

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BU TION

## PERMIT

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**

Permit Number: 090572  
AUG 4 2009

CITY OF PORTLAND

This is to certify that BAYSIDE MAINE LLC / Shingling Construction  
 has permission to Renovation of existing 6-story structure to Apartments  
 AT 645 CONGRESS ST City ID: 046 D022001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is set-in. 24 HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**

Fire Dept. CAPT. K. A. [Signature]  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
Department Name

*Jeannie Burke* 8/4/09  
Director - Building & Inspection Services

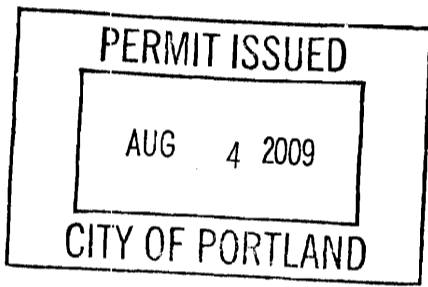
**PENALTY FOR REMOVING THIS CARD**

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

Permit No: 09-0572	Issue Date:	CBL: 046 D022001
-----------------------	-------------	---------------------

<b>Location of Construction:</b> 645 CONGRESS ST	<b>Owner Name:</b> BAYSIDE MAINE LLC	<b>Owner Address:</b> 477 CONGRESS ST STE 1012	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Shinberg Consulting / Greg	<b>Contractor Address:</b> 477 Congress St. 5th floor Portland	<b>Phone:</b> 2076537510
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Multi Family	<b>Zone:</b> B-3 prime
<b>Past Use:</b> Vacant Building USM Dormitory	<b>Proposed Use:</b> Residential 56 Apartments - Renovation of existing 6 story structure to 56 Apartments	<b>Permit Fee:</b> \$14,995.00	<b>Cost of Work:</b> \$1,490,000.00
<b>Proposed Project Description:</b> Renovation of existing 6 story structure to 56 Apartments		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	<b>INSPECTION:</b> Use Group: R-2, M, S-1 Type: 3B IBC-2003
		<b>Signature:</b> <i>(Signature)</i>	<b>Signature:</b> <i>(Signature) 8/4/09</i>
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

<b>Permit Taken By:</b> Ldobson	<b>Date Applied For:</b> 06/05/2009	<b>Zoning Approval</b>		
<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 information may invalidate a building permit and stop all work..</p>		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2008-0184 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/6/09</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>for P.A.D.</i> <input type="checkbox"/> Denied <i>B-3</i> Date: <i>5/12/09</i>	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>6/10/09</i> <i>E. 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 application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

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

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

<b>Permit No:</b> 09-0572	<b>Date Applied For:</b> 06/05/2009	<b>CBL:</b> 046 D022001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 645 CONGRESS ST	<b>Owner Name:</b> BAYSIDE MAINE LLC	<b>Owner Address:</b> 477 CONGRESS ST STE 1012	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Shinberg Consulting / Greg	<b>Contractor Address:</b> 477 Congress St. 5th floor Portland	<b>Phone:</b> (207) 653-7510
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Residential 56 Apartments - Renovation of existing 6 story structure to 56 Apartments	<b>Proposed Project Description:</b> Renovation of existing 6 story structure to 56 Apartments
---	---

**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 06/10/2009  
**Note:** **Ok to Issue:**

- 1) \* Site alterations within boundaries of Deering Street Historic District to conform to plans submitted to HP Board on 4/15/09.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/09/2009  
**Note:** **Ok to Issue:**

- 1) It is understood that this permit only covers the residential portion of renovations and not the 1200 sq ft of retail use on the first floor along Congress Street. Separate permits shall be required for the work regarding the retail use and space alterations.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This property shall remain 56 residential dwelling units with 1200 sq ft of retail on the first floor..75 parking spaces have been approved as part of the entire project. Any change of use shall require a separate permit application for review and approval. This project was developed under 14-485 "Affordable Housing Units for Rent". Five (5) such units are part of this development. The developer will enter into and record in the Cumberland County Registry of Deeds as a declaration.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 6) Separate certificates of occupancy may be required during fit-up and occupation of such units.. Separate fees are required for each certificate of occupancy requested and required..

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 08/04/2009  
**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant, including all addendums. Any deviation from approved plans requires separate review and approval prior to work.
- 3) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 4) Separate application for the retail tenant spaces on the 1st floor are require to be submitted and approved prior to occupancy
- 5) The 2nd floor/1st ceiling that separates the retail and residential space is designed to meet the fire rating. Because the proposal is to keep the existing ceiling and floor intact, it may not meet the 50 STC rating. Using the IEBC, this is allowed to remain. If the coverings are removed a UL design shall be submitted for approval prior to finishing.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 06/19/2009  
**Note:** **Ok to Issue:**

<b>Location of Construction:</b> 645 CONGRESS ST	<b>Owner Name:</b> BAYSIDE MAINE LLC	<b>Owner Address:</b> 477 CONGRESS ST STE 1012	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Shinberg Consulting / Greg	<b>Contractor Address:</b> 477 Congress St. 5th floor Portland	<b>Phone</b> (207) 653-7510
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

- 1) The Standpipe system shall be installed in accordance with NFPA 14.  
A signed compliance letter will be required.
- 2) A single source supplier should be used for all through penetrations.
- 3) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 4) The sprinkler system shall be installed in accordance with NFPA 13.
- 5) All construction shall comply with NFPA 101
- 6) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 7) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required.
- 8) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP and keyed alike, labeled "FIRE ALARM RECORDS".
- 9) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.  
Compliance letters are required.
- 10 Emergency lights and exit signs are required
- 11 Fire alarm system requires a Masterbox connection per city ordinance.  
Masterbox design and installation shall be as approved by City Electrical Division.
- 12 Emergency lights are required to be tested at the electrical panel.
- 13 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.
- 14 A separate Fire Alarm System Permit is required per the Fire Department.
- 15 A separate Sprinkler System Permit is required per the Fire Department.
- 16 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.

