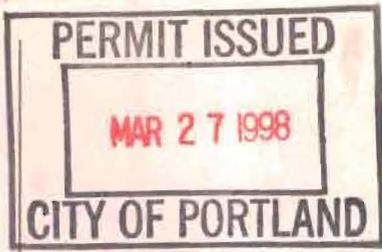


980282



APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. _____

Portland, Maine, _____

24 MAR 98

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 960877 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

53-B-4

Location 214 Park Ave 53-B-4 Within Fire Limits? _____ Dist. No. _____

Owner's name and address Portland West NPC, 155 Brackett St Telephone 775-0105

Lessee's name and address _____ Telephone _____

Contractor's name and address Portland West WBC, 155 Brackett St Telephone 775-0105

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building 3 unit apt No. families _____

Last use _____ No. families _____

Increased cost of work 6,300 less than original price (Original Cost of work Unknown) Additional fee \$25.00

Description of Proposed Work

Open stairwell instead of enclosed

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Framing lumber — Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____

Handwritten notes: OK under New 14-440 3/26/98

Signature of Owner _____

Handwritten signature: Dan Kolberg

Approved: _____

INSPECTION COPY — WHITE

FILE COPY — PINK

Inspector of Buildings

APPLICANT'S COPY — YELLOW

ASSESSOR'S COPY — GOLDEN

PLUMBING APPLICATION

CB 053 B-004

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation	Portland
Street Subdivision Lot #	214 PARK Ave.
PROPERTY OWNERS NAME	
Last:	YOUTH BUILD
Applicant Name:	RALPH F BLAKE
Mailing Address of Owner/Applicant (If Different)	577 Auburn St Portland

PORTLAND Date Permit Issued: 3, 20, 98	PERMIT # 6422	STATE COPY \$ 116.00	<input type="checkbox"/> If Double Fee Charged
Local Plumbing Inspector Signature		L.P.I. # 01124	

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant

2/20/98
Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING	1. <input checked="" type="checkbox"/> MASTER PLUMBER
2. <input type="checkbox"/> RELOCATED PLUMBING	2. <input type="checkbox"/> MODULAR OR MOBILE HOME	2. <input type="checkbox"/> OIL BURNERMAN
	3. <input checked="" type="checkbox"/> MULTIPLE FAMILY DWELLING	3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC
	4. <input type="checkbox"/> OTHER - SPECIFY _____	4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE
		5. <input type="checkbox"/> PROPERTY OWNER
		LICENSE # 01890

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock	3	Bathtub (and Shower) 2" min
		Floor Drain		Shower (Separate) drain
OR		Urinal	3	Sink 1 1/2" min
		Drinking Fountain	3	Wash Basin 1 1/2" min
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	3	Water Closet (Toilet) 3" min
		Water Treatment Softener, Filter, etc.		Clothes Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
Number of Hook-Ups & Relocations		Other: _____	3	Water Heater
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	1.5	Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			1.5	Total Fixtures
			\$60.00	Fixture Fee
			\$20.00	Hook-Up & Relocation Fee
			\$80.00	Permit Fee (Total)

960877

Portland West YouthBuild

181 Brackett St. • Portland, ME 04102 • 207-775-0105 • 207-780-1701 Fax • ybport@ime.net

February 25, 1998

Request for Variance under Sec. 14-440 - Exterior Egress

214 Park Ave.

Portland West Neighborhood Planning Council (PWNPC) is requesting a variance to the Portland City Code Sec. 14-440 as amended effective February 4, 1998. Specifically, we are seeking approval for an exterior stairwell as our secondary fire egress at our current YouthBuild training site and rehabilitation project at 214 Park Ave. We believe that we meet the four criteria laid out in the amendment.

- 1) There is no practical way to provide egress within the existing structure (see enclosed **Current Floor Plan**). A rear ell was previously removed due to irreparable fire damage, and adding a staircase within the remaining footprint would mean turning each 2-bedroom apartment into one bedroom apartments. We calculate the costs (short- and long-term) to be:

Construction-Related:

Engineering/Architect Fees	\$500.00
Labor (\$20.00/hr x 120 x 2)	\$4,800.00
Materials	\$1,000.00
Total Cost	\$6,300.00

Long-Term Costs

Annual Loss of Rental Income (minimum)	\$3,600.00
Immediate Loss of Value of Building	\$5,000.00
Total Cost Over 15 years	\$59,000.00

Total Construction & Long-Term Costs	\$65,300.00
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While previous plans and specifications filed with the City's Department of Housing and Neighborhood Services included an enclosed stairwell addition where the ell previously stood, we believe that an open stairwell would be as safe, if not more, than an enclosed stairwell addition. The house immediately to our east is less than three feet (3') from 214 Park Ave., and thus the fire egress through the windows in Bedroom 2 on each of the three floors is extremely limited. In fact, the roof overhang of the neighboring house makes access to the third floor virtually impossible. An open rear stairwell would allow us to move one egress window from the alleyway side to the rear side, allowing egress to a large rear yard instead of a narrow alleyway (see enclosed **Proposed Floor Plan**).

