

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

Permit Number: 090651
DEC 11 2009

This is to certify that RICE GEOFFREY I/property owner
has permission to upgrading interior egress components to be meet current codes
AT 553 Cumberland Ave CB# 048-E027001 **City of Portland**

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 otherwise closed-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. [Signature]
Health Dept. [Signature]
Appeal Board _____
Other _____
Department Name _____

James Bank 12/11/09
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: 09-0651	Issue Date:	CBL: 048 E027001
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Location of Construction: 553 Cumberland Ave (551-503)	Owner Name: RICE GEOFFREY I	Owner Address: 658 CONGRESS ST 1ST FLOOR	Phone:
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Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-2
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Past Use: Commercial/Multi-family - 28 Dwelling units	Proposed Use: Commercial/Multi family - 27 dwelling units - upgrading interior egress components to best meet current codes	Permit Fee: \$820.00	Cost of Work: \$80,000.00	CEO District: 2
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FIRE DEPT: w/conditions 9/2/09 12/10/09 Signature: <i>[Signature]</i>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Q-2 Type: SB IBC-2003 Signature: <i>[Signature]</i> 12/11/09
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Proposed Project Description:
Change of use from 28 to 27 dwelling units- upgrading interior egress components to best meet current codes

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: Ldobson	Date Applied For: 06/19/2009	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 6/29/09 <i>[Signature]</i>	Date:	Date: <i>[Signature]</i>

PERMIT ISSUED

DEC 11 2009

City of Portland

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 Application

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

Permit No: 09-0651	Issue Date:	CBL: 048 E027001
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Location of Construction: 553 Cumberland Ave (M-77)	Owner Name: RICE GEOFFREY I	Owner Address: 658 CONGRESS ST 1ST FLOOR	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-2

Past Use: Commercial/Multi-family - 28 Dwelling units	Proposed Use: Commercial/Multi family - 27 dwelling units - upgrading interior egress components to best meet current codes	Permit Fee: \$820.00	Cost of Work: \$80,000.00	CEO District: 2
Proposed Project Description: Change of use from 28 to 27 dwelling units- upgrading interior egress components to best meet current codes		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>w/conditions</i> 9/2/09 12/10/09 Signature: <i>[Signature]</i>		INSPECTION: Use Group: <i>R-2</i> Type: <i>B</i> <i>IBC-2003</i> Signature: <i>[Signature]</i> 12/11/09
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Ldobson	Date Applied For: 06/19/2009	Zoning Approval		
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..		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"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
		Date: <i>6/17/09</i> <i>ABM</i>	Date: _____	Date: <i>ASB</i>

PERMIT ISSUED

DEC 11 2009

City of Portland

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

Permit No: 09-0651	Date Applied For: 06/19/2009	CBL: 048 E027001
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Location of Construction: 553 Cumberland Ave	Owner Name: RICE GEOFFREY I	Owner Address: 658 CONGRESS ST 1ST FLOOR	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Commercial/Multi family - 27 dwelling units - upgrading interior egress components to best meet current codes	Proposed Project Description: Change of use from 28 to 27 dwelling units- upgrading interior egress components to best meet current codes
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/29/2009

Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) With the issuance of this permit and the certificate of occupancy, this property shall remain a twenty-seven (27) family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/11/2009

Note: **Ok to Issue:**

- 1) 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.
- 2) 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.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans with latest revision for approval dated 12/11/09 requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Ben Wallace Jr. **Approval Date:** 12/10/2009

Note: **Ok to Issue:**

- 1) Single-station carbon monoxide alarms are required in each dwelling immediately outside of sleeping rooms.
- 2) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 3) The entire structure shall comply with NFPA 101 "Existing Apartments".
- 4) A single source supplier should be used for all through penetrations.
- 5) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 6) A separate Fire Alarm System and Electrical Permit is required. Central Station monitoring and City Master box is required.
- 7) A separate Sprinkler System Permit is required.
- 8) All smoke detectors and smoke alarms shall be photoelectric.
- 9) This permit is a plan of action for life safety violations and as such all work shall be completed by 6/11/2010.
- 10) Fire extinguishers required. Installation per NFPA 10
- 11) The improved egress path shall continue along the path illuminated by emergency lighting to the City sidewalk.
- 12) All stair doors with out magnetic hold-open devices shall have a sign stating "Fire Door - Keep closed".
- 13) The requirements of Section 10-4 of the City Ordinance shall be met.
- 14) Fire department sprinkler connection type and location shall be approved in writing by fire prevention bureau.

Location of Construction: 553 Cumberland Ave	Owner Name: RICE GEOFFREY I	Owner Address: 658 CONGRESS ST 1ST FLOOR	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Comments:

6/29/2009-amachado: Spoke to Geoffrey Rice. He confirmed that the two apartments on the 551 side (first floor) are being combined into one apartment. There will be a total of 27 dwelling units in the 551-553 Cumberland Avenue.

6/29/2009-amachado: This permit is also a change of use because it is going from 28 dwelling units to 27 dwelling units. I left a message for Geoffrey Rice that he owes \$75 for the change of use.

8/17/2009-wallaceb: Told James Sterling we were still waiting for updated plans. He stated he will get them to us ASAP.

9/2/2009-Ldobson: Recieved new plans W/ CD Jeanie placed of Capt Desk

9/8/2009-jmb: Left vmsg on 2 phones for Jim S. Who is on vacation until 9/14. Need clarification on closet door in common hall near 551-0.1 on plan A-0.1, and wall type addition of insulation, roof framing and stair landing detail, and where is F2.1. Also cost of work requires a design compliance.

