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

Location of Construction:	Owner:	Phone:
638 Congress St	Lafeyette Square Limited Partnership	

Owner Address:	Lessee/Buyer's Name:	Phone:	BusinessName:

Contractor Name:	Address:	Phone:
Concoran Jennison Construction Co. Inc.	141 Wood Road Braintree, MA 02184	617-356-7200

Past Use:	Proposed Use:	COST OF WORK:	PERMIT FEE:
Hotel/Apartments	Same w/int reno	$ 2,740,236.00	$ ~~16,326.00~~

FIRE DEPT. ☑ Approved ☐ Denied
Signature: [signature]

INSPECTION: Use Group: R-2 Type: BOCA 93
Signature: [signature]

Proposed Project Description:
Make Renovations as per plans (Interior)

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved ☐ Approved with Conditions: ☐ Denied ☐
Signature: Date:

Permit Taken By:	Date Applied For:
Mary Gresik	19 May 1995

1. This permit application doesn't 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..

2 - 30 Yard Containers 00258 - 30/2137
00259 - 30/2138

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

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 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 provisions of the code(s) applicable to such permit

19 May 1995

SIGNATURE OF APPLICANT Andy Bolton ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

Permit No: 950538

PERMIT ISSUED
Permit Issued: MAY 26 1995
CITY OF PORTLAND

Zone: CBL: 045-A-003

Zoning Approval:

Special Zone or Reviews:
- ☐ Shoreland
- ☐ Wetland
- ☐ Flood Zone
- ☐ Subdivision
- ☐ Site Plan maj ☐ minor ☐ mm ☐

Zoning Appeal
- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

Historic Preservation
- ☐ Not in District or Landmark
- ☐ Does Not Require Review
- ☐ Requires Review

Action:
- ☐ Appoved
- ☐ Approved with Conditions
- ☐ Denied

Date: 5/19/95

CEO DISTRICT 6

Ms Marson

Thomas K. Creal, III, R.A. • Linn W. Hyde, R.A. • Richard W. Larson, R.A.
217 Liberty Street, Warren, Pennsylvania 16365-2303 • Phone: 814-723-1322 • Fax: 814-723-6110

stairwells. Per our conversation on January 31, 1995 we will not be providing a voice alarm signaling system.

4. A smoke control system will be installed at stair #1 (new) only.

MAY 15 '95 15:37 [illegible] 8147286110

MAY 15 1995

CHL Creal Hyde & Larson Architects
A Professional Corporation

FAX TRANSMITTAL

Attention: SAM HOFFSES/LT. McDOUGAL Date: 5/15/95
Company: CITY OF PORTLAND Fax #: (207) 874-8716
From: DONNA ZARICZNY (207) 874-8410
Project: LAFAYETTE APARTMENTS Project #: 9341

Comments:

A SENTENCE WAS INADVERTENTLY OMITTED FROM THE MAY 11, 1995 CORRESPONDENCE WITH YOUR OFFICE. PLEASE REPLACE THE ORIGINAL LETTER WITH THE MAY 15, 1995 LETTER. ALSO, MINOR REVISIONS WERE MADE TO ITEMS #1 & #12. THANK YOU FOR YOUR ASSISTANCE ON THIS MATTER.

cc: ROSA SCARCELLI
ANDY VOROS
VICKIE JOHNSON
LANCE LEAVITT
FREDERICK GOFF

Page . of 4

Thomas K[illegible] AIA • Lon W. [illegible] AIA • Richard W. Larson, FAIA
217 Liberty Street, Warren, Penobscot [illegible] 04864-2303 • phone: 800-723-1122 • fax: 800-723-6110

CHL Creal Hyde & Larson Architects
A Professional Corporation

May 15, 1995

MAY 18 1995

Mr. Sam Hoffses, Inspection Officer
Lt. Gaylen McDougal, Life Safety Inspector
Portland City Hall
389 Congress Street
Portland, ME 04101

Re: Lafayette Apartments
638 Congress Street
Project #9341

Dear Sirs,

In an effort to have clear communication between your office, the general contractor, Corcoran Jennison Construction, and myself, I am taking the time to clarify our past conversations regarding code issues for the Lafayette Apartment Building. Most of our conversations have occurred by phone along with one meeting at your office back in January 1995. Our Code review is based on BOCA 1993 chapter 34 - existing structures point system. (See Attached)

Our Code review indicates the general intent for compliance with chapter 34. I would like to go over some more specific items that we have discussed in the past. I am seeking concurrence from your office on these issues or clarification on my interpretation.

LT. FD

1. Fire Alarm system shall include smoke detectors in mechanical equipment room, electrical room, telephone equipment room, elevator machine room and similar spaces. Heat detectors will not be necessary where smoke detectors occur.

LT. FD

2. Duct smoke detectors shall be installed in mechanical system return air.
3. Fire alarm system shall be a horn/strobe signaling system and shall contain a fire department communication system for two-way communications as well as central control station. Two-way communication will occur at elevator and all three stairwells. Per our conversation on January 31, 1995 we will not be providing a voice alarm signaling system.

LT. MC

4. A smoke control system will be installed at stair #1 (new) only.

Thomas K. Creal, III, R.A. • Linn W. Hyde, R.A. • Richard W. Larson, R.A.
217 Liberty Street, Warren, Pennsylvania 16365-2303 • Phone: 814-723-1322 • Fax: 814-723-6110

CHL

MAY 18

5. A standby power system (battery back-up) will be installed for the emergency lighting system central control stations, mechanical equipment room lighting and exit signage. Standby power will not be provided for the existing elevators.
6. There will be no locked doors in the stairwells prohibiting egress from the building.
7. Retail spaces - All vacant retail spaces will be left as an empty shell and provided with minimal lighting, emergency lighting and exit signage. Upon renting each space, they will be renovated and brought up to Code compliance for each layout.
8. Standpipe system shall be installed in each of the three stairwells.
9. Area of refuge will be provided at the new stair, including two-way communication.
10. Corridor ventilation will be provided by roof top units. These units will shut down if triggered by fire alarm system, but will not provide smoke control or smoke evacuation.
11. The horn/strobe system will occur throughout the building, but will not be located within individual dwelling units.
12. Single station smoke detectors shall be located within each dwelling unit. Smoke detectors will occur in a common area outside of bedrooms.
13. Through direct contact with the Maine Human Rights Commission we will be meeting accessibility requirements according to their attached letter.
14. The construction will occur in phases. Per your letter of 11/3/94 we will work with your office on any requirements due to phasing. (See Attached)

CHL

MAY 18 1995

The above is my understanding of previous conversations with your office, and the direction we will be taking on this project. Andy Voikos of Corcoran Jennison construction will be in your office next week to apply for the building permit. Please notify me upon receipt of this letter or during your review process to discuss any issues that are unresolved.

I look forward to working with you on this project. Feel free to contact me if you have any questions or concerns.

Sincerely,

CREAL HYDE & LARSON ARCHITECTS

Donna L. Zariczny

DLZ/mjj

Enclosures: 1993 BOCA Building Code Review
Maine Human Rights Commission Letter (Date 2/2/95)
City of Portland Letter (Date 11/3/94)

cc: Rosa Scarcelli, Gleichman & Company, Inc.
Andy Voikos, Corcoran Jennison Construction
Mike Johnson, Johnson & Jordan
Lance Leavitt, Milliken Brothers
Frederick Goff, Verne G. Norman Assoc.

CORCORAN
JENNISON
Construction Company, Inc.

