

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

## BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

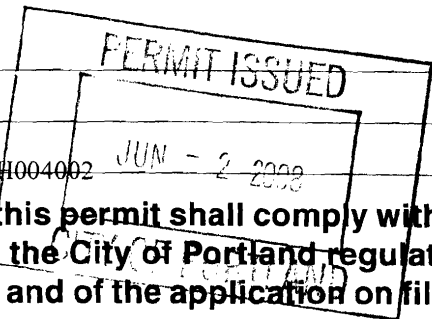
Permit Number: 080528

This is to certify that IRISH HERITAGE CENTER Consigli Construction

has permission to Interior Repairs and alterations to assembly space

AT 3 GRAY ST

044 H004002



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 when permission procured before this building or part thereof is lashed or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. Craig Cross

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

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

Other \_\_\_\_\_  
Department Name

*James Burke* 6/2/08  
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: 08-0528	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: 207-780-0118
Business Name:	Contractor Name: Consigli Construction	Contractor Address: 84 Middle Street Portland	Phone: 2077484173
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

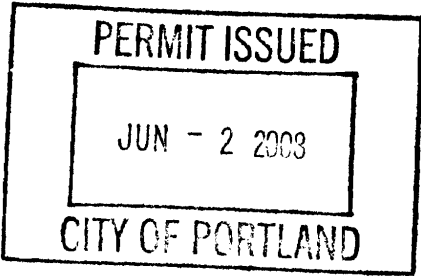
Past Use: <del>Commercial</del> - Offices/Assembly Irish Heritage Center	Proposed Use: <del>Commercial</del> - Offices/Assembly Interior Repairs and alterations to assembly space	Permit Fee: \$1,085.00	Cost of Work: \$99,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions	INSPECTION: Use Group: A-3 Type: 3B IBL-2003	

**Proposed Project Description:**  
Interior Repairs and alterations to assembly space

Signature: *Greg Cass* Signature: *JMB 6/2/08*  
**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: lmd	Date Applied For: 05/16/2008	<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 <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: <i>5/27/08</i> <i>APM</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> yes <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 Any exterior work Date: <i>review &amp; approved thru Historic.</i>
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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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- 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

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

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

*[Signature]*  
\_\_\_\_\_  
Signature of Applicant/Designee

*06/02/08*  
\_\_\_\_\_  
Date

*[Signature]*  
\_\_\_\_\_  
Signature of Inspections Official

*06/02/08*  
\_\_\_\_\_  
Date

CBL: 044 H007602 Building Permit #: 08-0528

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**to schedule your inspections as agreed upon**

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**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.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

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.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date



# 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 are accepted.

Location/Address of Construction: <b>34 GRAY STREET</b>		
Total Square Footage of Proposed Structure/Area <b>RENO/REPAIR ASSEMBLY SPACE 5500 FT<sup>2</sup></b>		Square Footage of Lot <b>28,020</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>044      (H)      4</b>	Applicant *must be owner, Lessee or Buyer* Name <b>MAINE IRISH HERITAGE CENTER</b> Address <b>34 GRAY ST</b> City, State & Zip <b>PORTLAND ME 04101</b>	Telephone: <b>207-780-0118</b> Jinnie O'Malley
Lessee/DBA (If Applicable) <b>MAY 16 2008</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <b>99,000</b> C of O Fee: \$ <b>75</b> Total Fee: \$ <b>1085.<sup>00</sup></b>
Current legal use (i.e. single family) <b>COMMERCIAL OFFICES, ASSEMBLY SPACE</b> If vacant, what was the previous use? <b>THRU</b> <i>not legal</i> Proposed Specific use: Is property part of a subdivision? _____ If yes, please name _____ Project description: <b>REPAIR OF DAMAGES CAUSED TO ASSEMBLY SPACE BY PATRIOTS DAY STRUCK OFF. ADDITION OF CODE UPGRADES</b>		
Contractor's name: <b>CONSIGLI CONSTRUCTION COMPANY, INC</b> Address: <b>84 MIDDLE ST.</b> City, State & Zip: <b>PORTLAND, ME 04101</b> Telephone: <b>207-773-3000</b> Who should we contact when the permit is ready: <b>JEREMY WHITEHOUSE</b> Telephone: <b>209-791-2509</b> Mailing address: <b>84 MIDDLE ST., PORTLAND, ME 04101</b>		

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: J. H. Whitehouse Date: 05/16/08

This is not a permit; you may not commence ANY work until the permit is issue

**Whitehouse, Jeremy**

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**From:** John Turk [johnturk@ttl-architects.com]  
**Sent:** Friday, May 23, 2008 2:29 PM  
**To:** Whitehouse, Jeremy  
**Subject:** Irish Heritage Center

Jeremy,

Attached is a revised Basement Plan for the Irish Heritage Center. The changes made include the elimination of the term "rental" from the rear office spaces and the elimination of the one hour rated partition between the assembly spaces and the rear offices. These changes result from a conversation you had with Ann Machado whereby you determined that the entire floor area must be for the single assembly occupancy, since no rental space is allowed on this property.

Let me know if you need any additional information or modifications.

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

MAY 23 2008



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# Certificate of Design Application

From Designer: t+l - architects  
 Date: 6 May 08  
 Job Name: Irish Heritage Basement Rehabilitation  
 Address of Construction: 34 Gray street

## 2003 International Building Code

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

Building Code & Year IEBC 2006 IBC 2006 Use Group Classification (s) Assembly / ~~Business~~  
 Type of Construction III B  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes  
 Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) Expanded for  
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) N/A Uther

### 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 (7603.14, 1807)

Floor Area Use	Loads Shown
<u>N/A</u>	

MAY 23 2008

### Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)  
 Basic wind speed (1809.3)  
 Building category and wind importance Factor,  $w$  (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)  
 Seismic use group ("Category")  
 Spectral response coefficients,  $S_a$  &  $S_D1$  (1615.1)  
 Site class (1615.1.5)

- \_\_\_\_\_ 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  $s_f$
- \_\_\_\_\_ 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

N/A 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: t11-architects, Portland

Address of Project: 34 Gray St.