9/11/2009-jmb: Jeremy Mosier called and reviewed the code questions, he will submit revisions by midweek.

10/1/2009-jmb: Received revisions from Jeremy M.

10/14/2009-jmb: Meeting with Jim Sterling on both Rice projects

10/28/2009-jmb: Left vmsg with Jim S. Ready to issue, just need his design memo

10/29/2009-jmb: Jim S. Called he will submit the newest revisions and pdf's with a letter of design.

12/10/2009-jmb: Received revisions, no pdf and no letter, 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.

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**


 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **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.

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.

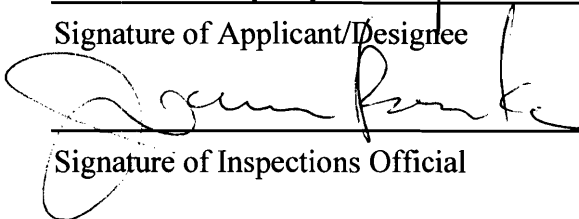
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



Signature of Applicant/Designee

 12/11/09
Date



Signature of Inspections Official

 12/11/09
Date

- (f) Appeals. Appeals shall be governed by Chapter 10, Article III, Enforcement and Appeals, §10-23 of the Portland City Code.

(Ord. No. 188-00, §6, 4-24-00; Ord. No. 214-01/02, § 1, 4-17-02)

Sec. 10-4. Special Hazard Dwelling Units.

(a) Notwithstanding the requirements of the Life Safety Code, any structure containing twelve (12) or more dwelling units shall located on-site and in a location fully accessible by the fire department at all times in a fire resistant container, the following:

- (1) A full set of building blueprints, or, if none exist, a detailed floor plan depicting the existing conditions of the building; and
- (2) Sufficient master keys to the building, as determined by the fire chief; and
- (3) A dated list of current authorized occupants which shall be updated on no less than a monthly basis; and
- (4) A list of special hazards within the building; and
- (5) The name, address, and telephone number of the owner of the premises and any party responsible for the maintenance and/or management of the building. If the fire resistant container referred to above is locked, the manager or owner of the building must provide the fire department with a key to the container.

(c) On or before July 1, 2000, low proximity signage, identifying the number of each dwelling unit by number or letter or both, shall be installed on each access door as follows: Where floor proximity signage is required, the bottom of the sign shall be at least six (6) inches but not more than eight (8) inches above the floor.

(Ord. No. 188-00, §6, 4-24-00)

- Sec. 10-5. Reserved.**
Sec. 10-6. Reserved.
Sec. 10-7. Reserved.
Sec. 10-8. Reserved.
Sec. 10-9. Reserved.

Called Jim again 8/17 @ 772-0037. Will forward new copy ASAP.
838-2783

From: Benjamin Wallace
To: james sterling
Date: 7/13/2009 2:05:55 PM
Subject: Re: 551 Cumberland Avenue/ 602 Congress Street

Good afternoon,

Have you been able to update the plans for 551 Cumberland Ave?

When you bring them in, please include a detail of the rear exterior stair. I'm looking for items such as a roof covering it and how you plan to provide for 101-7.2.2.6.2 and 101-7.2.2.6.6 at the same time. I'm also looking for notes indicating required signage for stairs, mechanical rooms, etc., and a gate at the top of the center stair leading from grade to subgrade so as to direct egress to the grade level exit for the center stair. Also, because we do not want to be directing folks to use the subgrade to exit that stair, you do not need to use a magnetic hold open on that subgrade stair door. I would just assume have that door kept closed at all times with the mechanical spaces down there, unless you believe the tenants will be using it routinely.

I'm also looking for an updated door schedule indicating what each door's rating is.

Thanks,

Benjamin A. Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)756-8096
wallaceb@portlandmaine.gov

>>> james sterling <chehaak@sterlingarchitect.com> 7/1/2009 1:32:20 PM >>>

thanks, ben. we will review and make the changes, js

On Jul 1, 2009, at 11:51 AM, Benjamin Wallace wrote:

- > Good morning James,
- > I've just reviewed your plans for 551 Cumberland and have the
- > following comments:
- ✓ > The building must comply with NFPA 101;
- ✓ > All doors into an exit enclosure must swing in the direction of
- > egress travel;
- ✓ > The required fire doors will have to be UL listed. The section
- > describing modifying a non-compliant door is not (no longer)
- > approved for permanent installation;
- ✓ > Eliminate the unenclosed verticle opening (stair);
- > E-lights and EXIT signs shall be on the lighting circuit for the
- > room/ corridor they serve;
- ✓ > A Knox Box is required;
- > Additional permits are required for fire alarm, electrical, and
- > sprinkler systems.
- ✓ > A full function fire alarm annunciator is required at the front entry;
- > The fire alarm system must be monitored by an approved central
- > station and have a city master box;
- > Complete smoke detection is required in the corridors and stairs;
- > Strobes must meet the spacing requirements of NFPA 72;
- > All smoke detectors and smoke alarms must be photoelectric;
- > Batery backup CO detectors are required within the dwelling units
- > per State law;
- > Magnetic hold opens will be required on the front and middle stair
- > doors.
- >

~~Need mag hold-open on~~
A 2-0 - 681-2-0
ST 1-0

From: Benjamin Wallace
To: cheehaak@sterlingarchitect.com
Date: 10/14/2009 11:03:39 AM
Subject: 602 Congress Street

Good morning,

I have finally received the plans for 602 Congress from the Planning Office and need to meet with you and Jeanie Bourke to go over them. Can we schedule for 2 this afternoon, or do we need to try next week?