May 19, 1995

City of Portland
ATTN: Mr. Sam Hoffses
Building Department
389 Congress Street
Portland, ME 04101

RE: **Lafayette Apartments**
Building Permit

Dear Mr. Hoffses:

Enclosed please find our check of $14,326.00 for Building Permit and dumpster loads for the above-referenced project.

The cost has been calculated as follows:

Construction: $2,740,236 x 5/1000 =		$13,701.00
	+	25.00
		$13,726.00
2-30 yard dumpster loads (@$300.00 each)		600.00
		$14,326.00

If you have any questions, do not hesitate to call.

Yours truly,

CORCORAN JENNISON CONSTRUCTION COMPANY, INC.

Andrew R. Voikos
Senior Vice President

ARV/lcd

cc: L. Beckwith

141 Wood Road, Braintree, MA 02184 (617) 356-7200 FAX (617) 356-7212

BOCA®
NATIONAL BUILDING CODE
PLAN REVIEW RECORD

Valuation: _____ Plan Review # _____

Fee: _____ Date: 23/MAY/94

JURISDICTION Portland / ME.
(City, County, Township, etc.)

BUILDING LOCATION 638 Congress St PTLD ME.
(Street address)

BUILDING DESCRIPTION R-2 - Apartments - M -

This permit Application was review under Chapter 34 of The 1993 BOCA Bldg

REVIEWED BY _____

Numerals indicated in parenthesis are applicable code sections of the 1993 *BOCA National Building Code*. The organization of this Plan Review Record follows the common Building Code format implemented in the 1993 *BOCA National Building Code*. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1	Loads - Sections 1617.4 - 1617.5	3404.2.3
2	Accessibility - STATE Law -	

06/93

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 26, 1995

RE 638 Congress St., Portland, ME

Corcoran Jennison Construction Co. Inc.
141 Wood Road
Braintree, MA. 02184

Dear Sir:

Your application to make renovations as per plans(interior), has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Use Group R-2 & M Building & Fire Code Requirements Type of Const. 3A

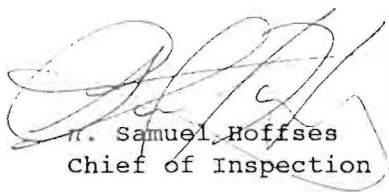
This building permit application was reviewed under Chapter 34 Existing Structures of the City of Portland, ME. Building Code.(The BOCA National Building Code/1993)

1. The structural loads shall comply with sections 1617.4 and 1617.5 of the building code.
2. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
3. All plumbing shall comply with the State of Maine's Internal Plumbing Code.
4. All electrical work shall comply with the City of Portland's Electrical Code.
5. A sprinkler certification shall be submitted to the Portland Fire Department upon completion.
6. A fire alarm acceptance report shall be submitted to the Portland Fire Department upon completion.
7. The fire alarm system shall conform to NFPA #72 Standards.
8. No alterations for the approved plans shall be done without the approval of the registered design professional and this office.

9. The permit applicant shall provide special inspection where application is made for construction as described in section 1705 of the City's building code.
10. All new steel and its installation shall comply with Chapter 22 of the City's building code.
11. Firestopping and draftstopping shall be done in accordance with section 720.0 of the City's building code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



H. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. Gaylen McDougal, Fire Prevention Officer

LAFAYETTE APARTMENTS
638 CONGRESS STREET
PORTLAND, ME 04101

1993 BOCA
BUILDING CODE REVIEW

Table 3408.7
SUMMARY SHEET - BUILDING SCORE

Existing use group R-2/M
Year building was constructed 1903
Type of construction 3A
Percentage of open perimeter _____%
Completely suppressed: Yes X No _____
Compartmentation: Yes X No _____
Fireresistance rating of vertical opening enclosures 2 HR
Type of HVAC system 2 PIPE, WATER, serving number of floors 7
Automatic fire detection: Yes X No _____, type and location ENTIRE BUILDING
Fire protective signaling system: Yes X No _____, type MANUAL W/VOICE
Smoke control: Yes X No _____, type OPERABLE WINDOWS
Adequate exit routes: Yes X No _____
Maximum exit access travel distance 125 FT
Means of egress emergency lighting: Yes X No _____

Proposed use group R-2/M
Number of stories 7 Height in feet ± 85
Area per floor 18,000 SF
Percentage of height reduction _____%
Corridor wall rating 1HR
Required door closers: Yes X No _____
Dead ends: Yes X No _____
Elevator controls: Yes X No _____
Mixed use groups: Yes X No _____

Safety parameters	Fire safety (FS) (M-R)		Means of egress (ME) (M-R)		General safety (GS) (M-R)	
3408.6.1 Building height	-5	-5	-5	-5	-5	-5
3408.6.2 Building area	+2	+2	+2	+2	+2	+2
3408.6.3 Fire area	+8	+8	+8	+8	+8	+8
3408.6.4 Space division	+4	+4	+4	+4	+4	+4
3408.6.5 Corridor walls	+0	+0	+0	+0	+0	+0
3408.6.6 Vertical openings	+5	+5	+5	+5	+5	+5
3408.6.7 HVAC systems	-5	-5	-5	-5	-5	-5
3408.6.8 Automatic fire detection	+6	+6	+6	+6	+6	+6
3408.6.9 Fire protective signaling system	+5	+5	+5	+5	+5	+5
3408.6.10 Smoke control	....		+2	+2	+2	+2
3408.6.11 Exit capacity	....		+5	+10	+5	+10
3408.6.12 Dead ends	....		+0	-5	+0	-5
3408.6.13 Max. exit access travel distance	....		+10	+5	+10	+5
3408.6.14 Elevator control	+6	+6	+6	+6	+6	+6
3408.6.15 Means of egress emergency lighting	....		+2	+2	+2	+2
3408.6.16 Mixed use groups	+0	+0	....		+0	+0
3408.6.17 Automatic sprinklers	+6	+6	6÷2 = +3	+3	+6	+6
Building score — total value	+32	+32	+48	+43	+51	+46

.... No applicable value to be inserted.

MANDATORY SAFETY SCORES FOR M&R USE GROUPS	+23	+35	+35

GENERAL FACTS **LAFAYETTE**

EXISTING USE GROUP:

FIRST FLOOR (7 STORY SECTION) = MERCANTILE **(M)**

REMAINING BLDG = RESIDENTIAL MULTIPLE FAM **(R-2)**

CONSTRUCTION TYPE: TYPE 3A

EXTERIOR WALLS: NONCOMBUSTIBLE MASONRY LOAD BEARING
INTERIOR STRUCTURE: WOOD JOISTS, ALL MEMBERS FIRE RATED

3408.6 EVALUATION

SECTION 313.0 MIXED USE GROUPS

BUILDING CAN ONLY COMPLY WITH SECTION 313.1.2 SEPARATED USE GROUPS BETWEEN USE GROUPS THEREFORE THE MORE RESTRICTIVE HEIGHT AND AREA SCORE SHALL APPLY TO THE ENTIRE BUILDING

3408.6.1 BUILDING HEIGHT

PER 3408.9.1 (2) THE MOST RESTRICTIVE HEIGHT LIMITATION SHALL BE USED FOR CALCULATION OF HEIGHT VALUE

FROM TABLE 503
ALLOWABLE HEIGHT M/3A = 40 FT
ALLOWABLE HEIGHT R-2/3A = 50 FT NOTE F

NOTE F (SEE 504.6 & 504.7)
N.A. N.A.

