

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that TOM MOULTON

Located At 727 CONGRESS ST

Job ID: 2012-04-3711-ALTCOMM

CBL: 047- C-025-001

has permission to Replace rear deck & add deck dormer to 4th Floor of Unit #8
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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
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Fire Prevention Officer

[Signature] 4/27/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3711-ALTCOMM	Date Applied: 4/6/2012	CBL: 047- C-025-001	
Location of Construction: 727 CONGRESS ST	Owner Name: TOM MOULTON	Owner Address: ONE CITY CENTER 4 TH FLOOR PORTLAND, ME 04101	Phone: 450-7100
Business Name:	Contractor Name: Moulton, Tom	Contractor Address: ONE CITY CENTER 4 TH FL, PORTLAND MAINE 04101	Phone: (207) 450-7100
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG Alteration	Zone: B-2b
Past Use: Eight Residential Dwelling Units	Proposed Use: Same: Eight Residential Dwelling Units – to replace rear deck – 4 th floor renovations and add dormer	Cost of Work: \$50,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. [Signature]</i>	Inspection: Use Group: R2 Type: 3B Date: 7/27/12 Signature: <i>[Signature]</i>
Proposed Project Description: Replace rear deck & Dormer addition 4th Floor		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		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 information may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>— Maj — Min — MM</p> <p>Date: <i>OK with conditions</i> <i>S 4/10/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><i>- within -</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved <i>per HP - Board review</i></p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>4/12/12</i></p> <p><i>D. Andrews</i></p>
	<p>CERTIFICATION</p>		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

BUILDING PERMIT INSPECTION PROCEDURES

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

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.**

Footings/Setbacks prior to pouring concrete

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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3711-ALTCOMM

Located At: 727 CONGRESS ST

CBL: 047- C-025-001

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 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 eight (8) residential dwelling units. Any change of use shall require a separate permit application for review and approval.
5. A separate permit is required for condominium conversion.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. All outstanding code violations shall be corrected prior to final inspection.
4. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
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. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
8. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
9. Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"
10. All means of egress to remain accessible at all times.
11. No means of egress shall be affected by this renovation.
12. Any cutting and welding done will require a Hot Work Permit from Fire Department.
13. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.
3. This permit is approved per IBC 2009 Section 3409.1 for existing historic buildings; guardrail height allowance is a minimum of 36".
4. ONE GRASPABLE HANDRAIL WITH RETURNED ENDS MEASURED 34"-38" FROM THE NOSING IS REQUIRED AT THE REAR EGRESS STAIRS. THIS HAS BEEN APPROVED BY HISTORIC (DEB A.).



Has paid for Hist Review separate

General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 727 Congress Street B-2b		
Total Square Footage of Proposed Structure/Area Deck: 275 sq. ft., 4th fl: 380 sq. ft.		Square Footage of Lot 9,165 sq. ft.
Tax Assessor's Chart, Block & Lot Chart# 047 Block# C Lot# 25	Applicant * must be owner, Lessee or Buyer* Thomas W. Moulton Name NAI The Dunham Group Address 10 Dana Street, Suite 400 Portland, Maine 04101 City, State & Zip	Telephone: (207) 450-7100
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>50,000</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>595.00</u>
Current legal use (i.e. single family) <u>Condos</u> <i>C/O for 9 residential DU as per</i> If vacant, what was the previous use? _____ <i>but only 8 residences in the Bldg</i> Proposed Specific use: <u>Residential</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: Replacement of rear deck. 4th floor renovations and dormer addition.		
Contractor's name: _____		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Tom Moulton</u>		Telephone: <u>(207) 450-7100</u>
Mailing address: <u>One City Center, 4th Fl. Portland, ME 04101</u>		

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.

RECEIVED
APR 06 2012

Signature: TC Dept. of Building Inspections
City of Portland, Maine

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



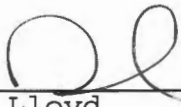
Accessibility Building Code Certificate

Designer: Archetype, P.A.