<b>Dept:</b> Public Services	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b>	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Zoning	<b>Status:</b>	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Parks	<b>Status:</b> Approved	<b>Reviewer:</b>	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Fire	<b>Status:</b>	<b>Reviewer:</b> Greg Cass	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				

<b>Location of Construction:</b> 645 CONGRESS ST	<b>Owner Name:</b> BAYSIDE MAINE LLC	<b>Owner Address:</b> 477 CONGRESS ST STE 1012	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Shinberg Consulting / Greg	<b>Contractor Address:</b> 477 Congress St. 5th floor Portland	<b>Phone:</b> (207) 653-7510
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 07/10/2009  
**Note:**      **Ok to Issue:**

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Shukria Wiar      **Approval Date:** 05/12/2009  
**Note:**      **Ok to Issue:**

1) SUBDIVISION REVIEW

- a.  The applicant shall obtain a license from the City for the building overhangs on Congress Street prior to obtaining a certificate of occupancy.
- b.  The proposed bump out will be monitored for one year after the final certificate of occupancy. If the review of field condition warrants warning signs, the applicant shall work with City's traffic engineer to install such signs. The installation will be the responsibility of the applicant.
- c.  Note #4 on the revised site plan, submitted 05.05.2009, shall be changed to indicate that any future grease trap will be required to be installed by the applicant with a separate drainage line from the kitchen only. This shall be reviewed and approved by the Department of Public Services prior to the issuance of a building permit.
- d.  The applicant shall work with the Planning Authority to meet the Site Lighting Standards (Section XV) of the Technical and Design Standards and Guidelines prior to the issuance of a building permit.
- e.  Prior to the issuance of a building permit the applicant shall submit fire flows for the hydrant on Deering Street to Captain Gautreau for review and approval.
- f.  The applicant shall submit revised plans for review and approval that meet the requirement set forth in David Margolis-Pineo's, Deputy Engineer, memo dated 05.07.2009 prior the issuance of a building permit.
- g.  Window replacement on the rear and west side of the building is subject to review and approval by the Planning Authority.
- h.  Prior to the issuance of a final certificate of occupancy, including the retail use, the Planning Authority shall establish a minimum parking requirement for uses on the site and that lease of parking for not more than twenty-four (24) months to third party entities shall be secondary to the requirement of Portland Hall (56 residential spaces) and retail tenants.

2) SITE PLAN REVIEW

- a.  The applicant is required to provide a total of one-hundred and twelve (112) street trees. The applicant has provided ten (10) street trees and twenty (20) trees on-site. The applicant shall therefore contribute \$16,400 to the City's Tree Fund for the remaining eighty-two (82) trees, with preference for locations on the peninsula.
- b.  The applicant shall submit information on the potential noise levels, any proposed noise attenuation and the pick-up schedule for the external compactor prior to the issuance of building permit.

<b>Location of Construction:</b> 645 CONGRESS ST	<b>Owner Name:</b> BAYSIDE MAINE LLC	<b>Owner Address:</b> 477 CONGRESS ST STE 1012	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Shinberg Consulting / Greg	<b>Contractor Address:</b> 477 Congress St. 5th floor Portland	<b>Phone</b> (207) 653-7510
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

3) **WAIVERS**

The Planning Board waives with regard to Avon, Deering and Henry Streets as specified in the Sidewalk Memorandum of Agreement (which is subject to the review and approval of Danielle West-Chuhta, Associate Corporate Counsel), Zoning Ordinance Section 14-498 (b) (8) (a and b), which requires that sidewalks and curbing shall be constructed on each side of each street in accordance with article III and IV of chapter 25 and curbs shall be constructed on each side of each street. The sidewalk improvements along Avon Street, Henry Street and Deering Street shall be completed upon the earlier of (a) a certificate of occupancy issued by the City as part of the project approval for the future development of the Property in the vicinity of and abutting Avon Street, Henry Street and Deering Street or (b) five (5) years from the date of the first certificate of occupancy for the current redevelopment plan with regard to Portland Hall. Bayside shall utilize brick in its reconstruction of the aforementioned sidewalks and shall utilize granite curbing and granite tip downs for handicap accessibility. For purposes of clarification and the avoidance of doubt, Bayside shall not be immediately required to reconstruct the sidewalks and curbing along Avon Street, Henry Street and Deering Street in connection with the rehabilitation of Portland Hall as shown on the Site Plan. Notwithstanding the previous sentence, Bayside shall be required to repair and replace the sidewalks and/or curbing along Avon Street, Henry Street and Deering Street if said sidewalks and/or curbing are damaged during the construction and rehabilitation of Portland Hall.

The Planning Board does not waive Zoning Ordinance, Section 14-499 (f), which requires a minimum of two (2) street trees per residential lot.