Also, I just looked over 551 Cumberland. It looks like you have addressed those of my issues you could with the architectural. I just want to make sure that the rest of the issues are taken care of through the fire alarm and electrical prints/ permits, and that some thought has been given to which primary egress doors you are going to direct the tenants from each floor to use and place mag-hold-opens on those doors. The arrangement of this building makes for an extremely high likelihood those doors will get chocked open if they aren't given an obvious, convenient path to leave the building that is already open. Jeanie is going to get the plans next to review.

Thanks,

Benjamin A. Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)756-8096
wallaceb@portlandmaine.gov

CC: Jeanie Bourke

From: james sterling <cheehaak@sterlingarchitect.com>
To: Benjamin Wallace <wallaceb@portlandmaine.gov>
Date: 7/1/2009 1:33:24 PM
Subject: Re: 551 Cumberland Avenue/ 602 Congress Street

thanks, ben. we will review and make the changes, js
On Jul 1, 2009, at 11:51 AM, Benjamin Wallace wrote:

- > Good morning James,
- > I've just reviewed your plans for 551 Cumberland and have the
- > following comments:
- > The building must comply with NFPA 101;
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>

>

- > Benjamin A. Wallace Jr.
- > Fire Prevention Officer
- > Portland Fire Department
- > 380 Congress Street
- > Portland, Maine 04101
- > (207)756-8096
- > wallaceb@portlandmaine.gov

>

>>>> james sterling <cheehaak@sterlingarchitect.com> 6/10/2009

>>>> 10:02:20 AM >>>

- > our drawings are done. we have decided to wait for the electrical
- > engineer to finish work so that the submittal would include the alarm
- > system. i expect his drawings some time today. js
- > On Jun 10, 2009, at 9:37 AM, Paul S. Bulger wrote:

>

>> Ben:

>>

- >> I will speak to the architects about permitting. Jim Sterling was to
- >> have submitted the permit application last week after we discussed
- >> the June 1 deadline. Jim is on top of this. I will send you his e-
- >> mail to me confirming that. I am sure that there are good reasons

From: Benjamin Wallace
To: james sterling; Paul S. Bulger
Date: 7/1/2009 11:51:08 AM
Subject: Re: 551 Cumberland Avenue/ 602 Congress Street

Good morning James,
I've just reviewed your plans for 551 Cumberland and have the following comments:
The building must comply with NFPA 101;
All doors into an exit enclosure must swing in the direction of egress travel;
The required fire doors will have to be UL listed. The section describing modifying a non-compliant door is not (no longer) approved for permanent installation;
Eliminate the unenclosed vertical opening (stair);
E-lights and EXIT signs shall be on the lighting circuit for the room/ corridor they serve;
A Knox Box is required;
Additional permits are required for fire alarm, electrical, and sprinkler systems.
A full function fire alarm annunciator is required at the front entry;
The fire alarm system must be monitored by an approved central station and have a city master box;
Complete smoke detection is required in the corridors and stairs;
Strobes must meet the spacing requirements of NFPA 72;
All smoke detectors and smoke alarms must be photoelectric;
Battery backup CO detectors are required within the dwelling units per State law;
Magnetic hold opens will be required on the front and middle stair doors.

Benjamin A. Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
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>>> james sterling <cheehaak@sterlingarchitect.com> 6/10/2009 10:02:20 AM >>>
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> I will speak to the architects about permitting. Jim Sterling was to
> have submitted the permit application last week after we discussed
> the June 1 deadline. Jim is on top of this. I will send you his e-
> mail to me confirming that. I am sure that there are good reasons
> for the delay.
>
> My note from yesterday summarizes the process.
>
> I have had several discussions with Marge Schmuckal and Ann Machada
> relative to legalization of units and I submitted a spreadsheet to
> Ann several weeks ago showing 20 units in use at 602 Congress Street
> in 1958. I am submitting the application for legalization of the
> reduced number of units (12) together with proof of legal units as of
> 1957 (predating the adoption of zoning) per Ann's request. The plans
> and attachments are complete and if I stop writing lengthy e-mails
> and attend to my work I am sure I can file today.



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.

(551-553)

Location/Address of Construction: <u>549-553 Cumberland Ave</u>		
Total Square Footage of Proposed Structure/Area <u>EXISTING *15,400 SF</u>		Square Footage of Lot <u>7470</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>48 E 28 27</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Geoffrey Rice</u> Address <u>658 Congress Street</u> City, State & Zip <u>Portland 04101</u>	Telephone: <u>207-772 6788</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>\$39,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Apartment BUILDING</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>UPGRADING INTERIOR EGRESS COMPONENTS TO BEST MEET CURRENT CODES. PROVIDING AND RENOVATED EXTERIOR EGRESS STAIRS. NEW SPRINKLER SYSTEMS & EMERGENCY EGRESS ALARM COMPONENTS</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