Nature of Project: Basement restoration /  
rehabilitation

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.

Signature: John Turk

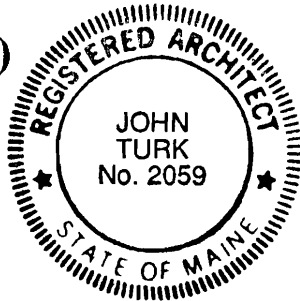
Title: Principal

Firm: t11-architects

Address: 28 Danforth St. #213  
Portland, ME 04101

Phone: 207.761.9662

(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)



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# Certificate of Design

Date: 6 MAY 2008

From: t+l - architects

These plans and / or specifications covering construction work on:

Irish Heritage Center

34 Gray St. Portland

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: John Turk

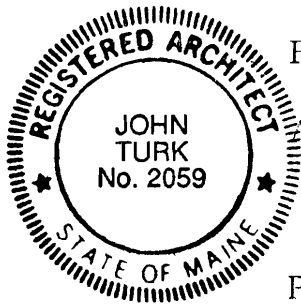
Title: Principal

Firm: t+l - architects

Address: 28 Danforth St. #213  
Portland 04101

Phone: 207-761-9662

(SEAL)



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## Irish Heritage Center Basement Code Review

### IBC IEBC

Table 503 Assembly Type A3

504.2 Area per floor = 9500 SF

602.3 Type IIIB Construction

506.2 Frontage Increase =  $75' + 75' + 125' = 275/400 = 68\%$ .  
 $100 (.68 - .25) \times 30/30 = .43$  increase.

506.1 Sprinkler Increase = 9500 SF =  $\frac{9500 \times 1.43}{100} + \frac{9500 \times 2}{100} = 13,585 + 19,000$

506.3 Area Increase =  $9,500 \times 2 = 19,000$  SF, Actual Area = 10,200 SF w/ Kitchen, etc.

### NFPA 101 Chapter 13 Assembly Occupancies

A.8.2.1 TYPE III 200 Construction

13.1.6 States the need for one means of egress for level below exit discharge.

13.2.2.2.3 Requires panic hardware.

13.2.3.2 For stairs w/greater than 7" risers, width must be modified  $.3"/\text{person} \times 1 + (\text{riser height} - 7") = 45" \times 1/5/32 = 51 \frac{3}{4}"$ .  
5

13.2.3.3 Maine entrance must accommodate  $\frac{1}{2}$  occupant load.  $300/2 = 150 \times .2" = 30"$ .

13.2.4 States the number of exits must be 2 min. (have 3).

13.2.5.4.2 15 SF / person requires crowd management plan. At events, two staff persons shall perform the following:

Assure chairs and tables are set up as shown in fire marshal approved seating diagram.

- o Assure no more than 299 occupants are present in the assembly space.
- o Direct occupants to exit doors and assure exterior path is clear in the event of an emergency.

13.2.5.5.1 Aisle accessway is measured from back of chair to front edge of seat.

13.2.5.5.2 Aisle accessway = 12" min x .3" for every seat over 14, (but 22" max).

13.2.5.6.1 Aisles not at tables = occupant load = 300 x .15" = 45" min.

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

JOHN ELIAS BALDACCI  
GOVERNOR

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

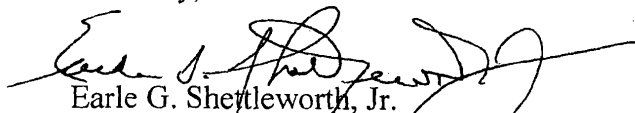
Dear Mr. Sullivan:

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



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

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

<b>Permit No:</b> 08-0528	<b>Date Applied For:</b> 05/16/2008	<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> 207-780-0118
<b>Business Name:</b>	<b>Contractor Name:</b> Consigli Construction	<b>Contractor Address:</b> 84 Middle Street Portland	<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> Assembly - Interior Repairs and alterations to assembly space from storm damage	<b>Proposed Project Description:</b> Interior Repairs and alterations to assembly space from storm damage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/27/2008**Note:** **Ok to Issue:** 

- 1) The legal use of this space is a community center run by the Irish Heritage Center. No rental space to outside organizations is permitted under this use.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 4) This permit is being issued to repair the damages to the assembly space caused by the Patriot's Day Storm of 2007. I

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/02/2008**Note:** **Ok to Issue:** 

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) If the kitchen is utilized for preparation of food for public consumption, it is considered a commercial kitchen and will need a business license from the City Clerks office and inspections for compliance with the Food Code.
- 3) Do not issue until the pdf or reduced plans are received.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 05/29/2008**Note:** Seating plan has not been accepted. Meeting with architect on 5/30 **Ok to Issue:** 

- 1) All construction shall comply with NFPA 101
- 2) Evacuation plan required, Crowd managers required for occupant loads over 250
- 3) A single source supplier should be used for all through penetrations.
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 5) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 6) Emergency lights and exit signs are required
- 7) Walls in structure are to be labeled according to fire resistance rating.  
IE; 1 hr. / 2 hr. / smokeproof.
- 8) Emergency lights are required to be tested at the electrical panel.
- 9) Application requires State Fire Marshal approval.