The Planning Board waives Lighting Standards (Section XV) of the Technical and Design Standards and Guidelines to allow the foot candle, on the southwest corner of the property to be a maximum of 0.3 foot candle.

4) **CONDITIONAL USE**

The Planning Board voted 4-0 (Hall, Patterson and Odokara absent) that the proposed plans are in conformance with the standards of Section 14-218 (b) (5) of the Land Use Code, subject to the following condition:

- i. The parking spaces will not be encumbered by lease or other use commitment to third-party entities for more than twenty-four (24) months. This note shall be added to the subdivision plan prior to recording.

**Comments:**

6/11/2009-gg: received permit from historic on 6/11/09. /gg

6/19/2009-gautreauk: No Life Safety plan sheet per say. There is a code analysis in the project manual. Building is going to be fully sprinklered. We will need separate plans for sprinkler system and fire alarm system with their respective permits.

7/2/2009-jmb: Spoke with Greg S. And he relayed some preliminary review of spec book code questions to Ben W., received email from Ben and responded that I would review next week.

7/6/2009-jmb: Left vcmmsg with Ben W. For some additional items after reviewing the plans. He is on vacation until 7/13

7/13/2009-jmb: Left vcmmsg for Ben W. To review code items from review. Also left msg for Greg S.

7/14/2009-jmb: Spoke with Ben W., he will submit addendums, revisions and the final construction series. Code items include removing all S-2 references, there is no parking garage, F/C assembly design for the 1st floor, wall type 5 to meet STC 50 design, tempered windows for N1/1, N1/2 in the rear stairwell, SD in bedroom units on the 2nd floor, some code summary corrections. Greg S. Needs to provide contractors statement of responsibility for the QA for wind resistance.

6/9/2009-mes: Wait until Planning gives the ok to issue the permti

6/19/2009-jmb: Received A-S addendum 03 from CWS for architectural and, structural changes, no plans attached

7/20/2009-jmb: Received responses to code clarifications from CWS.

7/21/2009-jmb: Left vcmmsg for Ben W. In response to revisions that need clarification.

7/24/2009-jmb: Received email from Ben W. For corrections and revisions

7/28/2009-jmb: Emailed Greg S. With remaining required information. Received the new S plans and addendums

<b>Location of Construction:</b> 645 CONGRESS ST	<b>Owner Name:</b> BAYSIDE MAINE LLC	<b>Owner Address:</b> 477 CONGRESS ST STE 1012	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Shinberg Consulting / Greg	<b>Contractor Address:</b> 477 Congress St. 5th floor Portland	<b>Phone</b> (207) 653-7510
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

7/29/2009-jmb: Reviewed submittals, emailed Greg S. For response on notes #3 & 13. Spoke with Ben W. About the F/C assembly EF1 for sound separation at the 2nd floor as it does not show any insulation. He will send an addendum for this and also directed me to the new SKA-1.11 noted on addendum #2 for the locations of the particular F/C assemblies per floor.

7/31/2009-jmb: Ben W. Called about referencing the IEBC for the 2nd floor/ceiling assembly, I told him I would reply after researching on Monday. Greg S. Called about the wind QA statement for the contractor, I faxed him the code sections.

8/4/2009-jmb: Spoke with Ben W. And it appears the IEBC is not clear about sound separation. We both agreed if the coverings were removed it would need to meet new construction for rating and sound and a UL design would be submitted. If the covering is intact, it can remain and it will meet the fire rating but it may not meet 50 STC. Emailed Greg S. For the statement from the contractor. Jeff F. from Hebert construction came to the office for the code section referring to this. He will submit a written statement. Received statement, also received letter from Ben W. @ CWS for confirming all plans and addendums are issued for construction, ok to issue with conditions.

**BUILDING PERMIT INSPECTION PROCEDURES**

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

**to schedule your inspections as agreed upon**

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

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

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

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

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**
- Re-Bar Schedule Inspection: Prior to pouring concrete**
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.**
- The final report of Special Inspections shall be submitted prior to the final inspection or the issuance of the Certificate of Occupancy**

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

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

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

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

8/4/08  
\_\_\_\_\_  
Date

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

8/4/09  
\_\_\_\_\_  
Date

**CBL: 046 D022001**

**Building Permit #: 09-0572**





**HARDYPOND CONSTRUCTION**

7 Tee Drive, Portland, ME 04103

Tel: (207) 797-6066

Fax: (207) 797-8986

Contractors Statement of Responsibility

RE: Bayside Main L.L.C.  
645 Congress Street

4 August 2009

Hardypond Construction as the General Contractor in charge of renovations at 645 Congress Street does hereby acknowledge special requirements contained within the quality assurance plan and further is aware of the requirement for construction documents that must be obtained and approved by the City of Portland building officials. Hardypond acknowledges the need to provide controls of the project and schedule inspections and reporting as identified within the special inspections requirements.

Hardypond Construction has assigned Jeffrey Frey as the Project Manager. David Norton has been assigned as the Site Project Superintendent.