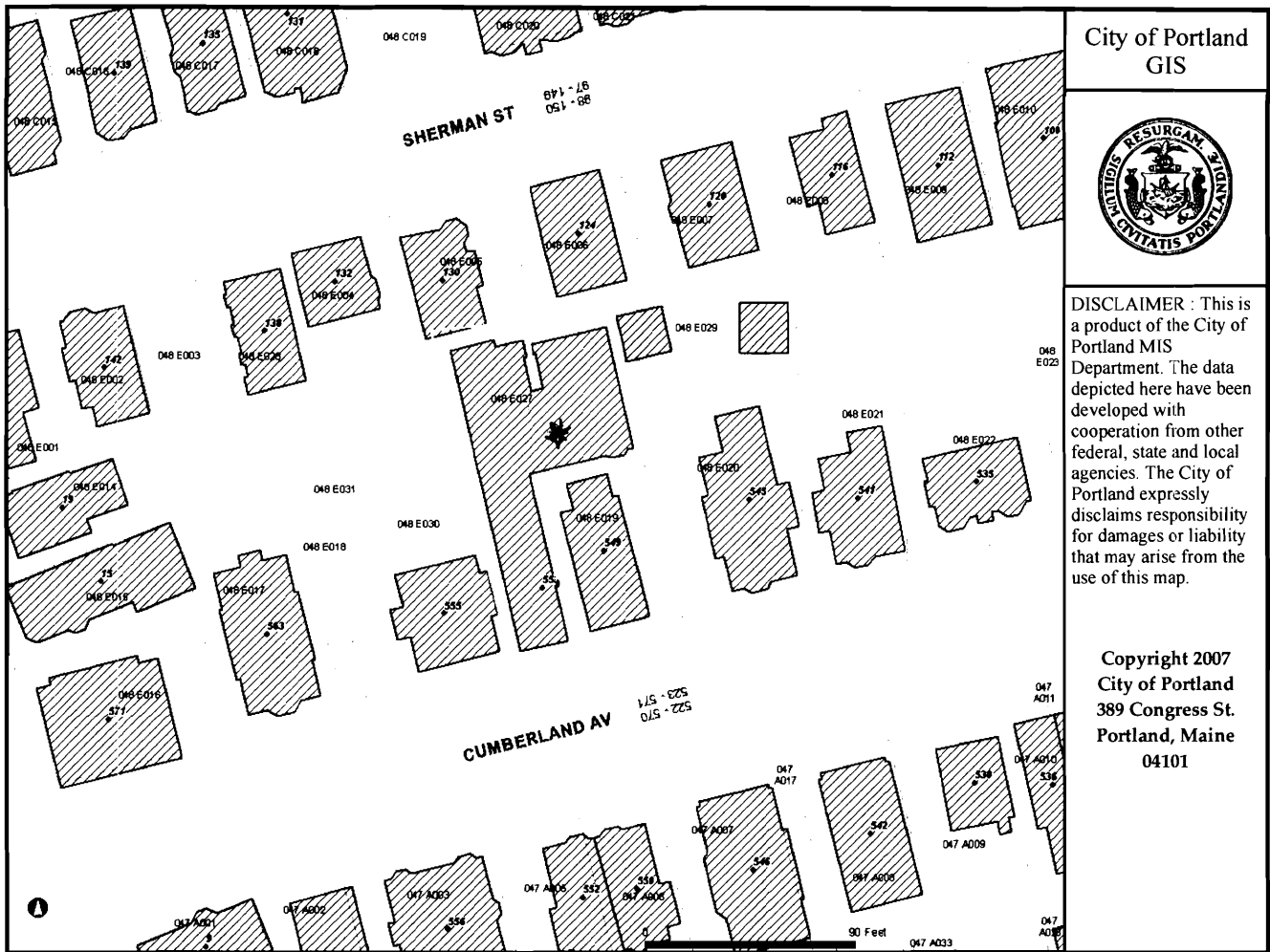
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

** within foot print there will be selected areas of renovation & improvements*

Signature: <u>[Signature]</u>	Date: <u>19 June 2009</u>
-------------------------------	---------------------------

This is not a permit; you may not commence ANY work until the permit is issued. 0000 87 N09



City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

A-01 553 @ grade units
551 @ basement units = 7.

553 @ bt - 5
551 @ side 1 = 6.

27 units. total

2nd floor 553 5
551 2 = 7.

3rd floor 553 - 5
551 - 2 = 7

cell → 450 - 6005

JAMES A. STERLING AIA Architect

142 High Street
P.O. Box 7305
Portland, Maine 04112
207 772.0037

14 December 2009

Jeanie Bourke
Code Enforcement Officer
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Code Renovations
551 Cumberland Avenue

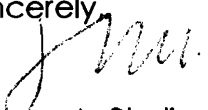
Dear Jeanie:

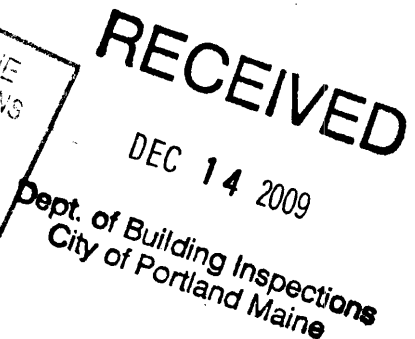
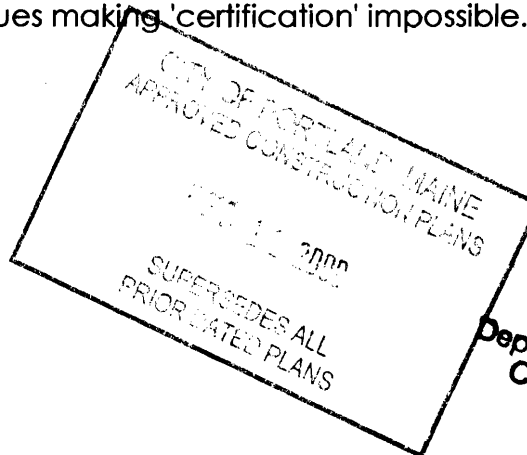
With regard to the attached certificates (accessibility, design and design application), I cannot fully certify, guarantee or warrant that this project will comply fully with the IBC, NFPA or ADA codes. The Plans submitted for 551 Cumberland Avenue represent a negotiated solution between the Owner and the City to bring this apartment building to a reasonable level of safety for occupancy with the following upgrades:

1. Fire suppression system.
2. Rated egress enclosures.
3. Fire alarm system.

The scope of work for these improvements will not mitigate other existing code issues making 'certification' impossible.

