

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

Location of Construction: 97 State Street 04101		Owner: Mercy Hosp. Gary Pike House		Phone: 879-3000		Permit No: 991243	
Owner Address: 144 State Street		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:			
Past Use: Hospital		Proposed Use: <i>same</i> <i>lodging house</i> <i>lodging house</i>		COST OF WORK: \$ 20,000		PERMIT FEE: \$ 144.00	
Proposed Project Description: Gary Pike House to make ADA complaint replacing existing set of stairs		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:			
		Signature: <i>[Signature]</i>		Signature:			
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/>		Zoning Approval: <i>[Signature]</i> 10/27/99 Special Zone or Reviews: <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"/>			
		Approved with Conditions: <input type="checkbox"/>					
Denied <input type="checkbox"/>		Signature: Date:					
Permit Taken By: UB		Date Applied For: Oct 6, 1999 K					

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..

Call Scott 842-6260 x224

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

Oct. 27 1999

SIGNATURE OF APPLICANT 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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *to D.A 10/27/99*

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT *[Signature]*

Multi-Family or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 97 STATE ST. PORTLAND ME.			
Total Square Footage of Proposed Structure RENOV.		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 045 Block# B Lot# 025		Owner: GARY PIKE FOUNDATION MERCY HOSPITAL	Telephone#: (207) 879-3000
Owner's Address: 144 STATE ST. PORTLAND	Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$ 20,000.00	Fee \$ 144.00
Proposed Project Description: (Please be as specific as possible) RENOVATIONS TO EXISTING STRUCTURE Gary Pike House / Mercy Hospital Residence REPLACING EXISTING SET OF STAIRS to make ADA compliant.			
Contractor's Name, Address & Telephone N/A			Rec'd By WB
Current Use: SHORT TERM RES.		Proposed Use: SAME	

R2 USE Residential

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

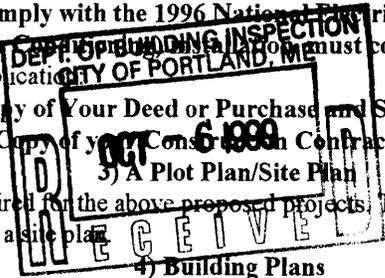
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan
- 4) Building Plans

Send Theriault
call Scott Whitaker
*** P/O 842-6260**

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.



Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures) **118 Congress ST**
- Floor Plans & Elevations **Portland ME 04101**
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Consultants:

Theriault/Landmann Associates Inc

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	OWNERS REP.	Date: 10-6-99
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

BUILDING PERMIT REPORT

DATE: 27 OCT. 99 ADDRESS: 97 STATE ST. CBL: 45-B-025
REASON FOR PERMIT: Replacing existing set of stairs.
BUILDING OWNER: Mercy Hosp. Gary Pike House
PERMIT APPLICANT: CONTRACTOR P.
USE GROUP: R-2 CONSTRUCTION TYPE: 3B CONSTRUCTION COST: \$80,000.00 PERMIT FEES: 144.00

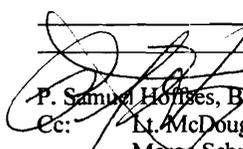
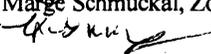
The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *11, *13, *29, *32, *33, *34

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 6'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. 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 commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
- * 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
- * 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- * 33. Bridging shall comply with Section 2305.16.
- * 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).


 P. Samuel Holmes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator


PSH 10/25/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Susan Wroth, Chair
Edward Hobler, Vice Chair
Camillo Breggia
Robert Parker
Rick Romano
Steve Sewall
Cordelia Pitman

November 8, 1999

Scott Whitaker
Therault Landmann Associates
118 Congress Street
Portland, Maine 04101

Re: Porch Replacement; 97 State Street

Dear Mr. Whitaker

On November 8, 1999, the historic preservation staff of the Portland Planning Department approved your application for a Certificate of Appropriateness. The approval is for the replacement of the side porch at 97 State Street, which will include the installation of a handicap lift.