Acknowledged this the 4<sup>th</sup> day of August 2009

Jeffrey A. Frey  
General Manager  
Hardypond Construction

# CWS Architects

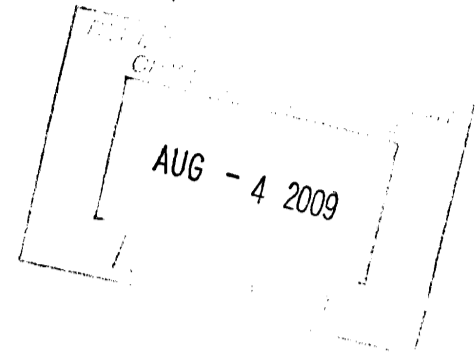
Architecture • Planning • Construction Services

434 Cumberland Avenue Portland, Maine 04101  
www.CWSarch.com

Phone: (207) 774-4441  
Fax: (207) 774-4016

July 22, 2009

Greg Shinberg  
Bayside Maine LLC  
c/o Shinberg Consulting  
477 Congress Street Suite 1012  
10th Floor  
Portland, Maine 04101



Re: 645 Congress Street  
Architectural Construction Drawings

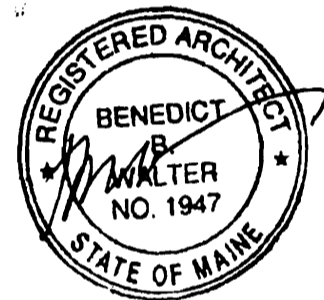
By notice of this letter, the architectural and structural documents (stamped plans and specifications dated 5/27/2009 and subsequently issued Addenda 1, 2, 3 and 4) issued by CWS Architects for the renovation project known as 645 Congress Street are ISSUED FOR CONSTRUCTION as of the date of this letter. All changes to the construction documents after the date of this letter will be issued as field orders. This letter only applies to architectural (A series) and Structural (S series) drawings and excludes all site and interior design drawings issued by others.

Very truly yours,

CWS ARCHITECTS

Benedict B. Walter, AIA  
President

Principal Architect



cc: Jeff Frye, Hardypond Construction  
Jeannie Bourke, City of Portland

**Jeanie Bourke - Re: 645 Congress - Existing 2nd Floor Assembly (above retail)**

**From:** <gls@shinbergconsulting.com>  
**To:** "Ben Walter" <BenWalter@cwsarch.com>  
**Date:** 8/3/2009 7:27 PM  
**Subject:** Re: 645 Congress - Existing 2nd Floor Assembly (above retail)  
**CC:** <IMB@portlandmaine.gov>, "Dave Douglass" <ddouglass@cwsarch.com>

Pls plan to keep all existing ceilings. Greg

Sent via BlackBerry by AT&T

*OK but if This changes it  
will need to meet code (new)  
for Fire & Sound separation  
Detail to be submitted.  
JMB*

**From:** "Ben Walter"  
**Date:** Mon, 3 Aug 2009 11:02:01 -0400  
**To:** Greg Shinberg <gls@shinbergconsulting.com>  
**Subject:** 645 Congress - Existing 2nd Floor Assembly (above retail)

Greg:

I have discussed Jeannie's question regarding the 2<sup>nd</sup> Floor Assembly (above retail) with Jeannie with respect to the language in the IIC International Existing Building Code. We concluded that if you keep the existing structure's ceiling system and "fur down" from there with the new resilient channels and GWB specified, that you DO NOT have to address or upgrade to the IBC's acoustical requirements. However if you do remove the ceiling components, you DO need to bring the system up to the current IBC code requirements.

The specified construction detail did not address keeping the existing ceiling components but could be modified to do so. CWS is concerned that if you keep the existing ceiling, it will be difficult and time intensive to shim and work around the existing ceilings to install the new resilient channels and GWB components required to get the fire rating. We are also concerned that, depending on the habits of the retailers, your residential tenants on the second floor may not be satisfied with the acoustical isolation from the retail uses below and we thus recommend that you consider adding the acoustical insulation between the joists which will require removal of the existing ceiling.

However, according to the code's requirements for alterations, this is your choice. If you choose to keep the existing ceiling prior to adding the resilient channels and GWB, we should make your subcontractors aware of this situation.

Ben

Ben Walter AIA, President  
**CWS Architects** | Portland, Maine  
Maine Licensed Architect  
[www.cwsarch.com](http://www.cwsarch.com)  
T: 207-774-4441  
F: 207-774-4016  
C: 207-232-3348  
**[bwalter@cwsarch.com](mailto:bwalter@cwsarch.com)**

FAX



To: Greg Shinberg  
Fax Number: 772-7080  
From: Jeanie Bourke  
Fax Number: 874-8716  
Date: 7/31/09  
Regarding: QA Contractor Responsibility  
Total Number Of Pages Including Cover: 3  
Phone Number For Follow-Up: \_\_\_\_\_

**Comments:**

City Of Portland, Maine  
Inspections Division Services  
389 Congress St Room 315 Portland Me 04101-3509  
Phone: (207) 874-8703 or (207)874-8693  
Fax: (207) 874-8716  
<http://www.portlandmaine.gov/>

does not exceed 0.5g, and the height of the structure does not exceed 35 feet (10 668 mm) above grade plane; or

- 2.2. The structure is constructed using a reinforced masonry structural system or reinforced concrete structural system; the design spectral response acceleration at short periods,  $S_{DS}$ , as determined in Section 1615.1, does not exceed 0.5g, and the height of the structure does not exceed 25 feet (7620 mm) above grade plane; or

- 2.3. The structure is a detached one- or two-family dwelling not exceeding two stories in height; and

2.3.1. The structure is classified as Seismic Use Group I, as determined in Section 1616.2; and

2.3.2. The structure does not have any of the following plan or vertical irregularities as defined in Section 1616.5:

- a. Torsional irregularity.
- b. Nonparallel systems.
- c. Stiffness irregularity—extreme soft story and soft story.
- d. Discontinuity in capacity—weak story.