Sincerely,


James A. Sterling, AIA
Maine RA #1076





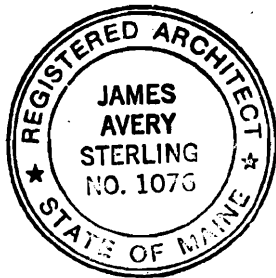
Accessibility Building Code Certificate *

Designer: JAMES STERLING ARCHT.

Address of Project: 551 CUMBERLAND AVE

Nature of Project: CODE RENOVATION

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.



(SEAL)

Signature: [Handwritten Signature]

Title: ARCHT.

Firm: JAMES STERLING ARCHT.

Address: 142 HIGH ST.
PORTLAND

Phone: 772-0037

* SEE ATTACHED LETTER DATED 14 DEC. 2009

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: JAMES STERLING, ARCHT.
 Date: 14 DECEMBER
 Job Name: 551 CUMBERLAND AVE. PORTLAND
 Address of Construction: 551 CUMBERLAND AVE.

2003 International Building Code

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

Building Code & Year IBC '03 Use Group Classification (s) R-2

Type of Construction VB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

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

NA Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>NA</u>	

Wind loads (1603.1.4, 1609)

NA Design option utilized (1609.1.1, 1609.6)
 Basic wind speed (1809.3)
 Building category and wind importance Factor, I_w table 1604.5, 1609.5
 Wind exposure category (1609.4)
 Internal pressure coefficient (ASCE 7)
 Component and cladding pressures (1609.1.1, 1609.6.2.2)
✓ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

NA Design option utilized (1614.1)
 Seismic use group ("Category")
 Spectral response coefficients, S_D & S_{D1} (1615.1)
✓ Site class (1615.1.5)

NA Live load reduction
 Roof live loads (1603.1.2, 1607.11)
 Roof snow loads (1603.7.3, 1608)
 Ground snow load, P_g (1608.2)
 If $P_g > 10$ psf, flat-roof snow load P_f
 If $P_g > 10$ psf, snow exposure factor, C_e
 If $P_g > 10$ psf, snow load importance factor, I_s
 Roof thermal factor, C_t (1608.4)
 Sloped roof snowload, P_s (1608.4)
 Seismic design category (1616.3)
 Basic seismic force resisting system (1617.6.2)
 Response modification coefficient, R_f and deflection amplification factor C_d (1617.6.2)
 Analysis procedure (1616.6, 1617.5)
✓ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

NA Flood Hazard area (1612.3)
 Elevation of structure

Other loads

NA Concentrated loads (1607.4)
 Partition loads (1607.5)
✓ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design *

Date: 14 DECEMBER 2009

From: JAMES STERLING, ARCHT.

These plans and / or specifications covering construction work on:
551 CUMBERLAND AVE.

[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: [Handwritten Signature]

Title: ARCHT.

Firm: JAMES STERLING ARCHT

Address: 142 HIGH ST.
PORTLAND

Phone: 772 0037

(SEAL)

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

* SEE ATTACHED LETTER DATED 14 Dec. 2009 5

Permits and Inspections
389 Congress Street
Room 315
Portland, Maine 04101
October 1 2009
RE: 551-553 Cumberland Avenue Portland

Enclosed is an addendum with revisions as per our discussion 2 weeks ago for Geoff Rice Project, 551-553 Cumberland Ave for architectural set of documents: A-0.01, A-0.1, A-1.0, A-2.0, A-3.0, and A-4.0. Of significance: improvements to exterior egress stair at rear of building; note new gable condition to steer water and snow away from stairs, insulation upgrades to exterior patches, and sound attenuation blankets to all new walls and ceiling patches. Please note that we are replacing less than 1% of existing flooring, and no more than 2% of existing walls systems, therefore little sound or impact transmission conditions will actually be improved. Our intention is to set a trend as various aspects of the buildings are upgraded in the future. It is our position that this is not a resubmission but clarification regarding a number of details.

As we wish to move forward as soon as possible with improvements, please call if you have any more questions or provide the permitting to Mr. Rice.

Thank you very much,


Jeremy Moser
James Sterling

RECEIVED

OCT 1 2009

Dept. of Building Inspections
City of Portland Maine

Hunnell Trucking, Inc.
 551 Commercial St., Portland, Maine
 Telephone 2-8357

TRUCKING OF ALL KINDS LONG DISTANCE TRUCKING A SPECIALTY

GENERAL INSURANCE

Herbert A. Harmon, Inc.