HEIGHT MODIFICATIONS (504.0)
AUTOMATIC SPRINKLERS = +20 FT INCREASE
NOT TO EXCEED 60 FT. TOTAL
FOR R USE

MOST RESTRICTIVE HEIGHT = 60 FT

$$\frac{(AH) - (EBH)}{12.5} \times CF = \text{HEIGHT VALUE}$$

$$\frac{(60\ FT.) - (85\ FT.)}{12.5} \times 2.5 = -5 \qquad -5$$

CF FROM TABLE 3408.6.6(2) = 2.5

3408.6.2 BUILDING AREA

FROM TABLE 503
ALLOWABLE AREA M/3A = 13,200 SF
ALLOWABLE AREA R-2/3A = 13,200 SF

AREA MODIFICATIONS (506.0)

SP-AUTOMATIC SPRINKLER INCREASE = 100%
OP-OPEN PERIMETER INCREASE = 2%
HR-EXCESS HEIGHT REDUCTION = 50%

ALLOWABLE AREA

$$AA = \frac{(SP + OP - HR + 100) \times (\text{AREA IN TABLE 503})}{100}$$

$$AA = \frac{(100 + 2 - 50 + 100) \times (13{,}200)}{100} = 20{,}064$$

AREA FORMULA

$$\text{AREA VALUE} = \frac{\text{ALLOWABLE AREA - ACTUAL AREA}}{1200 \text{ SF}}$$

$$\text{AREA VALUE} = \frac{20{,}064 \text{ SF} - 18{,}000 \text{ SF}}{} = 1.72 \text{ ROUNDED TO} \quad \mathbf{+2}$$

3408.6.3 FIRE AREA

DIVIDE BUILDING INTO (3) FIRE AREAS WITH 2 HOUR RATED FIRE SEPARATION WALLS AND DOORS WITH MAXIMUM AREA OF 7,500 SF

FROM TABLE 3408.6.3 CATEGORY (D) **+8**

3408.6.4 SPACE DIVISION

PARTITIONS OTHER THAN CORRIDOR WALLS, DWELLING UNIT WALLS & TENANT SEPARATION WALLS WILL BE CONSTRUCTION FLOOR TO DECK WITH DOORS THAT ARE NOT SELF-CLOSING

FROM TABLE 3408.6.4 CATEGORY (C) **+4**

3408.6.5. CORRIDOR WALLS

CORRIDOR WALL CONSTRUCTION SHALL BE MINIMUM 1 HOUR RATED FIRE PARTITIONS (SEE SECTION 711.0) WITH RATED DOOR ASSEMBLIES OF 1/3 HOUR (SEE SECTION 716.0, TABLE 716.1)

FROM TABLE 3408.6.5 CATEGORY (C) **+0**

3408.6.6 VERTICAL OPENINGS

PROVIDE 2 HR RATED FIRE SEPARATION ASSEMBLIES (SECTIONS 709.0 AND 710.0) FOR ALL VERTICAL OPENINGS (I.E. - STAIRS, ELEVATORS, ETC.)

$$VO = PV \times CF$$

FROM TABLE 3408.6.6 (1) PV = 2
FROM TABLE 3408.6.6 (2) CF = 2.5

FROM TABLE 3408.6.13 CATEGORY (C) R USE +5
M USE +10

3408.6.14 ELEVATOR CONTROL

ADD FIRE DEPARTMENT CONTROL AND AUTOMATIC RECALL TO ELEVATORS

FROM TABLE 3408.6.14 CATEGORY (D) +6

3408.6.15 EMERGENCY LIGHTING

EQUIP BUILDING WITH EMERGENCY LIGHTING FOR ALL MEANS OF EGRESS PER 1024.0

FROM TABLE 3408.6.15 CATEGORY (C) +2

3408.6.16 MIXED USE GROUPS

PROVIDE SEPARATIONS BETWEEN THE RESIDENTIAL AREA AND THE FIRST FLOOR MERCANTILE AREA PER 313.0

FROM TABLE 3408.6.16 CATEGORY (B) +0

313.1.2 SEPARATE TWO USE GROUPS WITH FIRE SEPARATION ASSEMBLIES (SECTION 709.0) AND FLOOR/CEILING ASSEMBLIES (SECTION 713.0) WITH FIRE RATING PER TABLE 313.1.2 2 HR RATING

2 HR RATING REDUCED TO 1 HR WITH AUTOMATIC SPRINKLERS

3408.6.17 AUTOMATIC SPRINKLERS

EQUIP BUILDING WITH AUTOMATIC SPRINKLER SYSTEM PER 906.2

FROM TABLE 2408.6.17 CATEGORY (B) +6

CONFIRM REQUIREMENTS OF NFPA 13 FOR SPRINKLERS

MAINE HUMAN RIGHTS COMMISSION
State House Station 51
Augusta, Maine 04333

Executive Director
PATRICIA E. RYAN

Commission Counsel
JOHN E. CARNES

February 2, 1995

Donna Zariczny
Creal Hyde and Larson
217 Liberty St.
Warren, PA 16365

Re: Alarm systems requirement

Dear Donna:

I reviewed your january 17, 1995 letter with Director pat Ryan and she agreed with me that the Human Rights Act does not have a specific requirement for alarm system installation in housing renovations.

The only requirements for accessibility are that the doors, routes, bathrooms, doors to hazardous areas and parking areas (1/20) be accessible to and useable by persons with disabilities.

if you have further questions, please do not hesitate to call me.

Sincerely yours,

Francia Davis
Compliance Officer

Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 3, 1994

RE: 638 Congress St.
Lafayette Town House

Ms. Rosa Scarcelli
130 Park St.
Portland, ME 04101

Dear Ms. Scarcelli,

As per our telephone conversation today regarding 638 Congress Street (Lafayette Town House) and the phasing of construction. I see no problems with this request. I must also state that there will be regulations set when doing this proposed work in phases.

If you need further assistance in this matter, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/el

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 30, 1996

Fredrick P. Goff, P.E
Vern G. Norman Associates, Incorporated
541 Main Street
South Weymouth, Massachusetts 02190-1845

RE: Lafayette Town Houses
Portland, Maine

Dear Fred,

We are in receipt of your correspondence of December 29, 1995 to Cocorran Jennison Company, Incorporated as faxed to this office by Mancini Electric on January 9, 1996 for our files and consideration.

My response is a reluctance, at this time, to accept only the requirement of Article 230-40, exception no. 2. There is still a need to address Article 230-90(a), exception no. 3, which I regard as the more important minimal requirement and key to the total project loading. May I remind you that you need be succinct in this matter. When a project of this magnitude is downgraded for the purpose of economy, then we, in code enforcement, must take the initiative and see to it that safety and good electrical practices are not engendered by these minimals. Please advise.

I can be reached Monday through Friday at (207)-874-8694 between the hours of 7:00 a.m.-9:00 a.m. and 11:00 a.m.-1:00 p.m.

Very truly yours,

Sven Borglund

Sven Borglund
Chief, Electrical Inspector
City of Portland

29/Dec/95

Tammy done Plumbing Inspect at LaFayette Hotel — Okd units 608; 609, 610, 702, 709 and 710 — The PLBR. STATed he call For inspection Two weeks ago For units 601, 611, 701 and 711 but nobody ever Come To inspect So he closed it in.

Layfeyette Hotel:

Ventilation Shafts
Bend in trash shute
Fire rating on both

l: Thermal and acous-
l have a flame spread
ing of 50 or less when
ısted in Chapter 35.

and connectors shall
n Chapter 35.

