

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FITZPATRICK EDWIN & JUNE JTS

Located at

106 PARK ST

PERMIT ID: 2012-49379

CBL: 045 B005001

has permission to **Repair or reconstruct from fire (part of 3 family)**

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

A handwritten signature in black ink that reads "Jamie Bonke".

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5212-ALTCOMM Located At: 106 PARK ST

CBL: 045- B-005-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.

Historic

1. Replacement window to match existing 6/6 sash to the greatest extent possible (e.g. 5/8" trapezoidal muntins, width of stiles and rails, etc.)
2. Contractor to provide final specification for 4th floor window to HP staff for review and approval prior to installation.

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. If structural analysis of the existing roof trusses requires repair, these plans shall be submitted for review prior to construction in this area.

Fire

1. All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
3. All outstanding code violations shall be corrected prior to final inspection.
4. A complete supervised fire alarm system is required. A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
5. The fire alarm system shall comply with the City of Portland Fire Department Rules and Regulations. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
6. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
7. All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".
8. Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
9. All smoke detectors and smoke alarms shall be photoelectric.
10. Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
11. Five story buildings are outside the scope of NFPA 13R. Due to the installation of an NFPA 13R sprinkler system the attic shall hereafter remain an unoccupied attic unless converted to an NFPA 13 system. Minimum sprinkler coverage shall be the basement, fourth floor unit including the third floor entry, the attic, and the common areas including the exit.
12. A separate Suppression System Permit is required. This review does not include approval of sprinkler system design or installation.
13. Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
14. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
15. Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
16. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
17. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
18. All means of egress to remain accessible at all times.
19. No means of egress shall be affected by this renovation.
20. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
21. Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479).

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-10-5212-ALTCOMM	Date Applied: 10/17/2012	CBL: 045- B-005-001	
Location of Construction: 106 PARK ST	Owner Name: JUNE & EDWIN FITZPATRICK	Owner Address: 106 PARK ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: KR Stiffler Construction- John Medici	Contractor Address: 32 TANABERG TRL WINDHAM MAINE 04062	Phone: 400-7140
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: R-6
Past Use: Three family dwelling	Proposed Use: Same: Three family dwelling – to repair after 4 th floor fire – 65% repair 35% reconstruction- replacing windows	Cost of Work: \$75,000.00	CEO District:
		Fire Dept: 12/21/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: 5B MUSEC'09 Signature: <i>[Signature]</i>
Proposed Project Description: Repair or reconstruct from fire (part of 3 family)		Pedestrian Activities District (P.A.D.) 12/17/12	

Permit Taken By: Brad	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>5 10/18/12</i>	Zoning Appeal <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:	Historic Preservation <i>within</i> <input type="checkbox"/> Not in Dist 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>11/16/12</i> <i>D. Andrews</i>
	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 appication 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



General Building Permit Application

Entered 10/17/12 (S)

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.

2012 - 10 - 5212 - Altcomm

Location/Address of Construction: 106 PARK STREET		
Total Square Footage of Proposed Structure/Area 4320 SF		Square Footage of Lot 2650 SF
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 045 B005 001	Applicant * <u>must</u> be owner, Lessee or Buyer* Name JOHN MEDICI K R STIFFLER CONST Address 32 Tandberg Trail City, State & Zip Windham ME 04062	Telephone: 400-7140
Lessee/DBA (If Applicable) NA RECEIVED OCT 17 2012	Owner (if different from Applicant) Name JUNE FITZPATRICK Address 106 PARK ST City, State & Zip PORTLAND ME 04102	Cost Of Work: \$ 75,000.00 C of O Fee: \$ 0.00 Total Fee: \$ 770.00
Current legal use (i.e. single family) 3 UNIT If vacant, what was the previous use? NA Proposed Specific use: 3 UNIT Is property part of a subdivision? NO If yes, please name _____ Project description: 65% REPAIR 35% RECONSTRUCTION FOLLOWING 4th FLOOR FIRE OF 3 FAMILY WITH REQUIRED COMMERCIAL UPGRADES INCLUDING SPRINKLER SYSTEM, FIRE ALARM, ETC.		
Contractor's name: K R STIFFLER CONSTRUCTION		
Address: 32 TANDBERG TRAIL		
City, State & Zip: WINDHAM ME 04062		Telephone: _____
Who should we contact when the permit is ready: JOHN MEDICI 400-7140		Telephone: _____
Mailing address: _____		