Address of Project: 727 Congress Street

Nature of Project: Replacement of rear deck, 4th floor renovations and dormer addition.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: 
David Lloyd

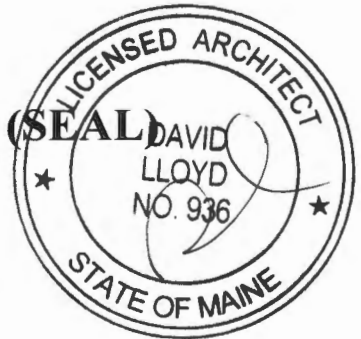
Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022



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

Date: 4/6/12

From: David Lloyd - Archetype

These plans and / or specifications covering construction work on:

727 Congress Street

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



Signature: 
David Lloyd

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

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: Archetype, PA
 Date: 4/5/12
 Job Name: 727 Congress Street
 Address of Construction: 727 Congress Street, Portland, ME 04101

2003 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) R-2

Type of Construction 3-B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO

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) No

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Floor Area Use	Loads Shown
<u>Res. Floors</u>	<u>40 psf</u>
<u>Ext. Decks</u>	<u>60 psf</u>
_____	_____
_____	_____

- N/A Live load reduction
- Roof live loads (1603.1.2, 1607.11)
- 42 psf Roof snow loads (1603.7.3, 1608)
- 50 Ground snow load, P_g (1608.2)
- 42 If $P_g > 10$ psf, flat-roof snow load P_f
- 1.0 If $P_g > 10$ psf, snow exposure factor, C_e
- 1.0 If $P_g > 10$ psf, snow load importance factor, I_f
- 1.0 Roof thermal factor, C_t (1608.4)
- 35 Sloped roof snowload, P_s (1608.4)

Wind loads (1603.1.4, 1609)

- Analytical Design option utilized (1609.1.1, 1609.6)
- 100 Basic wind speed (1809.3)
- 1.0 Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
- B Wind exposure category (1609.4)
- .18 Internal pressure coefficient (ASCE 7)
- Varies Component and cladding pressures (1609.1.1, 1609.6.2.2)
- Varies Main force wind pressures (7603.1.1, 1609.6.2.1)

- B Seismic design category (1616.7)
- Wood shear walls / wire reinforced Masonry Basic seismic force resisting system (1617.6.2)
- 3.0/2.0 Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
- Simplified Analysis procedure (1616.6, 1617.5)
- N/A Design base shear (1617.4, 1617.5.1)

Earth design data (1603.1.5, 1614-1623)

- E, L, F Design option utilized (1614.1)
- II Seismic use group ("Category")
- .27, .09 Spectral response coefficients, S_D & S_1 (1615.1)
- D Site class (1615.1.5)

- ### Flood loads (1803.1.6, 1612)
- Flood Hazard area (1612.3)
 - Elevation of structure

- ### Other loads
- 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)

Applicant: Tom Moulton

Date: 4/10/12

Address: 727 Congress St

C-B-L: 47-C-25

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-2b

currently 8 residential DU

Interior of corner lot of Mellon

Proposed Use/Work - to replace rear Deck 4th floor Renovations - Add dormer

Sevage Disposal - City

I Don't have to use
14-436 - It is NOT non-conform

Lot Street Frontage - None req

Front Yard - NONE req

Rear Yard - Accessory Structures - 5' min

Side Yard - Accessory Structures 5' min

Projections - side yard on side st - no req

B-2b Zone All
Around Property
NO Residential Zones
Abutting property

Width of Lot -

? Height - 45' max going no higher than existing

Lot Area - Nominal lot size for residential - 9165 # per assessors

Lot Coverage/Impervious Surface - 9.0% -

ok Area per Family - 435 #/DU. 435 x 8 = 3480 # min - 9165 # actual
on Peninsula

Off-street Parking -

Loading Bays -

Site Plan - req

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

in Historic

727 congress st



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ESRI
055 E 032



Administrative Authorization Application
 Portland, Maine
 Planning and Urban Development Department, Planning Division

PROJECT NAME: 727 Congress Street

PROJECT ADDRESS: 727 Congress Street CHART/BLOCK/LOT: 047-C-25

APPLICATION FEE: \$50.00 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Replacement of rear deck. 4th floor renovations and dormer addition.