ıgs, linings, tape and
anical code listed in

age or power-limited
optical density not
nsity not greater than
ıan 5 feet (1524 mm)
listed in Chapter 35.
l agency and shall be
sted in Chapter 35.

ıbing: Combustible
al density not greater
greater than 0.15 and
et (1524 mm) when
d in Chapter 35, and

structed
or wire

stopped

ire area
oughout
ıce with

s or joists
he space
air shall
Air shall
s shall be

d within a
ncombus-
e required
ntents and
required in

shall have
ombustible

of the dryer
osures shall
be insulated from adjacent combustible materials by not less than 12 inches (305 mm) of air space, or the metal walls shall be lined with ¼-inch insulating mill board or other approved equivalent insulation.

2806.4 Fire protection: Drying rooms designed for high-hazard materials and processes, including special occupancies as provided for in Chapter 4, shall be protected by an approved *automatic fire suppression system* conforming to the provisions of Chapter 9.

SECTION 2807.0 WASTE- AND LINEN-HANDLING SYSTEMS

2807.1 General: Waste (refuse) and linen (laundry) handling systems shall be installed in accordance with this section and the provisions of Chapters 3 and 4 of NFiPA 82 listed in Chapter 35.

Exception: Systems serving and contained within a single *dwelling unit*.

2807.2 Waste and linen chute enclosures: A *shaft* containing a refuse or linen chute shall not be used for any other purpose and shall be enclosed in accordance with Section 710.0. All openings into the *shaft*, including those from access rooms and termination rooms, shall be protected with approved fireresistance rated assemblies. Such opening protectives shall be self-closing or automatic-closing upon detection of smoke, except that a heat-activated device for closing the opening protective between the *shaft* and the termination room is permitted.

2807.3 Waste and linen chute access rooms: Access openings for waste and linen chutes shall be located in rooms or compartments which are completely enclosed by *fire separation assemblies* having a fireresistance rating of not less than 1 hour; and openings into the access rooms shall be protected by *fire doors* that comply with Section 716.0. Access openings to waste and linen chutes shall not be located in *exit access corridors* or *exit* enclosures.

2807.4 Termination room: Waste and linen chutes shall discharge into an enclosed room that is completely separated from the remainder of the building by *fire separation assemblies* having a fireresistance rating of not less than 1 hour; and openings into the termination room shall be protected by *fire doors* that comply with Section 716.0. Waste chutes shall not terminate in an incinerator room.

2807.5 Incinerator room: Where located within a building, incinerators shall be enclosed within a room that is separated from the remainder of the building by *fire separation assemblies* having a fireresistance rating of not less than 2 hours; and openings into the incinerator room shall be protected by *fire doors* that comply with Section 716.0.

2807.6 Automatic fire suppression: An approved *automatic fire suppression system* shall be installed at the top and at alternate floor levels in a waste or linen chute and in the termination and incinerator rooms.

SECTION 2808.0 REFUSE VAULTS

2808.1 Refuse vault enclosures: A vault for receiving combustible refuse from an exhaust system shall be enclosed with *fire separation assemblies* having not less than a 3-hour fireresistance rating.

2808.2 Openings to boiler rooms: The opening between a vault and a boiler room shall not exceed 9 square feet (0.84 m²) in area and shall be located at least 8 feet (2438 mm) from the firing door of the boiler, and the bottom of the opening shall not be less than 6 inches (152 mm) above the boiler room floor. All openings

FIRE RESISTANCE RATINGS

* Rating on gyp block walls + shafts - Architect claims min. 2 hr rating -

FR-1

ENGINEERING AND SAFETY SERVICE
American Insurance Services Group, Inc.
85 John Street
New York, NY 10038

GENERAL INFORMATION ON FIRE RESISTANCE RATINGS

This publication presents information concerning the construction of building assemblies (beam, column, floor-ceiling, roof-ceiling, and wall and partition assemblies) which provide fire resistance ratings of up to 4 hours; it is intended for use by building inspectors, other public officials, architects, engineers and others interested in fire safety in buildings. The information is provided in terms of minimum requirements to achieve the specified fire resistance rating and is in such a form as to be useful in establishing conformance with building code provisions or determining applicable ratings for existing assemblies. Certain construction assemblies have achieved test ratings in excess of 4 hours; these are identified as having ratings of only 4 hours inasmuch as this is the highest fire resistance rating known to be required by current codes or standards.

Each entry, with the exception of some estimated ratings, is provided with a reference number indicated in parenthesis; the references are identified starting on page 123 of this publication. The references contain the details of the tests and should be consulted when additional information is desired. A copy of each reference is on file at the offices of the Engineering and Safety Service.

Letter superscripts (for example, ^{m}) appear in some design descriptions; these refer to additional information or explanatory material which is provided in this document starting on page 119. Many descriptions also contain various superscript symbols (such as *) which refer to footnotes found on the same page as the symbol; these footnotes provide supplemental information.

Any assembly which utilizes a significant amount of combustible material and, therefore, may not be acceptable for compliance with certain provisions of building codes is identified by the abbreviation, "comb.", immediately following the assigned rating.

Attention is called to the fact that ratings based on listings or classifications by Factory Mutual System, Underwriters Laboratories Inc., Underwriters Laboratories of Canada, Warnock Hersey, or other nationally recognized independent testing agencies conducting factory follow-up inspections and publishing directories or guides of a similar nature to this book are not included in this publication. Persons desiring to obtain fire resistance rating information developed by such organizations should contact the organization(s) directly. These organizations' publications are particularly useful where proprietary products are used in the construction of assemblies, whereas this publication is generally appropriate to situations where generic materials are utilized.

It should also be noted that a number of producer groups publish guides to fire resistance ratings where products or materials of direct interest to their members are utilized in assemblies. Neither the Engineering and Safety Service, nor the American Insurance Services Group, makes any claim as to the validity or technical accuracy of such publications.

In judging and interpreting test results for inclusion in this publication, it has been necessary to carefully analyze the test data. With many of the older fire tests the fire exposure differed from the present standard fire exposure and, in many early floor assembly tests, unexposed surface temperatures were not recorded. In some cases, particularly column tests prior to 1925, loading was somewhat lower than is permitted today. Still other tests were conducted on test specimens smaller than permitted by the standard fire test. These factors have been taken into account in arriving at the ratings assigned in this publication.

For a more complete understanding of the details of construction and descriptions provided herein, users are encouraged to read the following section, "Technical Information on Fire Resistance Ratings."

TECHNICAL INFORMATION ON FIRE RESISTANCE RATINGS

This section provides information of a technical nature which may be helpful in the application of the information in this publication.

Fire Resistance Ratings--General

Fire resistance ratings assigned herein, except those identified as "Estimated Ratings", are based on fire tests conducted substantially in accordance with the "Standard Methods of Fire Tests of Building Construction and Materials", ASTM E119, or NFPA 251 or UL 263. The test exposes a test specimen to a standard fire exposure controlled to achieve specified temperatures throughout a specified time period and, in some cases, this fire exposure may be followed by the application of a specified standard fire hose stream. The test method provides a *relative* measure of the fire performance of comparable assemblies; however, the exposure is not representative of all fire conditions. Any variation from the construction or conditions indicated herein may substantially change the performance characteristics of an assembly. The ratings indicate performance during the period of exposure and must not be construed as being indicative of suitability for use after fire exposure.

