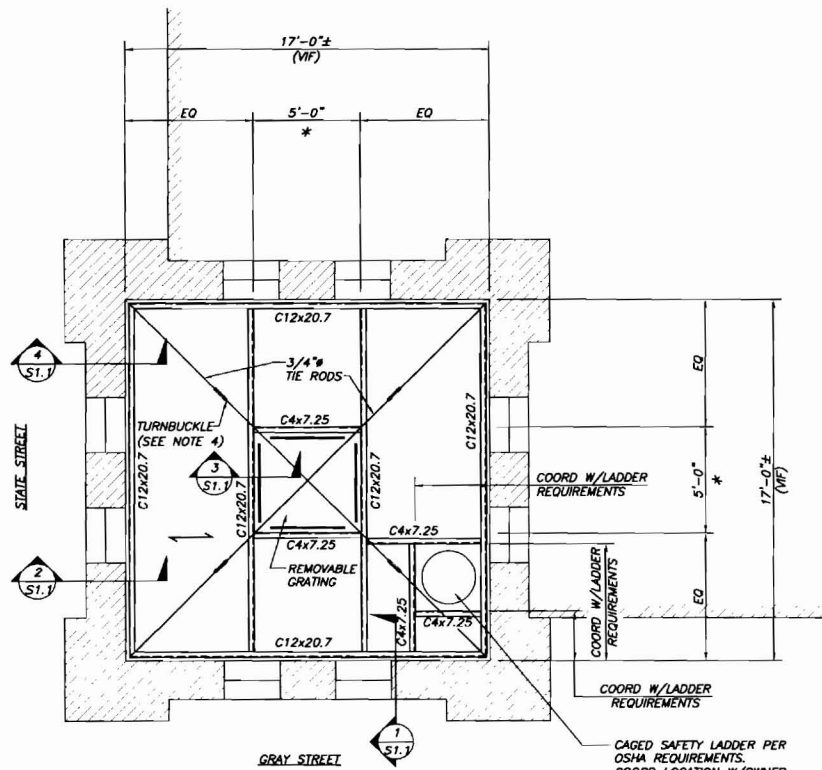
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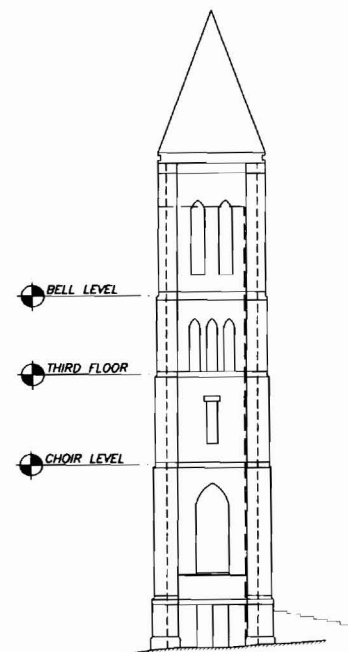


### BELL LEVEL FRAMING PLAN

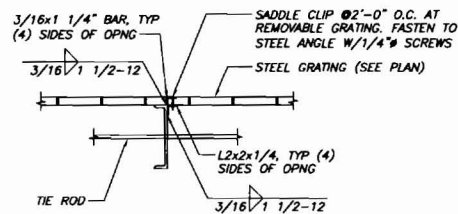
1/4"=1'-0"