**1705.2 Quality assurance plan preparation.** The design of each designated seismic system shall include a quality assurance plan prepared by a registered design professional. The quality assurance plan shall identify the following:

1. The designated seismic systems and seismic-force-resisting systems that are subject to quality assurance in accordance with Section 1705.1.
2. The special inspections and testing to be provided as required by Sections 1704 and 1708 and other applicable sections of this code, including the applicable standards referenced by this code.
3. The type and frequency of testing required.
4. The type and frequency of special inspections required.
5. The required frequency and distribution of testing and special inspection reports.
6. The structural observations to be performed.
7. The required frequency and distribution of structural observation reports.

**1705.3 Contractor responsibility.** Each contractor responsible for the construction of a seismic-force-resisting system, designated seismic system, or component listed in the quality assurance plan shall submit a written contractor's statement of responsibility to the building official and to the owner prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain the following:

1. Acknowledgment of awareness of the special requirements contained in the quality assurance plan.

2. Acknowledgment that control will be exercised to obtain conformance with the construction documents approved by the building official.
3. Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of the reports.
4. Identification and qualifications of the person(s) exercising such control and their position(s) in the organization.



## SECTION 1706

### QUALITY ASSURANCE FOR WIND REQUIREMENTS

**1706.1 Scope.** A quality assurance plan shall be provided in accordance with Section 1706.1.1.

**1706.1.1 Where required.** A quality assurance plan for wind requirements shall be provided for all structures constructed in the following areas:

1. In wind exposure Categories A and B, where the 3-second-gust basic wind speed is 120 miles per hour (mph) (52.8 m/sec) or greater.
2. In wind exposure Categories C and D, where the 3-second-gust basic wind speed is 110 mph (49 m/sec) or greater.

**Exception:** A quality assurance plan is not required for structures designed and constructed in accordance with the *International Residential Code* or the conventional construction provisions of Section 2308 of this code, provided that all of the applicable items listed in Section 1706.1.2 are inspected during construction by a qualified person approved by the building official.

**1706.1.2 Detailed requirements.** Where required by Section 1706.1.1, a quality assurance plan shall be provided for the following:

1. Roof cladding and roof framing connections.
2. Wall connections to roof and floor diaphragms and framing.
3. Roof and floor diaphragm systems, including collectors, drag struts and boundary elements.
4. Vertical windforce-resisting systems, including braced frames, moment frames and shear walls.
5. Windforce-resisting system connections to the foundation.
6. Fabrication and installation of components and assemblies required to meet the impact-resistance requirements of Section 1609.1.4.

**Exception:** Fabrication of manufactured components and assemblies that have a label indicating compliance with the wind-load and impact-resistance requirements of this code.

**1706.2 Quality assurance plan preparation.** The design of each main windforce-resisting system and each wind-resisting component shall include a quality assurance plan prepared by a registered design professional.

**Exception:** For construction that is not required to be designed by a registered design professional, the quality assurance

ance plan may be prepared by a qualified person approved by the building official.

The quality assurance plan shall identify the following:

1. The main windforce-resisting systems and wind-resisting components that are subject to quality assurance in accordance with Section 1706.1.
2. The special inspections and testing to be provided as required by Section 1704 and other applicable sections of this code, including the applicable standards referenced by this code.
3. The type and frequency of testing required.
4. The type and frequency of special inspections required.
5. The required frequency and distribution of testing and special inspection reports.
6. The structural observations to be performed.
7. The required frequency and distribution of structural observation reports.

**1706.3 Contractor responsibility.** Each contractor responsible for the construction of a main windforce-resisting system or a wind-resisting component listed in the quality assurance plan shall submit a written statement of responsibility to the building official and the owner prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain the following:

1. Acknowledgment of awareness of the special requirements contained in the quality assurance plan;
2. Acknowledgment that control will be exercised to obtain conformance with the construction documents approved by the building official;
3. Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of the reports; and
4. Identification and qualifications of the person(s) exercising such control and their position(s) in the organization.

### SECTION 1707 SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

**1707.1 Special inspections for seismic resistance.** Special inspection as specified in this section is required for the following, where required in Section 1704.1. Special inspections itemized in Sections 1707.2 through 1707.8 are required for the following:

1. The seismic-force-resisting systems in structures assigned to Seismic Design Category C, D, E or F, as determined in Section 1616.
2. Designated seismic systems in structures assigned to Seismic Design Category D, E or F.
3. Architectural, mechanical and electrical components in structures assigned to Seismic Design Category C, D, E or F that are required in Sections 1707.6 and 1707.7.

**1707.2 Structural steel.** Continuous special inspection for structural welding in accordance with AISC 341.

**Exceptions:**

1. Single-pass fillet welds not exceeding  $\frac{5}{16}$  inch (7.9 mm) in size.
2. Floor and roof deck welding.

**1707.3 Structural wood.** Continuous special inspection during field gluing operations of elements of the seismic-force-resisting system. Periodic special inspections for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including drag struts, braces and hold-downs.