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, 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: JMM Date: 10/17/12

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



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Receipts Details:

Tender Information: Check , Check Number: 5067
Tender Amount: 770.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 10/17/2012
Receipt Number: 49380

Receipt Details:

Referance ID:	8420	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	770.00	Charge Amount:	770.00
Job ID: Job ID: 2012-10-5212-ALTCOMM - Repair or reconstruct from fire (part of 3 family)			
Additional Comments: 106 Park			

Thank You for your Payment!

October 17, 2012



ALPHAarchitects

Lt. Ben Wallace
Portland Fire Department
City of Portland
380 Congress Street
Portland ME 04101

RE: 106 Park St, Portland – 3 Unit

Lt. Wallace,

The applicant is John Medici (400-7140m) of K R Stiffler Construction, 32 Tandberg Trail, Windham, ME 04062 who represents the building owner June Fitzpatrick. The Project Architect is Mark Sengelmann of ALPHAarchitects, 17 Chestnut St, Portland ME 04101 (207) 761-9500.

R-2 Multifamily (3 unit) with 4320sf overall. Existing, historic building to remain a 3 Unit with no change of use.

There is no existing fire protection. The remodeled building will have an NFPA R-13-2010 supervised system. Separate plans will be submitted by Freedom Fire for the Fire Suppression System and Detection System.

2009 IBC CODE REVIEW

Occupancy: R-2, Existing 3 Unit Apartment Building

Height: 4 Story

Construction Type: 5B

Occupant Load 23

Fire Rating: Tenant Separations 1 Hour
Exit Access Corridors 1 Hour
Chase Spaces 1 Hour blocking/floor

C:\General Office\Correspondance\Park St NFPA 101 Certification.doc

ALPHAarchitects

17 Chestnut Street, Suite 201, Portland ME 04101 • 207.761-9500 • Fax 207.761.9595 • mark@ALPHAarchitects.com

Sprinkler- NFPA 43.6.4.2 64% Repair and 36% Reconstruction = less than 50% renovation therefore we have selected Option 3. Option 3 protected by a new NFPA 13R-2010 automatic fire detection and monitored notification system. NFPA 31.1.1.1 Sprinkle only in selected areas damaged by the fire 4th and Attic floors and common areas and NFPA 31.3.5.9.1 Sprinkle in exit corridors.

First Floor, Unit A	1371sf	100% Repair
Second Floor, Unit A	983sf	100% Repair
Third Floor, Unit B	983sf	65% Repair, 35% Reconstruction
Fourth Floor, Unit C	983sf	0% Repair, 100% Reconstruction
Basement Floor	1371sf	Unoccupied
Attic	728sf	Unoccupied Storage

Overall 4320sf 65% repair = 2808sf 35% reconstruction =1512sf

Freedom Fire to contact Lt. Wallace of the PFD prior to construction to review the project.

Fire Alarm NFPA 43.6.5.1 and IEBC 704.2.1.1- Only required on 4th, basement and Attic floors and common stair areas, not in 1st, 2nd or 3rd floors. NFPA 31.2.2.1.2 Fire Alarm Enunciator Panel located per AHJ.

Exit Width varies, 3'-0" minimum

Travel Distance to Exits Option 3- 150'max

Max Single Path Corridor Distance Option 3- 35'max

Max Dead End Option 3- 50'max

Corridor walls NFPA 31.2.2.1.21 Hour

Walls in Exit Enclosures with Sprinkler NFPA 31.2.2.1.2

Wall and Ceiling Finish Lobby Class A or B

Wall and Ceiling Finish Other spaces Class A or B or C

Egress Floor Finish NR

Doors in Exit Enclosures NFPA 31.2.2.1.2 1 Hour

C:\General Office\Correspondance\Park St NFPA 101 Certification.doc

ALPHAarchitects

17 Chestnut Street, Suite 201, Portland ME 04101 • 207.761-9500 • Fax 207.761.9595 • mark@ALPHAarchitects.com

Doors Elsewhere NR

Existing Fire Escape NFPA 31.2.2.9 Reuse after providing Letter of Certification from a Leisure Associates PE.