#### NOTES:

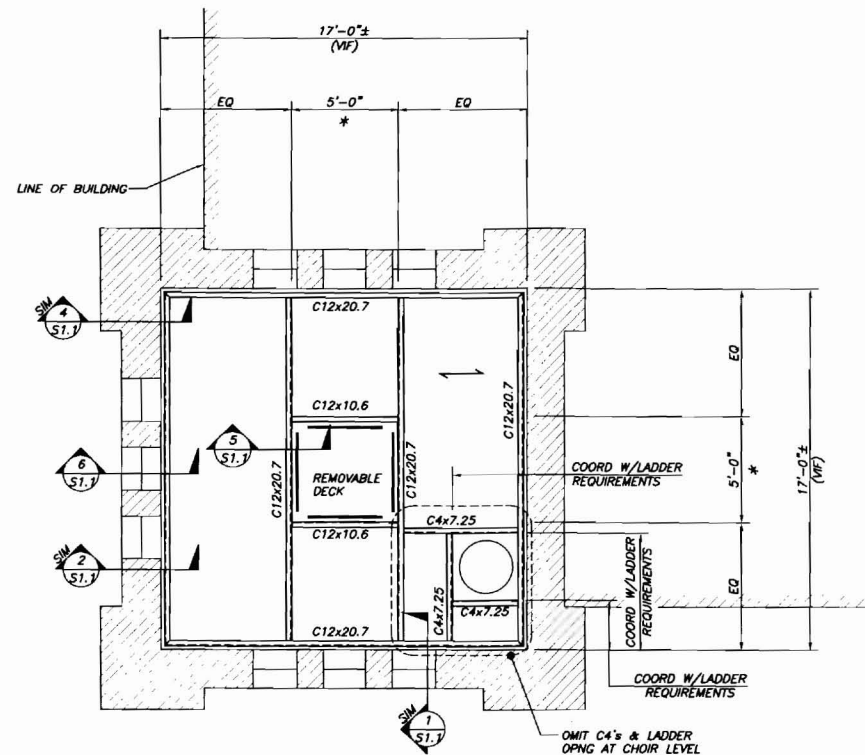
- \* ON PLAN INDICATES COORDINATE REQUIRED DIMENSION WITH BELL AND BELL SUPPORT TO ALLOW INSTALLATION.
- NOTIFY ENGINEER OF ANY REQUIRED SUPPLEMENTAL FRAMING FOR SUPPORT OF BELL/BELL YOKE.
- INDICATES SPAN OF 1 1/2"x3/16 LIGHT DUTY WELDED STEEL GRATING, 19-W-2 BY OHIO STEEL GRATING OR ACCEPTED EQUIVALENT. MAXIMUM GRATING SPAN IS 6'-0". NOTIFY ENGINEER IF GRATING SPAN IS GREATER THAN 6'-0" FOR DIRECTION.
- ADDITIONAL TURNBUCKLES REQUIRED FOR TEMPORARY REMOVAL FOR BELL INSTALLATION. TIE RODS ARE REQUIRED FOR PERMANENT CONDITION.



LOCATION KEY  
ELEVATION FROM STATE STREET



SECTION 3  
3/4"=1'-0"



### THIRD FLOOR AND CHOIR LEVEL FRAMING PLAN

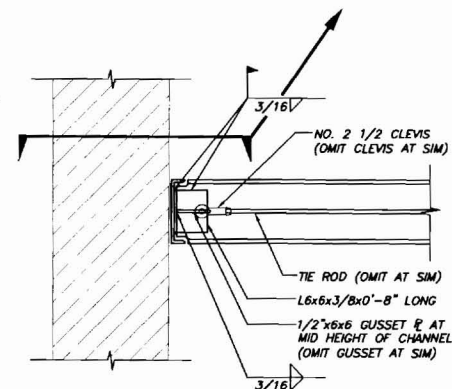
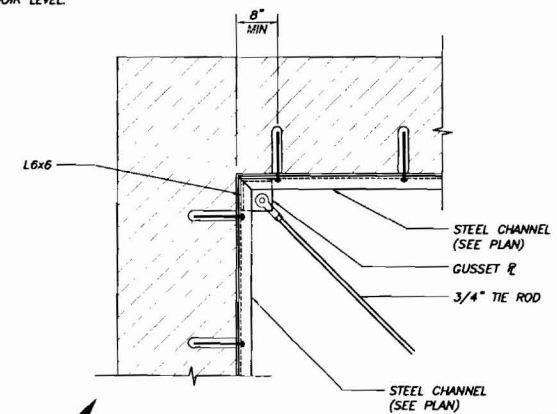
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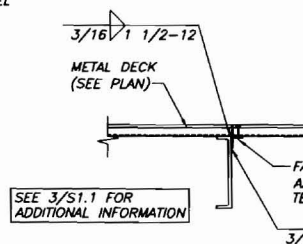
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- PROVIDE 2x SLEEPERS AT 16" O.C. FASTENED TO METAL DECK WITH #10 TEK SCREWS AT 12" O.C. AND 3/4" APA RATED SHEATHING AT CHOIR LEVEL.