**Exception:** Fastening of wood sheathing used for wood shear walls, shear panels and diaphragms where the fastener spacing is more than 4 inches (102 mm) on center (o.c.).

**1707.4 Cold-formed steel framing.** Periodic special inspections during welding operations of elements of the seismic-force-resisting system. Periodic special inspections for screw attachment, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including struts, braces, and hold-downs.

**1707.5 Storage racks and access floors.** Periodic special inspection during the anchorage of access floors and storage racks 8 feet (2438 mm) or greater in height in structures assigned to Seismic Design Category D, E or F.

**1707.6 Architectural components.** Periodic special inspection during the erection and fastening of exterior cladding, interior and exterior nonbearing walls and interior and exterior veneer in structures assigned to Seismic Design Category D, E or F.

**Exceptions:**

1. Special inspection is not required for architectural components in structures 30 feet (9144 mm) or less in height.
2. Special inspection is not required for cladding and veneer weighing 5 psf (24.5 N/m<sup>2</sup>) or less.
3. Special inspection is not required for interior nonbearing walls weighing 15 psf (73.5 N/m<sup>2</sup>) or less.

**1707.7 Mechanical and electrical components.** Periodic special inspection is required during the anchorage of electrical equipment for emergency or standby power systems in structures assigned to Seismic Design Category C, D, E or F. Periodic special inspection is required during the installation of anchorage of other electrical equipment in structures assigned to Seismic Design Category E or F. Periodic special inspection is required during installation of piping systems intended to carry flammable, combustible or highly toxic contents and their associated mechanical units in structures assigned to Seismic Design Category C, D, E or F. Periodic special inspection is required during the installation of HVAC ductwork that will contain hazardous materials in structures assigned to Seismic Design Category C, D, E or F.

**1707.7.1 Component inspection.** Special inspection is required for the installation of the following components, where the component has a Component Importance Fac-

## A-S Addendum 03

Date: June 19, 2009

To: **Bidding General Contractors** and Registered Plan Holders  
From: Ben Walter, CWS Architects  
Project: **Renovations to 645 Congress Street** – Portland, Maine  
Subject: **A-S Addendum 03**

**This addendum applies ONLY to the project's Architectural and Structural (A-S) design scopes only to be bundled and published along with other addenda items by Shinberg Consulting. Refer to additional addenda information by other design trades published by Shinberg Consulting.**

**Modify the previously issued documents dated May 27, 2009 and any previously issued addenda, if applicable, as follows:**

**Bid and Contract Documents: N/A**

### **Structural Items:**

1. The Contractor may provide as an OPTION to details specified, the following at the locations where the existing basement extends below the sidewalk on Congress Street:

The owner is allowing the contractor the option of infilling the basement cavity located below the existing sidewalk with structural fill (between the existing stone foundation wall and new CMU walls between Grids A/5 and A/10).

Therefore, at the contractor's discretion, provide either a) the scope of improvements for this work indicated on the plans; or b) make the following adjustments to the contract documents. If this option is selected by the Contractor, updated architectural and structural drawings will be prepared after the bid opening and the contractor will provide a lump sum price based on the updated revised project documents when they are completed.

1. **H1/S2.1** – Revise Detail H1 as follows:

- a) Add (2) 8" CMU reinforced foundation walls with footings per section H9/S3.2, (approximately 3 feet long each) between the existing stone foundation wall and each end of the CMU lintel located between A/5.1 and A5.2 specified on SK-S10 (the new CMU walls are on each side of the existing fire-main piping as it penetrates the existing stone foundation wall). Top of new CMU foundation walls shall match top of adjacent CMU walls.
- b) Add note which specifies coating CMU wall surfaces that are in contact with structural fill using the foundation damp-proofing specified elsewhere in the contract documents.
- c) Add note which specifies 4" diameter schedule 35 perforated foundation underdrain from grid A/5 to grid A/10. Underdrains shall be encased in crushed stone (4 inch thick all sides of drain) and stone shall be encased in Mirafi 140N geotextile fabric. Connect underdrain outlet to cast in place 1'x1'x1' (clear dimensions) reinforced concrete sump pit with 3/8" steel floor plate lid.

- d) Add note which specifies infilling basement between existing stone wall and proposed masonry wall with structural fill, compacted in 8 inch lifts with a vibratory compactor. Extent of infill shall be approximately from grid A/5 to grid A/10. Top of compacted fill shall extend to new sidewalk slab on grade above.
- e) Add note which specifies 1/8" thick mastic coating applied to existing cast-iron columns and existing column steel base plates at areas which will be in contact with structural fill or concrete.