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Tom Moulton
 Address: 10 Dana Street
Suite 400, Portland, ME
 Work #: (207) 773-7100
 Cell #: (207) 450-7100
 Fax #: _____
 Home #: (207) 450-7100
 E-mail: tmoulton@dunham-group.com

CONSULTANT/AGENT

Name: Archetype
 Address: 48 Union Wharf
Portland, ME 04101
 Work #: (207) 772-6022
 Cell #: (207) 831-8627
 Fax #: (207) 772-4056
 Home #: _____
 E-mail: lloyd@archetypepepa.com

Criteria for an Administrative Authorizations:
 (see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Planning Division
 Y(yes), N(no), N/A

	Y(yes), N(no), N/A	Y(yes), N(no), N/A
a) Is the proposal within existing structures?	<u>Y</u>	<u>No - changing deck</u>
b) Are there any new buildings, additions, or demolitions?	<u>Y</u>	<u>yes - changing deck + stairs</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>Y</u>	<u>yes</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	<u>No</u>
e) Are the curbs and sidewalks in sound condition?	<u>Y</u>	<u>yes</u>
f) Do the curbs and sidewalks comply with ADA?	<u>N/A</u>	<u>yes</u>
g) Is there any additional parking?	<u>N</u>	<u>No</u>
h) Is there an increase in traffic?	<u>N</u>	<u>no</u>
i) Are there any known stormwater problems?	<u>N</u>	<u>no</u>
j) Does sufficient property screening exist?	<u>N/A</u>	<u>no</u>
k) Are there adequate utilities?	<u>Y</u>	<u>yes</u>
l) Are there any zoning violations?	<u>N</u>	<u>no</u>
m) Is an emergency generator located to minimize noise?	<u>N/A</u>	<u>N/A</u>
n) Are there any noise, vibration, glare, fumes or other impacts?	<u>N</u>	<u>no</u>

RECEIVED
 APR 11 2012
 N/A

Signature of Applicant: <u> <i>TM</i> </u>	Date: <u>4-11-12</u>	City of Portland Planning Division
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Captain Pirone

Thank you for your review. I have copied Jeanie , so she can look at my analysis on NFPA 101. I know Jeannie will be looking at this with IBC but I do not believe we have a problem there as NFPA is more restrictive from a life safety egress aspect .

In regards to the laws of the fire marshal . We called Jim Graves at the fire Marshalls office. His personal opinion is that these laws of the fire marshal are many times conflicting with our national codes and that there is talk of repealing them. But presently they are in effect.

This brings us to what is an existing condition that we are just trying to make safer by adding an egress door to a balcony . I understand that if we were building a new building with this condition it would not be permissible but this is an existing condition.

In summation we are requesting for this existing condition to remain with the addition of a second means of escape added. If there are any other life safety features that you would like to see added we would be glad to consider them.

Thank you for your time in reviewing this condition

David

David Lloyd

Archetype, P.A.

48 Union Wharf

Portland, ME 04101

Tele: (207) 772-6022

Fax: (207) 772-4056

Cell: (207) 831-8627

lloyd@archetypepepa.com

<http://www.archetype-architects.com>



From: <sjfarch@roadrunner.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>, Tom Moulton <tmoulton@dunham-grou...
Date: 4/26/2012 1:15 PM
Subject: 727 Pine Street: Door Sketch
Attachments: SK01 Second Floor Stair Fire Door.pdf