82 EXCHANGE ST.

Tel. 4-2658

786

Left Right

- Cumberland Avenue—Cont.**
- Esther Scott apt 4
 - Bessie Henley apt 5
 - Anne M DesRochers apt 6
 - Etta R Brown apt 7
 - Raymond Trecartin apt 8
 - Mrs Flora Aldrich apt 9
 - Yvonne Quirion apt 10
 - Isabel R Wibe apt 11 Δ3-2284
 - Mrs Beatrice E Wight apt 12
 - Arthur F Collins apt 13
 - Edythe M Gilbert apt 15
 - Francis H Soucie apt 16
 - Vacant apt 17
 - Mrs Onalie M Booker apt 18
 - Lee Chin laundry and h Δ4-2086
 - 411a Burnham Plummer
 - 413a Federico's Sandwich Shop Δ3-9181
 - 413 Ferdinand Graffam
 - 414 **FOREST AVENUE crosses**
 - 415 Business & Professional Women's Club Δ2-0271
 - Starbird School of Music
 - 418 Beverly Juvenile Furniture Co Δ4-4132
 - 419 The Los Angeles apts
 - Mrs Lenora W Gaspar hkpr (basement)
 - Mary I Burns apt 1
 - Mrs Nellie F Rowe apt 2
 - Clara Gerry apt 3
 - Charlotte H Hammond apt 4 Δ2-6050
 - Ethel M Frost apt 5
 - Mrs Albertina F MacPherson apt 6 Δ3-3135
 - Sarah Mitchell apt 21
 - Mrs Ruby S Blake apt 22 Δ2-0703
 - Nathalie Alward apt 23
 - Aenes B Dresser apt 24 Δ2-0594
 - Vacant apt 25
 - Clara E Hager apt 26 Δ4-3458
 - Mrs Elizabeth G Calkins apt 31
 - Mrs Bessie E Clay apt 32 Δ3-7594
 - William B Bradford apt 33
 - Oscar H Mosley apt 34
 - Frank L Tyler apt 35
 - Newton C Reed apt 36 Δ3-1697
 - Mrs Linnie V Smith apt 41
 - Mrs Lou R Duren apt 42
 - John W Craig apt 43 Δ3-0662
 - Lula M Bowman apt 44
 - Doris E Griffin apt 45
 - Mrs Alice M Wormwood apt 46
 - Mrs Gertrude H Barker apt 51
 - Mrs Eleanor Davis apt 52
 - Ernest L Frank apt 53
 - Mrs Elsie M Files apt 54
 - Cleora A Reed apt 55 Δ4-0594
 - Mrs Mabel M Tarr apt 56
 - 427 Mrs Alice E McVey lodgh and h Δ3-4218
 - 429 Jack's ser sta Δ2-9178
 - 431 Len's Market
 - 433 Kent Stores of Maine Inc Δ5-0721
 - 433a L Karl Erick Co hair goods and h Δ3-4132
 - 434 **HIGH STREET crosses**
 - 437 Mrs Clarice Burpee lodgh and h
 - 439 Mrs Elizabeth M Hay Δ4-1825
 - 440 Mrs Daphne F Hodgdon Δ2-1328
 - 442 Mrs Harriette A Voyer Δ3-1081
 - 443 Ralph E Greene Δ3-3683
 - Mrs Anna Maki Δ
 - 446-448 Harmon Alexander lodgh and h
 - Durward Safford
 - Edward Trask
 - Albert Harmon
 - Albert Mos
 - James Sargent
 - 447 Paul Brem apt 1 & 2 Δ2-0860
 - Elmer C Libby apt 3 Δ3-0514
 - Mrs Florence L Little apt 4
 - Calvin Driscoll apt 5
 - Donald Pickett apt 6
 - William Hubbard apt 8
 - 450 L Eugene Kimball lodgh and h Δ2-3366

1955—FRED. L. TOWER COMPANIES'

Left Right

- 452 Faith Obear lodgh and h Δ3-7395
- 453 Herbert G Ballard
- Joseph Villeneuve
- Mrs Delia C Joyce Δ2-3640
- 454 Beatrice B Orr Δ2-0745
- John Flemming
- Robert C Simpson
- 455 Frank Price Δ2-8579
- Mrs Ruth Price lodgh and r Δ2-8579
- and h Δ2-8519
- 456 **AVON STREET ends**
- 457 August B Hansen Δ
- Ernest Salisbury
- Frederick Johnson
- Alvin N Randall
- 458 Mrs Irene Adams lodgh and h Δ5-0313
- 463 Mrs Irene Adams Δ5-0313
- Mrs Edna I Richmond Δ3-8242
- 466 Donald H Thurston Δ4-3714
- 469 Mrs Bessie B Blake Δ4-2331
- Francis S Johnson
- Harry A Horton Δ3-0928
- 471 Albert W Tolman Δ2-3897
- 473 Albion H Little Δ3-2875
- 476 **STATE STREET crosses**
- 477 Lillian C Wallace lodgh and h Δ2-9227
- Percy M Wallace Δ2-9227
- Glendon B Rounds
- 481 Elizabeth McLeod apt 1
- John A White apt 2
- Robert Hedges apt 3
- Charles Barlow apt 4
- William A Harriman apt 5
- 482 Mrs A Maude Cook lodgh and h Δ3-9718
- 484 Mrs Delia McDonough Δ3-0360
- 485 Copley Apts Δ3-9286
- John H Davis mgr basement apt Δ3-9286
- Mrs Ann Schafer apt 1
- Barbara Grant apt 2
- Donald Ware apt 3
- Richard Roderick apt 4
- John Polle apt 5
- Mrs Josephine Hyde apt 6
- Mrs Mary B Chibas apt 7
- Mrs Joan B Devoe apt 8
- Arnold Hill apt 9
- Burton Emery apt 10
- Vacant apt 11
- Mrs Rose Ford apt 12
- Norman Foley apt 13
- John Foley apt 14
- Jean Hendrickson apt 15
- Lloyd Grey apt 16
- Mrs George Cloonan apt 17
- Mrs Beverly A Morley apt 18
- Robert Griggs apt 19
- Christine McLaughlin apt 20
- Mrs Clarice Hackett apt 21
- Carl Brandt apt 22
- George Grise apt 23
- Dorothy O'Brien apt 24
- Merrill Boland apt 25
- Frederick Mitchell apt 26
- James F McCourt apt 27
- Howard Seymour apt 28
- John Stewart apt 29
- Minnie Rich apt 30
- Louis LaLiberte apt 31
- Henry C Raper Δ4-8165
- Edward A Young
- Everett D Dehahn
- 488 John P Farrell Δ3-8388
- 489 Bernice M Preston mus tchr and h Δ3-9786
- 492 Mrs Retsey Loftus lodgh Δ3-4978
- Patrick Loftus Δ3-4978
- 493 Mrs Marie Kalloch lodgh and h Δ2-8936
- 494 Theodore Barris Δ5-1433
- Erna M Schonland Δ
- 497 Kensington Apts
- Mrs Ruby A Niles apt 1