2. **C8/S3.3** – Revise Detail C8 as follows:

- a) Delete metal deck and embedded reinforcement bars.
- b) Add compacted structural fill underneath concrete slab on grade (sidewalk).
- c) Add reference to foundation dampproofing

**Architectural Items:**

- 2. CLARIFICATION: Detail 6 on Drawing A7.01 indicates "Continuous" Spray-in-Foam Insulation (see spec) applied to the exterior brick masonry walls. In addition to the wall and floor cavity shown in the detail, provide the Spray-in-Foam Insulation, R-19 as specified, continuous at all exterior masonry wall locations from the 2<sup>nd</sup> floor system to the underside of the roof deck, extending 24" around the perimeter of the roof deck. Additionally, provide Spray-in-Foam Insulation, R-19 as specified, continuous at all first floor existing and proposed exterior wall locations in place of the insulation systems graphically indicated on the details on drawings A7.01, A7.02, A7.03 and on Wall Types 6, 8, 8A, 10 and 11 on Drawing A0.01 so as to provide a continuous Spray-in-Foam insulation envelope at all exterior wall locations.
- 3. Change the thickness of the Aluminum Sheets in specification Section 07 61 00 – Sheet Metal Roofing and Siding, item 2.2.A from "0.050 inch thick" to "0.040 inch thick".
- 4. The Bike Canopy Roof Framing Plan details on Drawing S5.2 indicate "ROOF DECK (See Architectural Drawings). For the roof decking material, provide a complete (all required fasteners and accessories) corrugated roof deck system with a clear-coat Galvalume finish in a gauge capable of spanning 36" self-supported. Provide exposed fasteners and material isolation washers with a holding capacity capable of meeting the IBC code stipulated wind loads. Provide submittals for review indicated materials and pull out strength of fasteners.
- 5. Provide Lockset 2 as listed on the Hardware Schedule issued in Addendum 01, 08 June 2009 at ALL existing residential apartment unit entrance doors located on floors 2 through 6.

---

End of A-S Addendum 03

Attachments: (See attached documents, specifications, sketches and drawings listed above, if applicable)



**Jeanie Bourke - Re: FW: 645 Congress Street Permit Review**

**From:** <gls@shinbergconsulting.com>  
**To:** "Jeanie Bourke" <JMB@portlandmaine.gov>, <BenWalter@cwsarch.com>  
**Date:** 7/28/2009 4:04 PM  
**Subject:** Re: FW: 645 Congress Street Permit Review  
**CC:** <portland@airgraphics.com>, <DaveDouglass@cwsarch.com>, <flt@shinbergconsulting.com>

All plans etc were delivered to your office today. Greg

Sent via BlackBerry by AT&T

**From:** "Jeanie Bourke"  
**Date:** Tue, 28 Jul 2009 15:31:22 -0400  
**To:** <BenWalter@cwsarch.com>  
**Subject:** Re: FW: 645 Congress Street Permit Review

Thanks Ben  
I received the full size hard copy of the electrical/life safety plans yesterday.

Greg: The remaining items are required.  
Numbers 3, 9 & 13. I have not received the updated structural plans or the previous addenda 1-4 plans  
Thank you

Jeanie Bourke  
Code Enforcement Officer/Plan Reviewer

City of Portland  
Planning & Urban Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)  
(207)874-8715

>>> "Ben Walter" <BenWalter@cwsarch.com> 07/24 2:34 PM >>>  
Dear Jeannie,

I have updated that attached Building Permit Response letter dated 7-23-2009 to incorporate your remaining comments. For ease of identification, changes are in ***Bold Italic***.

Attached are the updated E-Series Life Safety Plans prepared by Zedeco, Inc. with the previously missing information incorporated.

file://C:\Documents and Settings\jmb\Local Settings\Temp\GW}00001.HTM

7/29/2009

**Jeanie Bourke - RE: 645 Congress Street Permit Review**

**From:** "Ben Walter" <BenWalter@cwsarch.com>  
**To:** "Jeanie Bourke" <JMB@portlandmaine.gov>  
**Date:** 7/20/2009 9:37 AM  
**Subject:** RE: 645 Congress Street Permit Review  
**CC:** "Dave Douglass" <DaveDouglass@cwsarch.com>, <pricestructural@maine.rr.com>, <gls@shinbergconsulting.com>

Hi Jeannie:

I believe the attached response addresses all the questions asked me last week. Note that several items should be provided to you by Greg and David Price and should be in your hands soon. Please let me and Greg know if there are additional items.

Ben

Greg: Please review the attached and make sure Jeannie has the listed items, specifically items 3, 12 and 13. I assume you provided Jeannie with the addenda.

David: Please forward the stamped, updated consolidated structural drawings issued for construction ASAP.

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

**From:** Jeanie Bourke [mailto:JMB@portlandmaine.gov]  
**Sent:** Thu 7/2/2009 9:11 AM  
**To:** Ben Walter  
**Cc:** Dave Douglass; pricestructural@maine.rr.com; gls@shinbergconsulting.com  
**Subject:** Re: 645 Congress Street Permit Review

Hi Ben,

Thanks for responding to the items I gave to Greg. I was not able to get back to your phone calls yesterday, and I am out on some inspections this morning. I will review the information below this afternoon and get back to you.

I am also off on Friday and Monday.

Thanks

Jeanie Bourke  
Code Enforcement Officer/Plan Reviewer

City of Portland  
Planning & Urban Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
jmb@portlandmaine.gov  
(207)874-8715