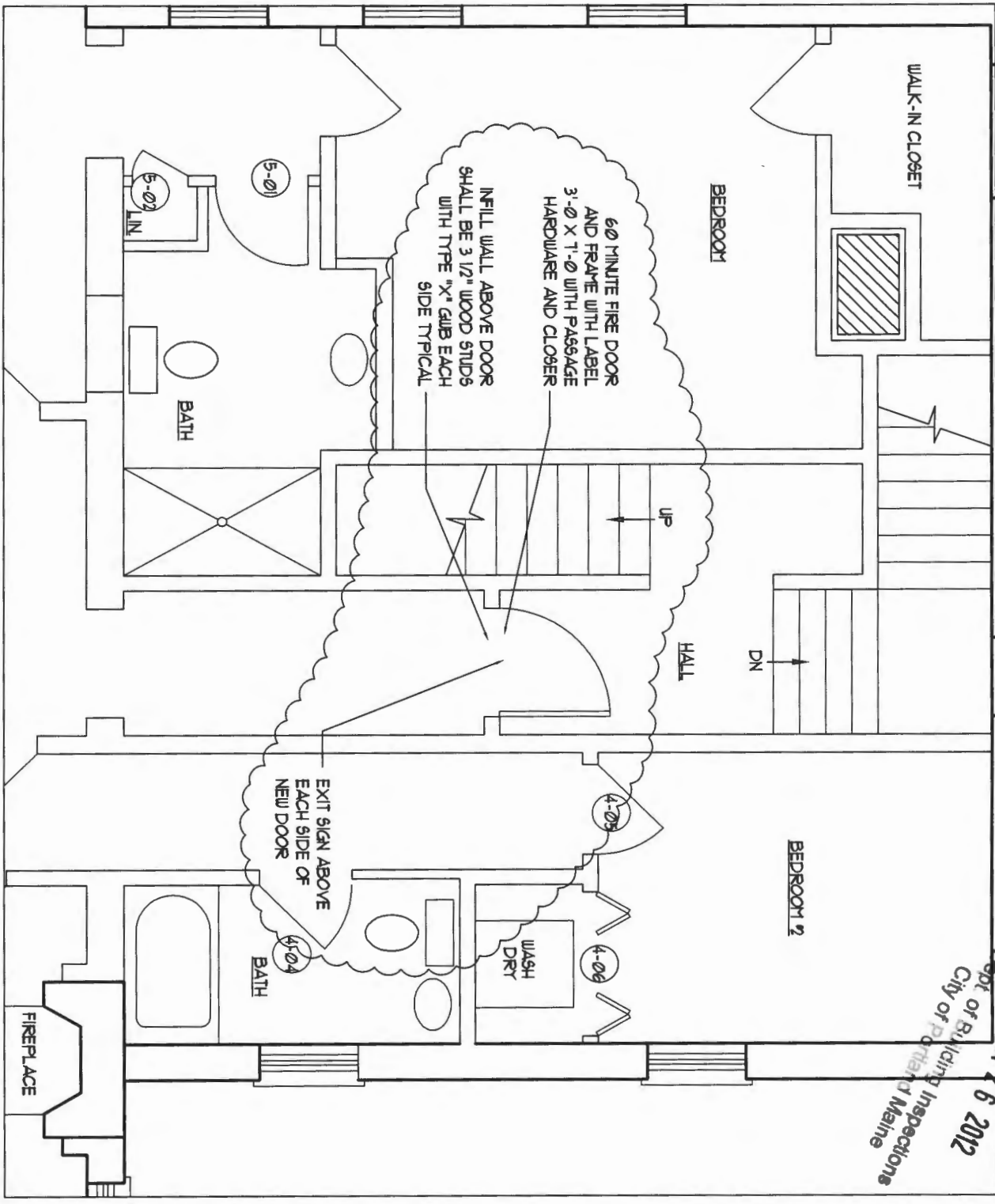
Jeanie,

See the attached sketch for the added door. Tom is OK with adding this between the existing stairs. Per our conversation earlier no changes are required to the roof dormer. Structural drawings are being emailed to you from Aaron Jones.

If there are any additional items please contact me. Thank you.

Stephen Fraser AIA
Archetype Architects

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APR 26 2012
Dept. of Building Inspections
City of Portland Maine



Handwritten initials: PSE

City of Building Inspections
 City of Portland, Maine
 APR 26 2012

RECEIVED

SK01

SK TO SHEET A1.02
 Project:
LONGFELLOW PLACE
 727 CONGRESS STREET
 PORTLAND, MAINE

Date
 26 APRIL 2012
 Scale
 1/4" = 1'-0"
**FIRE DOOR AT
 SECOND FLOOR
 STAIR**

**ARCHETYPE, P.A.
 ARCHITECTS**
 48 Union Wharf Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4056

Jeanie Bourke - Re: 727 Congress Longfellow Place

From: Deb Andrews
To: Jeanie Bourke
Date: 4/27/2012 9:56 AM
Subject: Re: 727 Congress Longfellow Place

sure

>>> Jeanie Bourke 4/26/2012 3:21 PM >>>

Hi Deb,

On the back deck/stairs the design for the balustrade has 2 issues in relation to the requirement for a graspable handrail:

1. the size of the top rail is too large and
2. it is not continuous due to newel interruption

Would you be amenable to adding a graspable handrail on brackets at 34" ^{38"} on one side of the stair, normally it is required on both sides.

Let me know, or come on down, thanks