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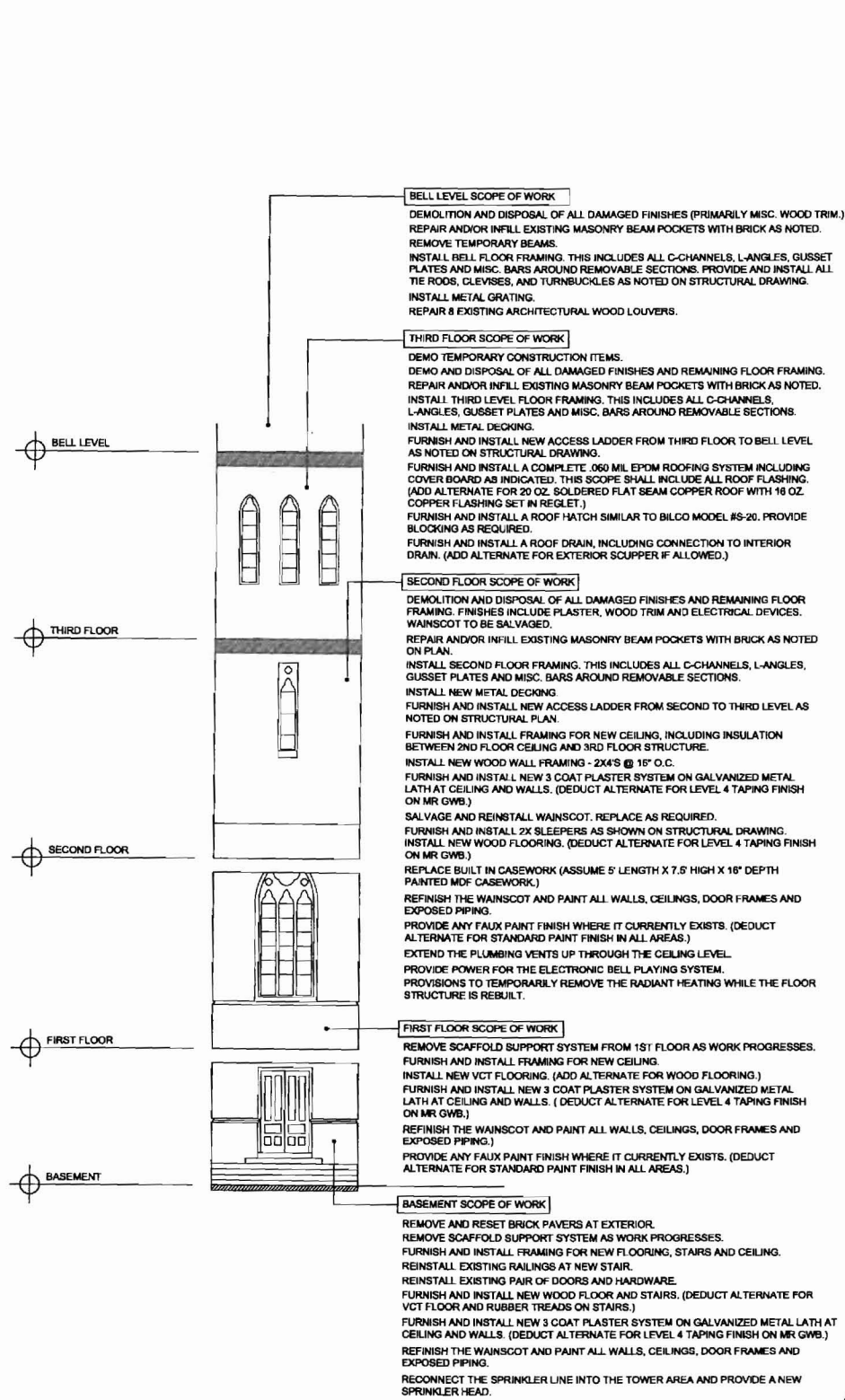
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- METAL DECK SHALL BE FORMED OF STEEL SHEETS CONFORMING TO ASTM STANDARD A611 WITH A G60 GALVANIZED COATING.
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- IF ACCESS LADDER IS GREATER THAN 30' TALL, PROVIDE INTERMEDIATE LANDING PER OSHA REQUIREMENTS.
- PLATFORM DESIGNED FOR A LIVE LOAD OF 40 PSF IN ADDITION TO THE SELF WEIGHT OF BELL.