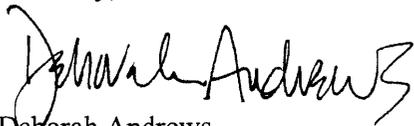
The approval is subject to the following conditions:

1. Skirting underneath porch to feature dense "privacy lattice." This lattice shall be set within a full frame featuring 5" wide boards. A 5" wide board shall extend below the post at the top of the stairs, dividing the skirting area in two sections.
2. Posts to be 5" square posts with a simple flat cap or ball finials as shown.
3. Porch and stair railings to be 4" wide, with beveled or chamfered edges.
4. Balusters to be simple 2" square balusters with a 2 1/2" - 2 3/4" space between balusters.
5. Stair treads to project 1" beyond risers and have a rounded leading edge. A scotia molding to be installed under stair treads.
6. Douglas fir or red cedar to be used for decking.
7. Railings to be stained or painted to match existing trim.
8. The lift shall match in color as closely as possible the trim color of the building.
9. Applicant to submit to staff a revised drawing which incorporates the details and dimensions itemized above.

All improvements shall be carried out as described above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

A handwritten signature in black ink that reads "Deborah Andrews". The signature is written in a cursive, flowing style.

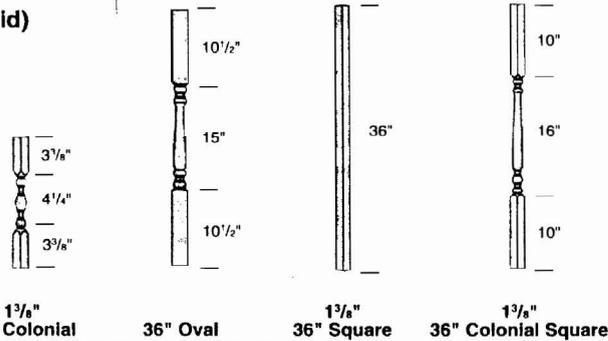
Deborah Andrews
Historic Preservation Program Coordinator

cc: Approval Letter File
Building Inspections

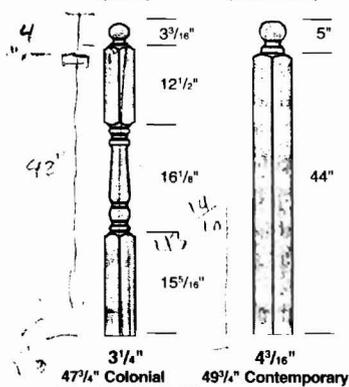
Brosco Cedar Porch and Deck Components are manufactured from CLEAR WESTERN RED CEDAR. This durable species is naturally resistant to decay, fungal attack and pest infestation. Kiln-dried western red cedar is the most dimensionally stable of all the softwoods, therefore, it is the most resistant to bending, bowing, twisting and splitting.

Components are fully sanded in all turned areas resulting in a quality surface usable both indoors and out... Easy to paint, stain or allow to weather to an attractive silver sheen.

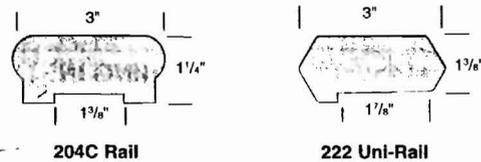
Balusters: (solid)



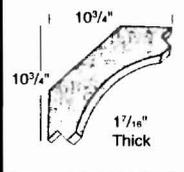
Newels: (Square)
(solid) (laminated)



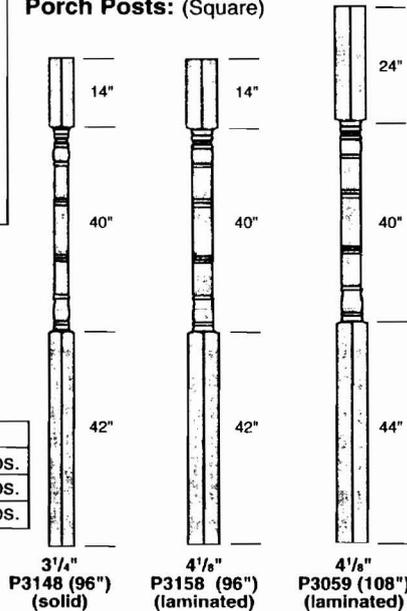
Rail: (solid)