Left Right

- Mrs James McPhail apt 2
- Carl T Bore bldg supt apt 3 Δ3-8069
- James E Brogan apt 4 Δ2-8232
- Maxwell Richards apt 5
- Mrs Flora McCarthy apt 6
- James Noble apt 7
- Eugene D Haley apt 8 Δ2-8937
- Earl D Foye apt 9 Δ5-1724
- Richard Harrison apt 10
- Eleanor G Doughty apt 11 Δ4-2125
- Mrs Lena M Cox apt 12 Δ5-1463
- Eugene Boutin Δ4-2477
- Allen Tarantino
- 501 William F Corbett Δ4-6992
- Walter H Heal apts 1 & 2
- Charles Glassford apt 3
- Mrs Jessie Gerrish apt 5
- Meredith Lovejoy apt 6
- 507-509 Alphonse T Roy lodgh and h Δ4-0117
- Mrs Marion Veilleux
- Bodwell-Leighton Co auto dtrs Δ4-2611
- 510 Lawrence L Young Δ3-4467
- Maurice A Lehman
- Table Talk Distributors Δ5-1402
- 514 Ira Griffith lodgh Δ3-5225
- 515 Vacant apt 1
- Marion Hubert mgr apt 2
- Rubin Cleaves apt 3
- Robert Bickford apt 4
- Vacant apt 5
- Frederick Dyer apt 6
- 519 William M Elliott
- Fred P Hall jr Δ4-1088
- Diane L Massey Δ4-8835
- 521 Mrs Mary L Snow
- Melvin Rochell
- 522 **MELLEN STREET crosses**
- 523 Mrs Alma McInnis apts and h Δ3-9151
- Henry J Joyce
- Katherine Kilmartin
- Claude J Murphy
- Ernest M Malone Δ
- Donald MacElvaine
- Basil B Foss
- Catherine Douglass
- 527 William B Thorup Δ3-7797
- Edmond L Gaudette
- John Abram
- Sylvia J Verville nurse and h Δ5-2049
- 531 Elfinor M Smith nurse and r
- Charles A Hill carp and h Δ2-4254
- Harvey C Rand apt 3
- Harold Vollette apt 4
- Donovan A Robertson
- Mary J Plummer Δ2-2368
- Steve A Demerriou Δ2-7828
- 534 Mrs Adeline E Putnam apt 1
- Edward Hudson apt 1b
- Arthur P Randsted apt 2
- Douglas W Feyler apt 3
- Mrs Ruth Rodman apt 4
- Helen M Olesen apt 5
- Frank A Percival apt 6
- J Frank Murphy Δ2-7904
- 538 George A Fellos Δ4-8344
- 541 Sherwin Valley
- Kenneth L Holden
- Mrs Adelaide L Bourgoin
- Mrs Marcella L Sanville Δ4-2065
- 542 Stanwood C Withington Δ2-0330
- 544 John B Lupien Δ2-1244
- 545 Mrs Reina B Sherman lodgh and h Δ4-2369
- Mrs Blanche Spencer apt 5
- Mrs Emma Underhill apt 6
- 546 Julia Small apt 2
- John Burke apt 3
- Benjamin Belanger apt 4
- Dorcas Crocker apt 5
- Ruth D Ballam apt 6
- 548 Archie L Mishio Δ4-1516
- 549 Glendon Apts Annex
- Mrs Genevieve Hunter apt 1