Estimated fire resistance ratings are based on data from standard fire testing or on commonly recognized and accepted information for which no actual standard test data are available. Such ratings are provided to fill certain gaps in available standard test data. Where details of attachment are not provided for certain estimated assembly ratings, it is assumed that the protection material(s) will be attached (or applied) in such a way that the protection will remain in place during fire exposure; guidance may be obtained by consulting descriptions of similarly designed and constructed assemblies.

All ratings are based on use of materials, methods and forms of construction that are in full conformity with requirements of nationally recognized codes, standards and practices, and in compliance with any applicable material specifications of the American Society for Testing and Materials.

All details of construction provided with the design descriptions in this publication are based solely upon considerations relating to fire resistance. The dimensions, strengths and other details herein are not intended to supersede more stringent requirements as may be imposed by applicable codes or standards for structural strength, stability or other purposes not directly related to fire resistance.

No rating assigned herein should be considered as invalidating or superseding any other rating assigned herein. For example: Although the estimated ratings for concrete masonry units on page 70 indicate that a minimum equivalent thickness of 3.8 in. for clay or shale units will provide a 2-hour fire resistance rating, this should not be construed as invalidating the sixth design on page 64 which describes a 2-hour clay or shale unit design with only a 3.4 in. equivalent thickness. Each assembly description may be applied on its own merits, independent of other entries.

Ceilings

Ceiling constructions described in the section on floor-ceiling assemblies cannot be used with other (different) floor constructions to obtain the fire resistance rating of the floor-ceiling assembly from which the ceiling construction was taken.

Openings in ceilings for pipes, ducts and other service equipment should only be permitted on the basis of fire tests of floor-ceiling assemblies with such openings, except that one electrical outlet box not exceeding 16 square inches in area may be installed in ceilings in each 90 square feet of ceiling area.

Concrete and Concrete Masonry Units

Normal, Type I, portland cement is used in the concrete mixes and, where compressive strengths are specified, they should be considered the minimum 28-day compressive strengths.

Concrete mixes are *by volume* unless otherwise specified.

Where a fineness modulus is given, it is to be considered as the maximum fineness modulus; decreasing the fineness modulus by increasing the amount of fines generally results in improved fire resistance.

Nails, Screws and Other Fasteners

Nails, screws and other fasteners may generally be somewhat larger (longer, thicker, etc.) than specified, provided the larger size does not result in damage to the construction materials involved. In addition, such fasteners may generally be at a smaller spacing than is specified in a design.

Plaster and Lath

Plaster mixes are often designated as, for example, "1:2, gypsum-sand"; this indicates that the plaster coat consists of a mix of 1 part gypsum and 2 parts sand. The ingredient proportions are *by weight* unless otherwise indicated. Where both a scratch coat and a brown coat are specified, the plaster mix is indicated for the two coats.

The plaster thickness is measured from the face of the plaster base, except that with metal lath it is measured from the back of the lath, unless otherwise stated. The usual $\frac{1}{16}$ in. white or finish coat of plaster may be included in the required plaster thickness.

Plaster of portland cement and sand may be richer in cement content than specified for a given rating unless otherwise indicated.

Plaster of gypsum and sand may be richer in gypsum content than specified for a given rating unless otherwise indicated.

Plasters with perlite or vermiculite aggregate must be of the proportions specified for a given rating.

The use of perlite or vermiculite aggregate in place of sand in plaster increases its resistance to fire.

FIRE RESISTANCE RATINGS

Wall or Partition Assemblies

Unless otherwise specified, finish material, such as plaster on lath or gypsum wallboard, is applied to both sides of an assembly so as to result in a symmetrical assembly having the same rating from either side.

Insulation in Floor - or Roof-Ceiling Assemblies

Unless otherwise indicated in an assembly description, the addition of insulation in the concealed space between a ceiling and the floor or roof may reduce the hourly rating of an assembly by causing premature disruption of the protective ceiling and/or higher temperatures on structural components in the concealed space under fire conditions. Further, roof insulation added above the roof and under a roof covering is not recommended unless specified in the assembly, since such alteration may cause earlier structural failure.

FIRE RESISTANCE RATINGS

WALL AND PARTITION ASSEMBLIES

Gypsum Block†.
Mortar of 1:3, gypsum-sand.

TYPE	DETAILS OF CONSTRUCTION	RATING
Unplastered	5 in., 100% solid blocks. (Reference 9)	4 hrs.*
	3 in., 100% solid blocks. (Reference 6)	3 hrs.*
	2 in., 100% solid blocks. (References 6, 9)	1 hr.*
	3 in., 70% solid blocks. (Reference 9)	1 hr.*
Plastered	4 in., 70% solid blocks, plastered on each side with ½ in., 1:3 gypsum-sand plaster. (References 6, 79)	4 hrs.*
	3 in., 70% solid blocks, plastered on each side with ½ in., 1:3 gypsum-sand plaster. (References 6, 78)	3 hrs.*
	4 in., 70% solid blocks, plastered on one (either) side with ½ in., 1:3 gypsum-sand plaster. (References 44, 85)	3 hrs.*
	3 in., 70% solid blocks, plastered on one (either) side with ½ in., 1:3 gypsum-sand plaster. (Reference 43)	1½ hrs.*

4" Block
½"

Requesting Design # minder for inspector to ck thru reference manual.

†Blocks consist of gypsum and 3% or less wood fiber.

*Nonbearing.

FIRE RESISTANCE RATINGS

REFERENCES

(1) "Fire Resistance of Brick Walls," National Bureau of Standards Technical News Bulletin No. 124, Aug., 1927.

(2) "Fire Resistance of Sand-Lime and Concrete Brick Walls," National Bureau of Standards Technical News Bulletin No. 132, April, 1928.

(3) Underwriters Laboratories Inc. Card Data Service card "C85 Clay Brick, Common, Walls and Partitions—Fire Retardant Classification" (Serial No. UL128, Jan., 1939).

(4) "Fire Resistance of Hollow Load-Bearing Wall Tile," National Bureau of Standards Research Paper No. 37, 1928.

(5) "A Study of the Fire Resistance of Building Materials" Bulletin No. 104 of the Engineering Experiment Station of Ohio State University (Jan., 1940).

(6) Ohio State University Engineering Experiment Station Report No. T-26, Bulletin of the Board of Standards and Appeals of the City of New York, July 19, 1941.

(7) "Fire Tests of Wood- and Metal-Framed Partitions," National Bureau of Standards Report BMS 71, 1941.

(8) Columbia University, Dept. of C.E. Testing Laboratories Report No. F. W. 46, July, 1929 (unpublished).

(9) "Fire Resistance Classifications of Building Constructions," National Bureau of Standards Report BMS 92, 1942.

(10) Underwriters Laboratories Inc. Report on Interior Building Construction Consisting of Metal Lath and Gypsum Plaster on Wood Supports, Aug., 1922.

(11) "Tests of the Fire Resistance and Thermal Properties of Solid Concrete Slabs and Their Significance," by Carl A. Menzel. American Society for Testing Materials, Proceedings, Volume 43, 1943.

(12) Ohio State University Research Foundation Report No. 37, June, 1945 (unpublished).

(13) Ohio State University Research Foundation Report No. 39, Aug., 1945 (unpublished)

(14) Ohio State University Research Foundation Report No. 1, May 5, 1939 (unpublished).

(15) Columbia University, Dept. of C.E. Testing Laboratories Report No. F.W. 2, Aug. 29, 1919 (unpublished)

(16) Ohio State University Research Foundation Report No. 43, Feb. 6, 1946 (unpublished).