- SUBMIT SHOP DRAWINGS FOR STRUCTURAL STEEL AND GRATING: INDICATE PROFILES, SIZES, SPACING, LOCATIONS OF STRUCTURAL MEMBERS, GRATING, OPENINGS, ATTACHMENTS, AND FASTENERS. SHOW ALL CONNECTION DETAILS. PROVIDE DESIGN OF CONNECTIONS NOT DETAILED ON DRAWINGS. INDICATE WELDED CONNECTIONS WITH AWS A2.0 WELDING SYMBOLS. INDICATE NET WELD LENGTHS.
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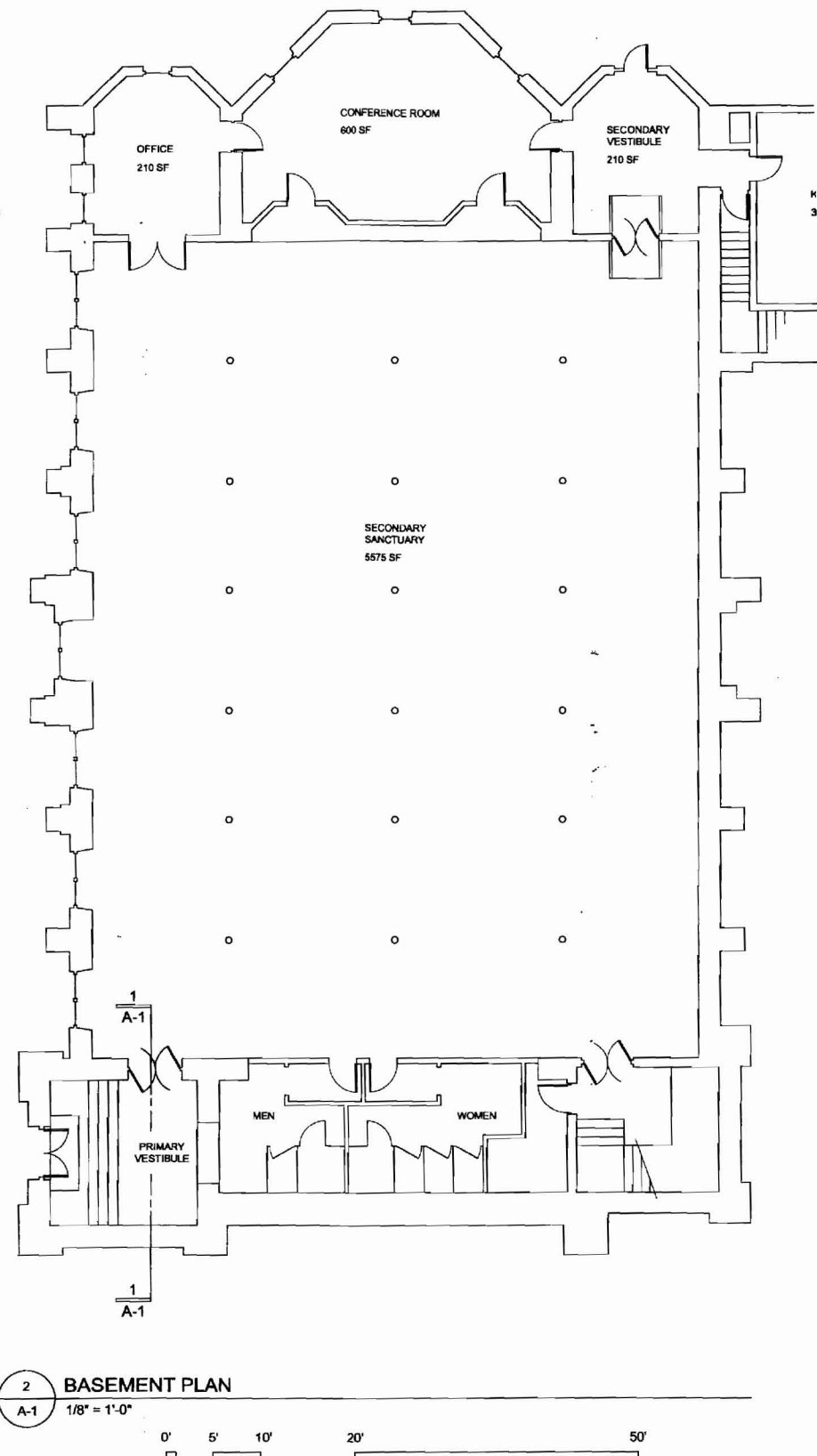
SECTION 4  
3/4"=1'-0"