Left Right

- Elsie M Townsend apt 2
- Arthur E Ingersoll apt 3
- Mrs Pauline D Kennedy apt 4
- Alice Engelbracht apt 5
- Walter N Clark apt 6
- James F Bennett apt 7 Δ3-7092
- Louis P Murphy apt 8
- 550 Mrs Erna Granvil
- Glendon Apartments
- Willis H Beal apt 1 Δ2-1880
- 551 Mrs Jane D Fleming apt 2 Δ3-2100
- Vacant apt 3
- Mrs Gertrude M Phillips apt 4
- Roy Young apt 5
- 552 Mrs Florence T Colby lodgh and h Δ3-8946
- 553 The Glendon apts
- Mrs Georgia H Morin apt A1 Δ2-2157
- Vacant apt A2
- Vacant apt A3
- Howard H Ryan apt A4
- Forrest C Littlefield apt A5
- Mildred Noonan apt A6 Δ2-8110
- Harold W Martin apt A7
- Mrs Ruth P Emery apt B1
- Alice M Bichel apt B2
- Russell E Scofield apt C1 Δ5-1838
- Emery S Ross jr apt C2
- Earl E Griffin apt C3
- Nathan Shelling apt C4 Δ2-4502
- Vacant apt C5
- Harold W Bulger apt C6
- Mrs Helen C LaBelle apt C7 Δ3-8443
- J Frances Hapgood apt D1
- Francine S Rankin apt D2
- Mrs Nettie Wright apt D3
- Walter M Martelle apt D4
- Mrs Anna W Simmons apt D5 Δ4-6600
- Mrs Mary A Greene apt D6 Δ3-2525
- Jerry J Gallagher apt D7
- Ruth L Sylvester lodgh and h Δ2-4586
- 555 I George Gillis apt 1
- Ralph Leighton apt 2
- John Cady apt 3 Δ2-2092
- Bruce M Nadeau apt 4
- Vacant apt 5
- John E Banville apt 6
- Jerome A Vermette apt 7
- Barbara Jack apt 8
- Charles Schief apt 9
- Theodore Davis apt 10
- Mrs Beatrice M Burgess apt 11 Δ5-2097
- Raymond Keene apt 12
- 560 Mrs Lillian H Jackson
- Raymond Sleeper
- Carlo Fiore Δ4-6535
- 562 Glendon Arms apts
- Gertrude M Bryant apt 1
- Leona M Hill apt 2
- 563 Mrs Anna I McCarthy apt 3 Δ4-8505
- Theodore N Karatsanos apt 4 Δ4-9766
- Helena D Madigan apt 5
- Blaine Hall apt 6 Δ4-9433
- Mrs Mable G Gain apt 7
- Veronica M Klimas apt 8 Δ4-7014
- Harold S Doloff apt 9 Δ5-1668
- Helen G Lowe apt 10
- Walter W Schwartz apt 11 Δ2-0062
- 571 Mrs Lena M Clark apts and h Δ4-4704
- Lena Mae Beauty Shop apt 1 Δ4-4704
- Lawrence H Clark apt 1
- Beatrice L Bowden apt 2
- Pearl G Rouse apt 2A
- Marion Murphy apt 3
- Elliot Barta apt 4
- Mrs Sylvia F Wahl apt 5
- Della Gilman apt 6
- Mrs Grace G Powell apt 7
- Inez Littlefield apt 8
- Anne M Blake apt 9
- Mrs Elvira Welch apt 10
- Fred C Winslow apt 11

PORTLAND STREET

Left Right

- 5 John L Pritchard
- CUMMINGS STREET WARD 9**
- From 636 Washington av to Back
- 9 John F Naples
- Albert F Gendrolls
- Michael A DeSimon Δ5-
- 11 Robert M Libby
- Richard Sidelinker
- Bruce Packard
- ILLSLEY STREET crosses**
- UNACCEPTED from here to FRONT STREET crosses**
- CUSHMAN COURT WARD 6**
- UNACCEPTED—**
- From rear of 5 West
- CUSHMAN STREET WARD 7**
- From 166 Clark to 119 Emery
- 7 Frank C Sargent Δ2-29
- Orrin R Brown
- Michael J Moran Δ4-
- 9 Linwood H Sweatt
- Eugene H Verge
- 11 Shiri M Stein Δ3-2439
- John C Stewart
- Leon E Libby
- George C Libby Δ3-
- Phyllis P McDonald
- 15 Maurice D Casey
- Earl A Leadbetter
- Peter J O'Toole
- Thomas Conley
- 16 Henry M Quincannon
- Mrs Sarah F Stanton Δ
- 18 **LEWIS STREET begins**
- Raymond J Bonney apt
- Alyce K Currie apt 2 Δ4-
- Vacant apt 3
- John M Rohland apt 4
- John Winter apt 5
- Benoit A Laverriere apt
- 25 Donald E Grady
- Richard H Pelton
- Joseph P Foley Δ4-448
- Mrs Mabel Gifford Δ
- Mrs Blanche I Brown
- Mrs Helen S Harris pr
- Mrs Jennie F Peterson
- Russell W Poilard Δ
- 27 Mrs Margaret R Lapom
- 29 Mrs 0305
- Gerard G St Cyr
- Howard F Gordon Δ
- 30 Robert B Billington
- Charles A Gildart
- 31 Edward J Quinn Δ4
- Harry J Ellis Δ2-2064
- Edward J Cahill Δ3-8705
- Cyril J Feinstein Δ
- Douglas R Buotte
- Richard O'Brien
- Patrick J Delaney Δ
- Joseph D Kamin Δ2-
- James C McDougal Δ5
- Philip J Oliver
- Leopold J Tarazewicz
- 38 Mrs Lena M Moffett nt
- Δ3-8750
- James E Quincannon
- Ronald G O'Brien
- Elizabeth I Silva Δ
- 46 Mrs Elsie N Woods 10
- Δ2-8424
- John C Woods Δ2-
- Mrs Margaret Ricker
- Mrs Christine S Scam
- CUSTOM HOUSE STRI WARD 3**
- From 97 Commercial to 306 Fc
- CYPRESS STREET WARD 9**
- From 1406 Washington av to 1
- 14 John W Meredith Δ
- 15 Alfred C Powers Δ
- 19 H William Burns Δ
- 24 Carl M Jordan Δ2-
- 27 Maurice G Fickett
- Lawrence E Pelton
- 32 Kenneth R Mitchell
- Earle L Huston Δ
- 41 Edward J Slattery
- Charles W Moody
- 47 Arthur W Cobb Δ
- 58 Lawson H Ramsdel
- 59 Richard E Kennerse
- 60



Harry Caruel Co.

PLUMBING and HEATING CONTRACTOR - DEALERS

386 Cumberland Ave. Portland

COMPLETE KITCHENS - WATER HEATERS - BASEBOARD HEATING - Tel. 2-7444