(17) Columbia University, Dept. of C.E. Testing Laboratories Report No. F.W. 59, Aug. 1930 (unpublished)

(18) Columbia University, Dept. of C.E. Testing Laboratories Report No. F.W. 30, May, 1926 (unpublished)

(19) Report of Test Conducted at Columbia University Fire Testing Station Aug. 15-18, 1913 (unpublished).

(20) Columbia University, Dept. of C.E. Testing Laboratories Report No. F.W. 20, Dec., 1922 (unpublished)

(21) Columbia University, Dept. of C.E. Testing Laboratories Report No. F.W. 67, Dec, 1931 (unpublished)

(22) Columbia University, Dept. of C.E. Testing Laboratories Report No. F.W. 73, Jan, 1933 (unpublished)

(23) No known tests of brick arch floor contruction, but such construction has been recognized for many years as satisfactory for buildings of fire-resistive construction.

(24) Based on a few nonstandard tests made prior to 1912.

(25) "Report of a Fire Endurance Test on a Brick-Veneered, Steel Stud, Load-Bearing Wall," National Bureau of Standards, FR 1835, March 24, 1941.

(26) "Fire Tests of Building Columns," a joint report of Underwriters Laboratories Inc., the Associated Factory Mutual Fire Insurance Companies and the National Bureau of Standards, 1920.

(27) "Fire Resistance of Concrete Columns," National Bureau of Standards Technologic Paper No. 272, 1925.

(28) "Fire Tests of Columns Protected With Gypsum," National Bureau of Standards Research Paper No. RP563, 1933.

(29) "Fire Test of a Building Column," National Bureau of Standards Technical News Bulletin No. 246, Oct., 1937.

(30) Ohio State University Research Foundation Report No. 38, July, 1945 (unpublished).

(31) "Fire Resistance of Heavy Timber Construction," National Bureau of Standards Technical News Bulletin No, 349, May, 1946.

(32) Report of Committee on Tests Re: Cal. No. 163-46 SM, Bulletin of the Board of Standards and Appeals of the City of New York, Dec. 17, 1946.

(33) "Fire-Resistance and Sound-Insulation Ratings for Walls, Partitions and Floors," National Bureau of Standards Technical Report on Building Materials TRBM-44, June 24, 1946. Also, July 30, 1981 correspondence with National Bureau of Standards.

FIRE RESISTANCE RATINGS

AND PARTITION ASSEMBLIES

, gypsum-sand.

	DETAILS OF CONSTRUCTION	RATING
lastered	5 in., 100% solid blocks. (Reference 9)	4 hrs.*
	3 in., 100% solid blocks. (Reference 6)	3 hrs.*
	2 in., 100% solid blocks. (References 6, 9)	1 hr.*
	3 in., 70% solid blocks. (Reference 9)	1 hr.*
Plastered	4 in., 70% solid blocks, plastered on each side with ½ in., 1:3 gypsum-sand plaster. (References 6, 79)	4 hrs.*
	3 in., 70% solid blocks, plastered on each side with ½ in., 1:3 gypsum-sand plaster. (References 6, 78)	3 hrs.*
	4 in., 70% solid blocks, plastered on one (either) side with ½ in., 1:3 gypsum-sand plaster. (References 44, 85)	3 hrs.*
	3 in., 70% solid blocks, plastered on one (either) side with ½ in., 1:3 gypsum-sand plaster. (Reference 43)	1½ hrs.*

4" Block
1/2"

Requesting Design # minder for inspector to ck their reference manual.

Tuesday
02:00

†Blocks consist of gypsum and 3% or less wood fiber.

*Nonbearing.

EASTERN FIRE PROTECTION

FIRE SPRINKLER CONTRACTORS AND DESIGNERS

March 18, 1996

Corcoran & Jennison
141 Wood Road
Braintree, MA 02184
ATTN: LORRAINE BECKWITH

RE: LAFAYETTE APTS.
PORTLAND, ME

Dear Lorraine:

This letter is to inform you that the existing sprinkler system, 7th floor A & B Wing has been renovated in accordance with State and Local Fire Protection Codes.

If you have any questions, please give me a call.

Sincerely,

William A. Flynt

WAF:jtr

cc: Dave Redlon

170 Kittyhawk Avenue - P.O. Box 1390 - Auburn, Maine 04210 - (207) 784-1507 - Fax (207) 782-0565
499 Hammond Street - Bangor, Maine 04401 - (207) 942-8014 - Fax (207) 942-5309

EASTERN FIRE PROTECTION

FIRE SPRINKLER CONTRACTORS AND DESIGNERS

February 23, 1996

Corcoran & Jennison
141 Wood Road
Braintree, MA 02184
ATTN: LORRAINE BECKWITH

RE: LAFAYETTE APTS.
PORTLAND, ME

Dear Lorraine:

This letter is to inform you that the existing sprinkler system in C-Wing and Units 211-511 B-Wing have been renovated in accordance with State and Local Fire Protection Codes.

If you have any questions, please give me a call.

Sincerely,

William A. Flynt

WAF:jtr

cc: Dave Redlon

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR - 1 1996
RECEIVED

FEB 26 1996
CORCORAN JENNISON

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

170 Kittyhawk Avenue - P.O. Box 1390 - Auburn, Maine 04210 - (207) 784-1507 - Fax (207) 782-0566
499 Hammond Street - Bangor, Maine 04401 - (207) 942-8014 - Fax (207) 942-5202

FIRE ALARM ACCEPTANCE REPORT

GENERAL

Address: 638 Congresst Street
Owner: Lafayette Square Limited Partnership
Owners Address: 638 Congress Street
Floors Protected: 7

EQUIPMENT INVENTORY

Equipment Brand: Notifier
Number of Smoke Detectors: 30
Type of Smoke Detectors; Ionization: ____ Photo Elec: X
Number of Rate-of Rise Detectors: 0
Number of Fixed Temp Heat Detectors: 0
Number of Manual Pull Station: 8
Number of Sounding Devices: 13
Type of Sounding Devices; Horn ___ Horn Light: X Bell: ___ Speaker ___ Chimes ___
Prerecorded Tape Message: N/A

AUXILLARY EQUIPMENT

Number of Master Boxes: 0
Fan shut-down; Yes: ____ No: X
Door holders; Yes: X No ____ Number: ____
Sprinkler Activation; Yes X No: ____
Fire Fighters Telephone; Yes X No ____
Voice Communications; Yes ____ No X
Remote Annunciators; Yes: ____ No X
Door Lock Control; Yes: ____ No X
Elevator Control; Yes ____ No X

WIRING

Does the wiring conform to NFPA #70 (NEC), Article 760? Yes X No ____
Is standby power provided? Yes X No: ____
Battery: X Generator: ____ Both ____
Have any devices been "T" tapped? Yes ____ No X
Are back boxes provided for all devices: Yes X No ____

TEST RESULTS

Was a complete test conducted on this sytem including the activation of all smoke detectors and pull stations? Yes: X** No ____
Is the Alarm Tone of the sounding devices adequate to maintain 15 dbs above ambient noise levels? Yes: X No: ____
Is this sytem in compliance with NFPA 72A standards: Yes: X No: ____

Signature of Installing Contractor: Gino Marcelli
Date: 02/29/96

This form must be completed in its entirety and returned to the Fire Prevention Bureau before a Certificate of Occupancy will be issued.