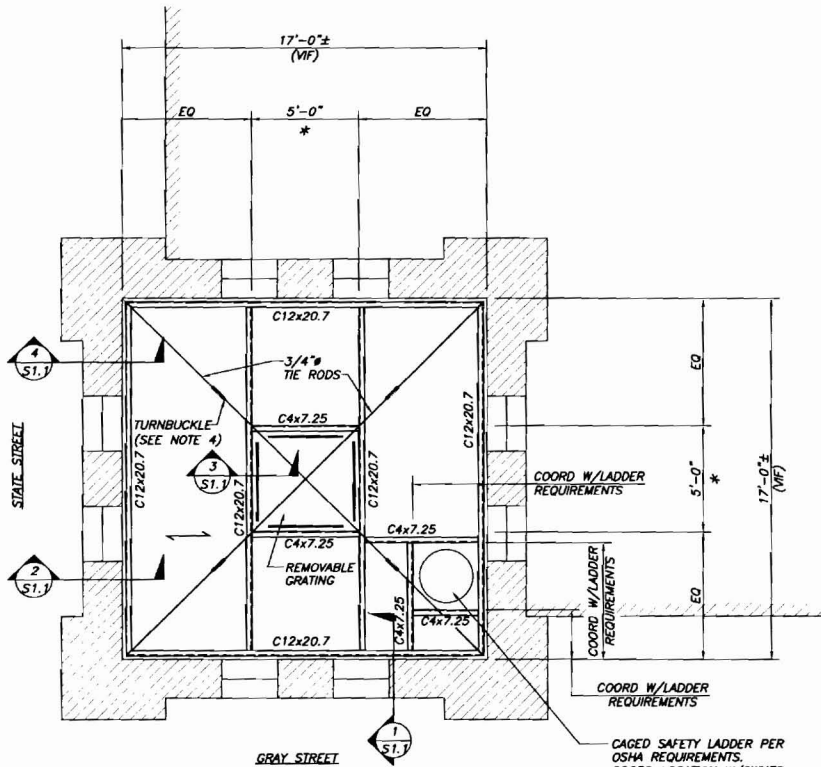


SECTION 3  
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1 BUILDING SECTION THROUGH TOWER  
 1/8" = 1'-0"