Corbel:

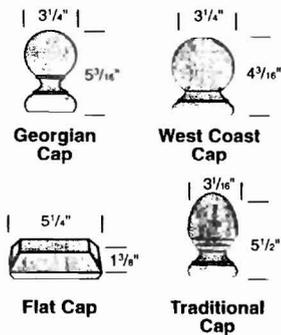


Porch Posts: (Square)



Support Data	
P3148	1,000 lbs.
P3158	3,000 lbs.
P3059	3,000 lbs.

Caps: (solid)

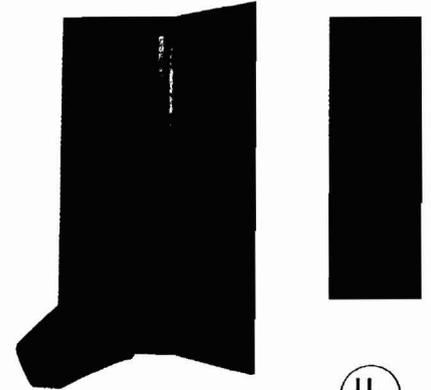


IRONAWAY

BROSCO NOW OFFERS THE ULTIMATE IN IRONING BOARD CABINETS.

This attractive unit comes with a solid two panel pine door with a full length piano hinge and may be surface mounted or recessed. Other features include:

- 42" Ventilated Steel Ironing Board (including cover)
- 90° Left/Right swivel with 4" height adjustment
- Electrical outlet, on/off switch with pilot light
- Spotlight*
- Garment Hook
- Storage Compartment
- Shown with optional Sleeve Board

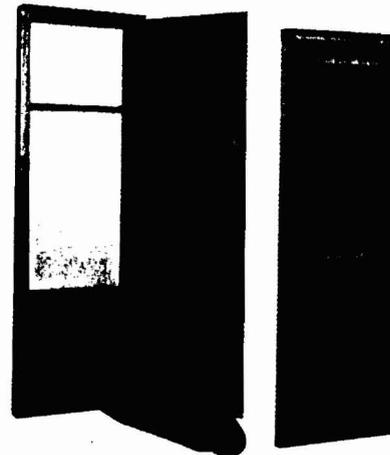


Interior Color	Beige Tone
Outside Dimensions	15" x 47 1/8" x 6 15/16"
Rough Opening	14 1/4" x 47 1/8" x 3 1/8"
Outside Door Dimensions	15" x 47 1/8"

NOTES: * Bulb not included (30-watt recommended maximum)
Iron-A-Way unit hinged as shown. Left hinge unit available factory order.

MOUNTING HEIGHT ABOVE FLOOR	
Desired Board Height	Bottom of Opening
34"	26"
32"	24"
30"	22"
28"	20"

Hide-A-Board
IRONING CENTER



BROSCO Hide-A-Board Ironing Board Cabinet

"Hide-A-Board" Ironing Center comes with 3 hinges for either left or right hand operation and is available with either a maple raised panel or flush birch door.

Other features include:

- Matching trim of either maple or birch.
- 41" ironing board that swivels to the wall in either direction and a 22" sleeve board, both in maple plywood with cover and pad set.
- Exclusive spring counterbalanced ironing board for smooth action.
- Storage shelf.
- Electrical package (optional) - installation by others.

Outside Dimensions	15 5/8" x 49 1/2" x 6 1/4"
Rough Opening	14 1/4" x 48"
Outside Door	14 1/16" x 47 1/8"

Fits in a 2 x 4 wall with 16" on center stud.

Set Replacement Sleeve & Board Covers Available.