Transoms Remove per NFPA 31.3.6.4

Existing Fire Escape Windows Add steps where sill is above 12" aff

Hazardous Area Protection Boiler- Basement is to be fully sprinkled.

This letter certifies that the fire damaged 3 unit located at 106 Park Street in Portland, Maine has been designed to be compliant with the 2009 IEBC, 2009 IBC and 2009 NFPA 101 codes.

Sincerely,

ALPHAarchitects



Mark Sengelmann, NCARB
Principal

Mark Sengelmann

From: Benjamin Wallace [wallaceb@portlandmaine.gov]
Sent: Tuesday, October 16, 2012 12:20 PM
To: Mark Radziszewski
Cc: mark@alphaarchitects.com; Bill Wales; John Medici
Subject: Re: 106 Park St Fire Sprinkler System

Attachments: Benjamin Wallace.vcf

This all looks appropriate and is based upon the exit stair doors being replaced with 1-hour rated opening protectives and permits approvals from the City and State Fire Marshal's Office. Please understand that the system needs to be designed for future expansion to the remaining floors and the entire system electrically supervised by the required fire alarm system in accordance with NFPA 101 and 72 including fire pump and power if used.

Thanks,

Lt. Benjamin Wallace Jr.
 Fire Prevention Officer
 Portland Fire Department
 380 Congress Street
 Portland, Maine 04101
 (207)874-8400
 wallaceb@portlandmaine.gov

>>> Mark Radziszewski <markrad@maine.rr.com> 10/15/2012 5:34 PM >>>
 Lt. Wallace,

Per our conversation this afternoon the sprinkler system for 106 Park St will be subject to the following requirements.

- Sprinkler system installed per NFPA 13R
- Areas requiring sprinkler system are the Basement, 4th Floor Apartment, Attic above 4th floor Apartment, and all common area egress.
- (1) Main Control Valve and Flow Switch in the Basement at the sprinkler riser.
- (1) Isolation Valve and Flow Switch for the Basement Level sprinkler system.
- (1) Isolation Valve and Flow Switch for the 4th Floor and Attic level combined.
- The Isolation Valve for the 4th needs to be accessible in a common area, not in an individual unit.
- By sprinkling per the 13R Standard the Attic space would not be able to be converted to a living space in the future unless the sprinkler system was converted to a NFPA 13 Standard because the building would become a 5 story instead of the current 4 story.

Please let me know if I missed or misunderstood anything we discussed on the phone this afternoon.

Thank You

--
 Mark Radziszewski
 Freedom Fire Protection, Inc.
 209 Quaker Ridge Road
 Casco, Maine 04015
 Office 207-627-4109
 Cell 207-318-9992
 Fax 207-627-7340
 email markrad@maine.rr.com

10/16/2012



Certificate of Design

Date: 10-17-12

From: Mark Sengelmann dba ALPHAarchitects

These plans and / or specifications covering construction work on:

106 PARK ST POST FIRE REPAIR & RECONSTRUCTION

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2009 International Building Code and local amendments.

2009 IEBC
2009 NFPA 101



(SEAL)

Signature: Mark Sengelmann

Title: Principal

Firm: ALPHAarchitects

Address: 17 Chestnut St

Portland ME 04101

Phone: 761-9500

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design Application

From Designer:

Mark Sengelmann dba ALPHA architects

Date:

10-17-12

Job Name:

FITZPATRICK ROWHOUSE

Address of Construction:

106 PARK ST PORTLAND MAE 04102

2009 International Building Code

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

NFPA 101 2009, IEBC 2009, IBC 2009

Building Code & Year _____ Use Group Classification (s) R-2

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC NFPA 13R

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

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NA

Structural Design Calculations

NA 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	Loads Shown
<u>NA</u>	

Wind loads (1603.1.4, 1609)

NA 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)

NA Design option utilized (1614.1)

Seismic use group ("Category")

Spectral response coefficients, S_D & S_1 (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 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)

NA Flood Hazard area (1612.3)

Elevation of structure

Other loads

NA 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)