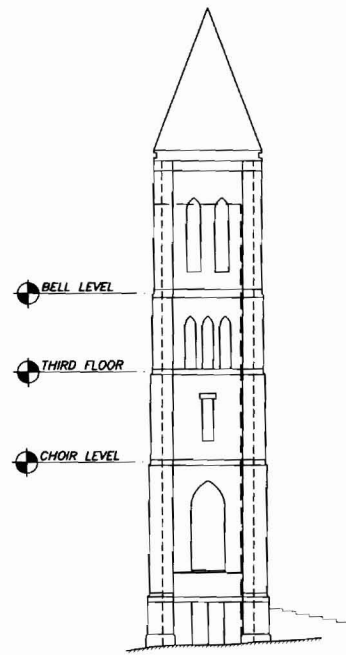


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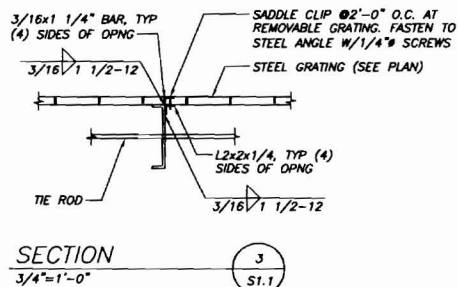
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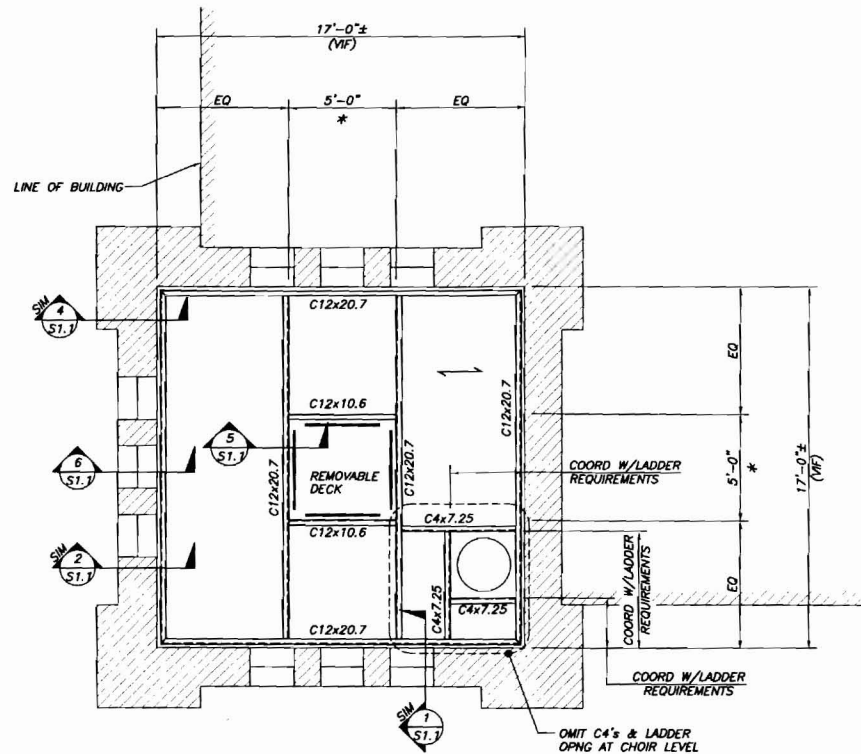


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SECTION  
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3  
S1.1



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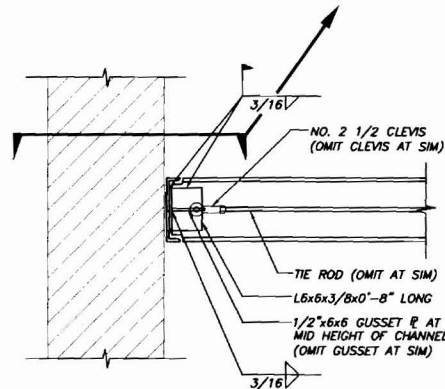
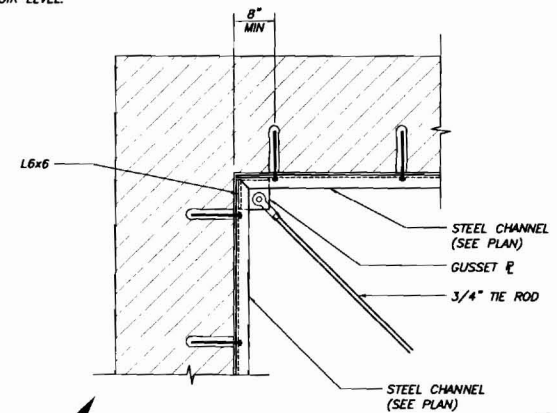
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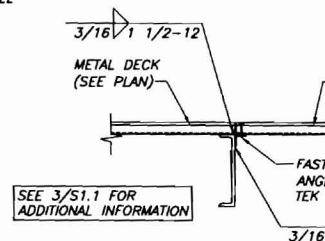
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S1.1



SECTION  
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