Original Copy to Office of Fire Prevention Duplicate Copy to Applicant

CORCORAN JENNISON
Construction Company, Inc.
141 Wood Road, Braintree, MA 02184

FAX TRANSMITTAL

TO: Samuel Hoffses

COMPANY: City of Portland Inspection Services

FAX NO.: 207-874-8716

FROM: LORRAINE BECKWITH FAX NO. (508)-385-9823

DATE: 4/10/96

MESSAGE: Re: Lafayette Apts.
Attached letters as requested.
- VGNA dated 4/9/96
- Anthony Mancini dated 4/9/96
- Central Maine Power dated 4/4/96

I hope this satisfies your requirements and will allow Certificates of Occupancy to be issued at the subject project.

CC: Dave Redlon

NUMBER OF PAGES IN THIS TRANSMISSION INCLUDING COVER SHEET 4

IF YOU HAD TROUBLE RECEIVING THIS FAX, PLEASE CALL (508)-385-9344

VGNA Verne G. Norman Associates, Inc.
Electrical Consultants, Engineers and Designers
541 Main Street, So. Weymouth, MA 02190-1845
617-335-4200 FAX 617-335-5737

April 9, 1996

Ms. Lorraine Beckwith
Corcoran Jennison Co., Inc.
35 Prince Way
E. Dennis, MA 02641

Project: Lafayette Plaza

Dear Lorraine:

Our office is in receipt of letters from Central Maine Power (CMP) and Mancini Electric regarding the aforementioned project and feel that the building electric construction is acceptable.

It is our understanding that CMP will install additional service entrance conductors if the building electric load deems it is necessary for the additional conductors.

In addition, the service entrance conduits are in place to allow for the installation of additional service entrance conductors should CMP determine it is necessary for the additional service entrance conductors.

Please feel free to contact our office if you have any questions on the aforementioned material.

Very truly yours,

Frederick P. Goff, P.E.

FG/nh

f:\wpwin\lafayett\lafay#11.ltr

Anthony Mancini Inc.

April 9, 1996

Mr. Frederick P. Goff, P.E.
Verne G. Norman Associates, Inc.
541 Main Street
South Weymouth, Mass. 02190-1545

Re: Lafayette Apartments
Portland, Maine

Dear Mr. Goff:

Anthony Mancini, Inc. will furnish and install a spare 4" conduit from the existing pull box to the new main electric switchboard to allow future installation of conductors from CMP manhole, through existing 4" conduit to the pull box, through new spare conduit, to new main switchboard;

Anthony Mancini, Inc. will furnish and install tamperproof screws on pull box cover so that there is no easy accessibility to the utility company conductors;

As directed by CMP, Anthony Mancini, Inc. will furnish, and place in the pull box, one set of limiter lugs for CMP use if additional conductors are installed in the future.

Sincerely,

Anthony Mancini
President

cc: Ms. Lorraine Sockwith

fs laf25

Central Maine Power, Customer Service Center 1 800-750-4000
152 Canco Road, Portland, Maine 04103

April 4, 1996

RECEIVED
APR 8 1996

Mr. Frederick P. Goff, P.E.
Verne C. Norman Associates, Inc.
541 Main Street
South Weymouth, MA 02190-1845

RE: Lafayette Apartments, Congress Street, Portland, Maine

Dear Mr. Goff:

This letter is in response to our conversation of April 3, 1996.

Central Maine Power Company does agree that the "Switchboard" is the point of demarcation between the utility company and the contractor.

Central Maine Power Company will install additional conductors if necessary.

Central Maine Power Company will periodically monitor the load amperage to the building to determine if the additional conductors are required

If you have any questions, please call me at (207) 828-2854.

Very truly yours,

Richard C. Bates, P.E.
Technical Services Engineer

STATE OF MAINE
RICHARD C. BATES
#7801
REGISTERED
PROFESSIONAL ENGINEER

RCB/rr

cc: R. Warner
A. Mancini

Creal, Hyde, Larson Architect

Creal, Hyde, Larson Architect
217 Liberty Street
Warren, PA 16365
(814) 723-1322
(814) 723-6110

Facsimile

To: Lorraine Beckwith
@Fax: (508) 385-9344
From: Donna Zariczny
@Fax: (330)672-6335
Date: Wednesday, September 11, 1996 @ 8:08 AM
Re: Lafayette Apartments-Basement CofO issues
Pages: 1, including this

I spoke with Sam Hoffses and Lt. McDougall this morning in regard to the basement heat detector requirement. Lt. McDougall could not find anything in the Life Safety Code that required us to install fire detection in the basement, but he wanted Sam's input on the BOCA Code. The BOCA code has an exception listed under 918.5 for sprinklered buildings allowing us to eliminate the fire detection in this area. Sam indicated that he would pass this information on to Tammy. I asked Lt. McDougall if there were any other items that would be required in this area on his part. He indicated that horn strobes might be nice for the workers, but that they could probably hear an alarm from the first floor So he indicated that we did not need to provide them in the basement.

After speaking with both Sam and Lt. McDougall, I spoke with Tammy. Tammy brought up a list of issues that might pertain. But without having seen the basement recently, she did not know if this was a complete list. It is as follows:

1. The masonry walls and piers supporting the building should be in good shape.
2. All open plumbing piping should be capped off or removed if unused.
3. All exterior openings should be rodent protected. No openings.
4. There should be handrails to the basement at each stair. They do not need balistrades if missing.
5. There should be adequate illumination. I indicated the temporary lights would remain until the new lights are installed.
6. All existing unused electrical equipment and wires should be removed. I indicated that we are working on this item with Mike Collins the electrical inspector.

For both item 5 and 6 I indicated that Mike Collins would not hold up the certificate of occupancy for these items as long as we are making a good faith effort to complete this work. She said that it would be his call. I will inform Ed to have the stored items removed from the basement as soon as possible.

cc: Rosa Scarcelli

638 Congress
45-A-003

CHL Creal Hyde & Larson Architects

FAX TRANSMITTAL

45-A-003

7/31/96

TAMMY, reviewed
This with DONNA ~ This
WAS done by Structural
Engineer on project. The
2.5 was ~~the~~ 1/2 The length of
The ~~STRUCTURAL~~ rafter — ~~8~~

CHL Creal Hyde & Larson Architects

[illegible] ETLAND [illegible]

[illegible]

217 Liberty Street, Warren, PA [illegible]
Phone: 814-[illegible] • Fax: 814-[illegible]

CHL Creal Hyde & Larson Architects
A Professional Corporation

May 11, 1995

Mr. Sam Hoffses, Inspection Officer
Lt. Gaylen McDougal, Life Safety Inspector
Portland City Hall
389 Congress Street
Portland, ME 04101

Re: Lafayette Apartments
638 Congress Street
Project #9341

Dear Sirs,

In an effort to have clear communication between your office, the general contractor, Corcoran Jennison Construction, and myself, I am taking the time to clarify our past conversations regarding code issues for the Lafayette Apartment Building. Most of our conversations have occurred by phone along with one meeting at your office back in January 1995. Our Code review is based on BOCA 1993 chapter 34 - existing structures point system. (See Attached)

Our Code review indicates the general intent for compliance with chapter 34. I would like to go over some more specific items that we have discussed in the past. I am seeking concurrence from your office on these issues or clarification on my interpretation.