>>> "Ben Walter" <BenWalter@cwsarch.com> 07/02 8:58 AM >>>

Hi Jeannie, Greg Shinberg has asked that I work with you to get any of your concerns answered. I am available all day today, but I am taking Friday off. I will be back on Monday and then I am taking Tuesday, Wed. and Thurs. off, back on Friday. Greg mentioned the following items that you had relayed to him on the telephone, which I can address now. Fill in a few missing lines of Certificate of Design Application. These were inadvertently omitted. As per the Code Analysis in the specification, the Use Group Classifications are Residential R-2, Mercantile M and Storage S-1; the Structure will have a Fire suppression system in accordance with 903.3.1, the type of construction is Type IIIB. See attached updated certificate Provide a 2006 Structural Waiver Request. On behalf of our structural design consultant (Price Structural Engineers), CWS Architects requests a waiver from using the structural design requirements in Chapters 16 through 18 of IBC 2003 and instead use Chapters 16 through 18 of IBC 2006. Require Quality Assurance Plan 1706.3 - The Basic Requirements of the

file://C:\Documents and Settings\jmb\Local Settings\Temp\GW}00001.HTM

7/20/2009

specifications require the contractor to comply with the requirements of all applicable codes. Greg Shinberg will issue an addendum that will include the following language: "Prior to commencing work, the contractor shall provide to the local building official a written statement of responsibility as stipulated in IBC 2003, Section 1706.3 Contractor responsibility." How do West Elevation Windows meet Code \* All of the windows on the west elevation (9.5% of the overall building elevation) are "existing" and have been for more than 100 years. It is assumed, that since there is no change of use (R-2 to R-2), that the existing aluminum window openings are grandfathered and can remain and be maintained. It is proposed that these old, drafty windows be replaced with new, energy efficient windows. If these were new windows on a zero-lot-line, the windows would not be permitted unless the wall was not required to be fire rated \* which would allow unlimited unprotected openings. Note that with the brick arches over the openings, the actual opening is not a part of the exterior bearing wall and thus would not be required to be rated. In addition, and as was mentioned at our initial meeting several months ago, there are other parts of the code that would not allow windows within 10 of the roof below which again we have assumed is grandfathered and would only apply to the third floor windows. Code Summary - separation between parking? - Greg mentioned that you saw something in the code study suggesting a separation between parking. I have reviewed this twice and can not find the reference. If it is in there, it is not intended and could be removed. Maximum Building Height \* As previously mentioned, this building (the sixth floor, specifically) is one story higher than allowed by the current code but assume it did meet the code requirements at the time of construction. There are many other taller buildings of the same construction type and use in Portland that have been recently renovated (Congress Square Plaza, for example). We have assumed that since the renovations do not constitute a change of use, the existing 6th floor can remain as is. Please call me if you would like to discuss these items further and any other items you might have. Thanks, Ben Ben Walter AIA, PresidentCWS Architects | Portland, MaineMaine Licensed Architectwww.cwsarch.comT: 207-774-4441F: 207-774-4016C: 207-232-3348bwalter@cwsarch.com

# CWS Architects

Architecture • Planning • Construction Services

434 Cumberland Avenue Portland, Maine 04101  
www.CWSarch.com

Phone: (207) 774-4441  
Fax: (207) 774-4016

July 20, 2009

Jeannie Bourke  
Inspection Services  
389 Congress St.  
Portland, ME 04101

Re: 645 Congress Street Renovations  
Portland, Maine

Dear Jeannie:

The following are responses to the questions you posed regarding the building permit application applied for by Greg Shinberg of Shinberg Consulting c/o Bayside Maine, LLC.

1. **Fill in a few missing lines of Certificate of Design Application.** These were inadvertently omitted. As per the Code Analysis in the specification, the Use Group Classifications are Residential R-2, Mercantile M and Storage S-1; the Structure will have a Fire suppression system in accordance with 903.3.1, the type of construction is Type IIIB. Updated certificate previously submitted. *JK*
2. **Provide a 2006 Structural Waiver Request.** On behalf of our structural design consultant (Price Structural Engineers), CWS Architects requests a waiver from using the structural design requirements in Chapters 16 through 18 of IBC 2003 and instead use Chapters 16 through 18 of IBC 2006. *OK*
3. **Require Quality Assurance Plan 1706.3** - The Basic Requirements of the specifications require the contractor to comply with the requirements of all applicable codes. Greg Shinberg will issue an addendum that will include the following language: "Prior to commencing work, the contractor shall provide to the local building official a written statement of responsibility as stipulated in IBC 2003, Section 1706.3 Contractor responsibility." *when?*
4. **How do West Elevation Windows meet Code** - All of the windows on the west elevation (9.5% of the overall building elevation) are "existing" and have been for more than 100 years. It is assumed, that since there is no change of use (R-2 to R-2), that the existing aluminum window openings are grandfathered and can remain and be maintained. It is proposed that these old, drafty windows be replaced with new, energy efficient windows. If these were new windows on a zero-lot-line, the windows would not be permitted unless the wall was not required to be fire rated - which would allow unlimited unprotected openings. Note that with the brick arches over the openings, the actual opening is not a part of the exterior bearing wall and thus would not be required to be rated. In addition, and as was mentioned at our initial meeting several months ago, there are other parts of the code that would not allow windows within 10 of the roof below which again we have assumed is grandfathered and would only apply to the third floor windows. Based on our telephone discussion CWS understands the existing conditions are acceptable to you. *OK*
5. **Code Summary & Code Calculations Inconsistencies** - Modify the following references in the published Code Analysis and Code Calculations:
  1. ~~Maximum Building Height = 4 story/55' \* From level above S-2 per 508.2;~~ the maximum allowable building height is per the published IBC 2003 Code Calculations Section 504.
  2. The required dwelling unit separation should be 1/2 hour per 30.3.7.2. This was a clerical error.
  3. Change reference in 302.3.2 Separated Uses of the Code Calculations to read S-2 (Storage) which is located at the basement level.*change*