1. Fire Alarm system shall include smoke detectors in mechanical equipment room, electrical room, telephone equipment room, elevator machine room and similar spaces. Heat detectors will not be necessary where smoke detectors occur.
2. Duct smoke detectors shall be installed in mechanical system return air.
3. Fire alarm system shall be a horn/strobe signaling system and shall contain a fire department communication system for two-way communications as well as central control station. Two-way communication will occur at elevator and all three stairwells. Per our conversation on January 31, 1995 we will not be providing a voice alarm signaling system.
4. A smoke control system will be installed at stair #1 (new) only.

Thomas K. Creal, III, R.A. • Linn W. Hyde, R.A. • Richard W. Larson, R.A.
217 Liberty Street, Warren, Pennsylvania 16365-2303 • Phone: 814-723-1322 • Fax: 814-723-0110

CHL

5. A standby power system (battery back-up) will be installed for the emergency lighting system central control stations, mechanical equipment room lighting and exit signage. Standby power will not be provided for the existing elevators.
6. There will be no locked doors in the stairwells prohibiting egress from the building.
7. Retail spaces - All vacant retail spaces will be left as an empty shell and provided with minimal lighting, emergency lighting and exit signage. Upon renting each space, they will be renovated and brought up to Code compliance for each layout.
8. Standpipe system shall be installed in each of the three stairwells.
9. Area of refuge will be provided at the new stair, including two-way communication.
10. Corridor ventilation will be provided by roof top units. These units will shut down if triggered by fire alarm system, but will not provide smoke control or smoke evacuation.
11. The voice horn/strobe system will occur throughout the building, but will not be located within individual dwelling units.
12. Smoke detectors shall be located within each dwelling unit. Smoke detectors will occur in a common area outside of bedrooms.
13. Through direct contact with the Maine Human Rights Commission we will be meeting accessibility requirements according to their attached letter.
14. The construction will occur in phases. Per your letter of 11/3/94 we will work with your office on any requirements due to phasing. (See Attached)

CHL

The above is my understanding of previous conversations with your office, and the direction we will be taking on this project. Andy Voikos of Corcoran Jennison construction will be in your office next week to apply for the building permit. Please notify me upon receipt of this letter or during your review process to discuss any issues that are unresolved.

I look forward to working with you on this project. Feel free to contact me if you have any questions or concerns.

Sincerely,

CREAL HYDE & LARSON ARCHITECTS

Donna L. Zariczny

Donna L. Zariczny

DLZ/mjj

Enclosures: 1993 BOCA Building Code Review
Maine Human Rights Commission Letter (Date 2/2/95)
City of Portland Letter (Date 11/3/94)

cc: Rosa Scarcelli, Gleichman & Company, Inc.
Andy Voikos, Corcoran Jennison Construction
Mike Johnson, Johnson & Jordan
Lance Leavitt, Milliken Brothers
Frederick Goff, Verne G. Norman Assoc.

COMMENTS

August - Walked thru complete job - addressed fire issues and exiting.

10/16/95 - Plumbing of Section C and framing o.k. - walked thru 1st thru 5th floor of section C. Addressed fire issues, rating of shafts, angle bend of trash chute. T.M.

3/8/96 - Released apt - 112, 114, 115, 212-218, 312-318, 412-418, 512,-518, 211, 311, 411, 511 - Had to alter exterior fire escape - told them all escapes to be kept clear at all times - submitted fire alarm + sprinkler reports - have to barricade off construction areas.

3/20/96 - Released apt - 701, 702, 709-711, 707, 708 - Need to bring temporary exit up to code - done - made them put in temporary barricade to block construction area.

4/18/96 - Released apt 601, 602, 609, 607-611, 704 - Need to add hardware to temporary exit door + remove an exit sign pointing in wrong direction.

4/22/96 - Checked fndn of exterior stairs on utility entrance of bldg.

5/3/96 - Roughin framing + plumbing - 5th flr - appears o.k

6/24/96 - Checked exit from boiler room in basmnt - Lt. Mac + I agree the exiting is o.k.

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	
Other:	

VO = 2 x 2.5
VO = +5 **+5**

3408.6.7 HVAC SYSTEMS

ASSUME EXHAUST SHAFTS WILL PENETRATE UP TO ROOF

FROM TABLE 3408.6.7 CATEGORY (A) **-5**

3408.6.8 SMOKE DETECTION

INSTALL SMOKE DETECTION SYSTEM THROUGH ENTIRE BUILDING PER SECTION 918.0

FROM TABLE 3408.6.8 CATEGORY (F) **+6**

ALSO INSTALL SINGLE STATION SMOKE DETECTION PER SECTION 919.0

3408.6.9 FIRE ALARMS

INSTALL MANUAL FIRE ALARM SYSTEM WITH VOICE ALARM CONFORM TO SECTION 917.0

FROM TABLE 3408.6.9 CATEGORY (C) **+5**

3408.6.10 SMOKE CONTROL

PROVIDE OPERABLE WINDOWS THROUGHOUT BUILDING

FROM TABLE 3408.6.10 CATEGORY (B) **+2**

3408.6.11 EXIT CAPACITY

PROVIDE HORIZONTAL EXITS AT (2) LOCATIONS PER SECTION 1019.0

FROM TABLE 3408.6.11 CATEGORY (C) R USE **+10**
M USE **+5**

3408.6.12 DEAD ENDS

TRAVEL DISTANCE FROM DEAD END TO EXIT MORE THAN 20 FT LESS THAN 50 FT

FROM TABLE 3408.6.12 CATEGORY (A) R USE **-5**
M USE **+0**

3408.6.13 EXIT TRAVEL DISTANCE

PER TABLE 1006.5 USE GROUP M & R WITH SPRINKLER: MAX. TRAVEL DISTANCE TO AN EXIT IS 250 FT

MAXIMUM TRAVEL DISTANCE UNDER 125 FT

CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 638 Congress St (045-A-003)

Issued to Lafayette Sq. Limited Partnership Date of Issue 08 March 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950538 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
See Below	Dwelling Units

Limiting Conditions: TEMPORARY?LIMITED TO:
Section C - Rear Portion of Structure: Units 112, 114, 115, 212-218, 312-318, 412-418, 512-518.
Sedtion B - Left Middle Portion of Structure: Units 211, 311, 411, 511.

This certificate supersedes certificate issued

Approved:

(Date) *Inspector* *Inspector of Buildings*

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 638 Congress St (045-A-003)

Issued to Lafayette Sq. Limited Partnership Date of Issue 20 March 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950538, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Left Middle/Section B 701,702,709-711 Front Left/Section A 707,708	Apartments

Limiting Conditions: TEMPORARY

This certificate supersedes certificate issued

Approved:

(Date) *Inspector* *Inspector of Buildings*

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 638 Congress St

Issued to Lafayette Square Limited Partnership Date of Issue 02 May 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950538 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Part B - Left Middle 601, 602, 609-611	Dwelling Units
Part A - Front Left 608, 604, 607, 704	

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date) *Inspector* *Inspector of Buildings*

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 638 Congress St (045-A-003)

Issued to Lafayette Square Limited Partnership Date of Issue 18 September 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950538 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	Ninety Seven (97) Apartments Eight (8) Vacant Retail Spaces

Limiting Conditions:

Individual tenant fit-up permits must be applied for in order to occupy vacant retail spaces. Minimum Life Safety requirements have been met in retail spaces.

This certificate supersedes certificate issued

Approved:

9/20/96 Tammy Munson
(Date) *Inspector*

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Sam

4/12
9:40

Sam Redlon

780-0489

Re: Lafayette Apts.

called
Twice busy —
Three Times —

Vicki