- 2) Both the current version and the proposed version of the enclosed stairwell will be invisible from the street and public ways.
- 3) Changes in setbacks have been kept to a minimum, and the remaining setback is still at least 50 feet.
- 4) The building is not within Portland's historic district and thus is not subject to review under Article IX of the City Code.

Sincerely,



Dan Kolbert
Construction Manager
Portland West YouthBuild

Enclosed. Current Floor Plan
 Proposed Floor Plan
 Elevation Plan
 Photographs





Dan Kolbert

Construction Manager

Portland West YouthBuild

181 Brackett Street
Portland, ME 04102

207-775-0105 (voice)
207-780-1701 (fax)

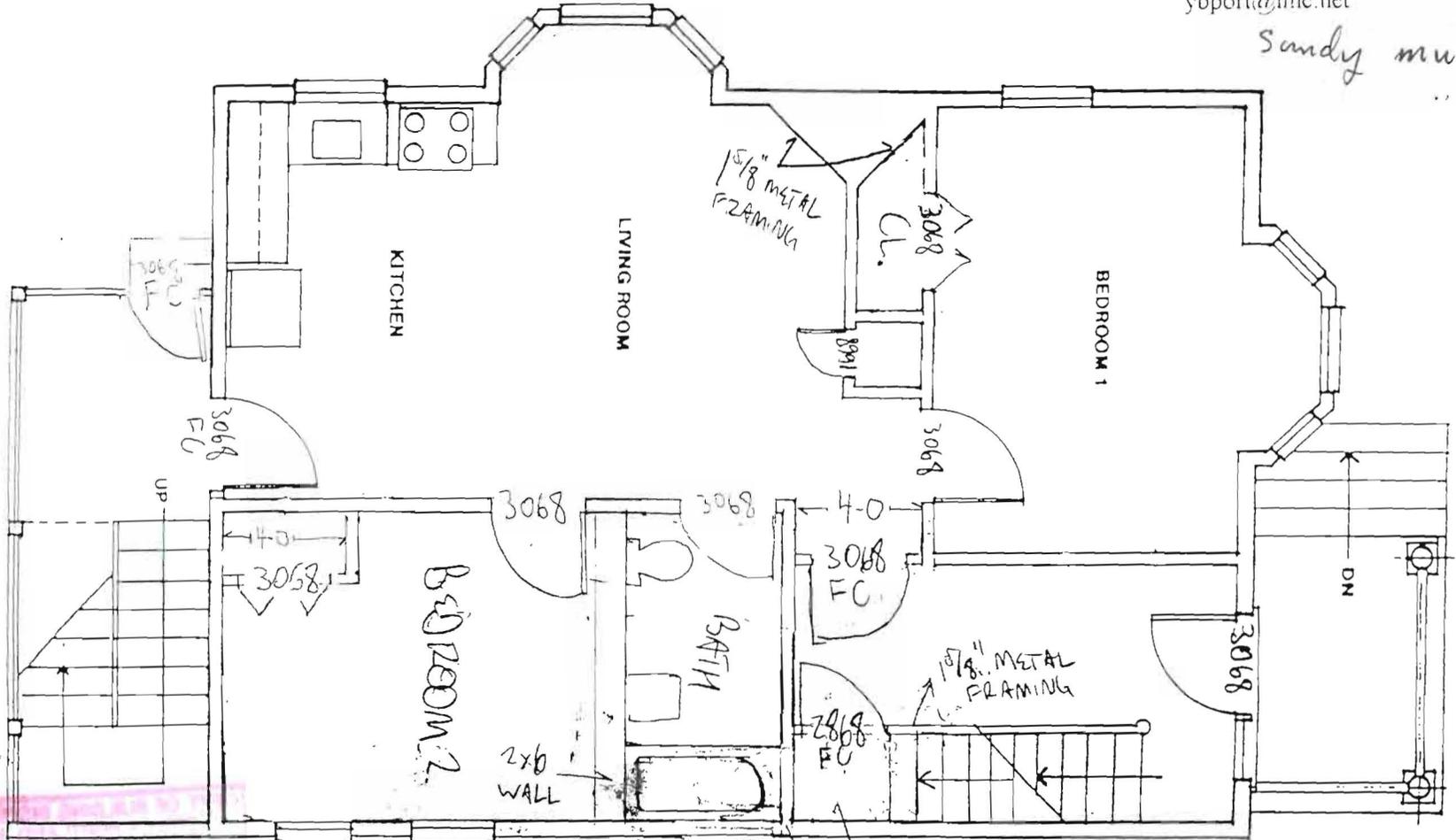
ybport@imc.net

Sandy Murch

8923
828-2927
CURRENT
FLOOR
PLANS
3/16" = 1'

214 PARK AVENUE
PORTLAND MAINE 04102

1ST FLOOR -
DETAILS TYPICAL



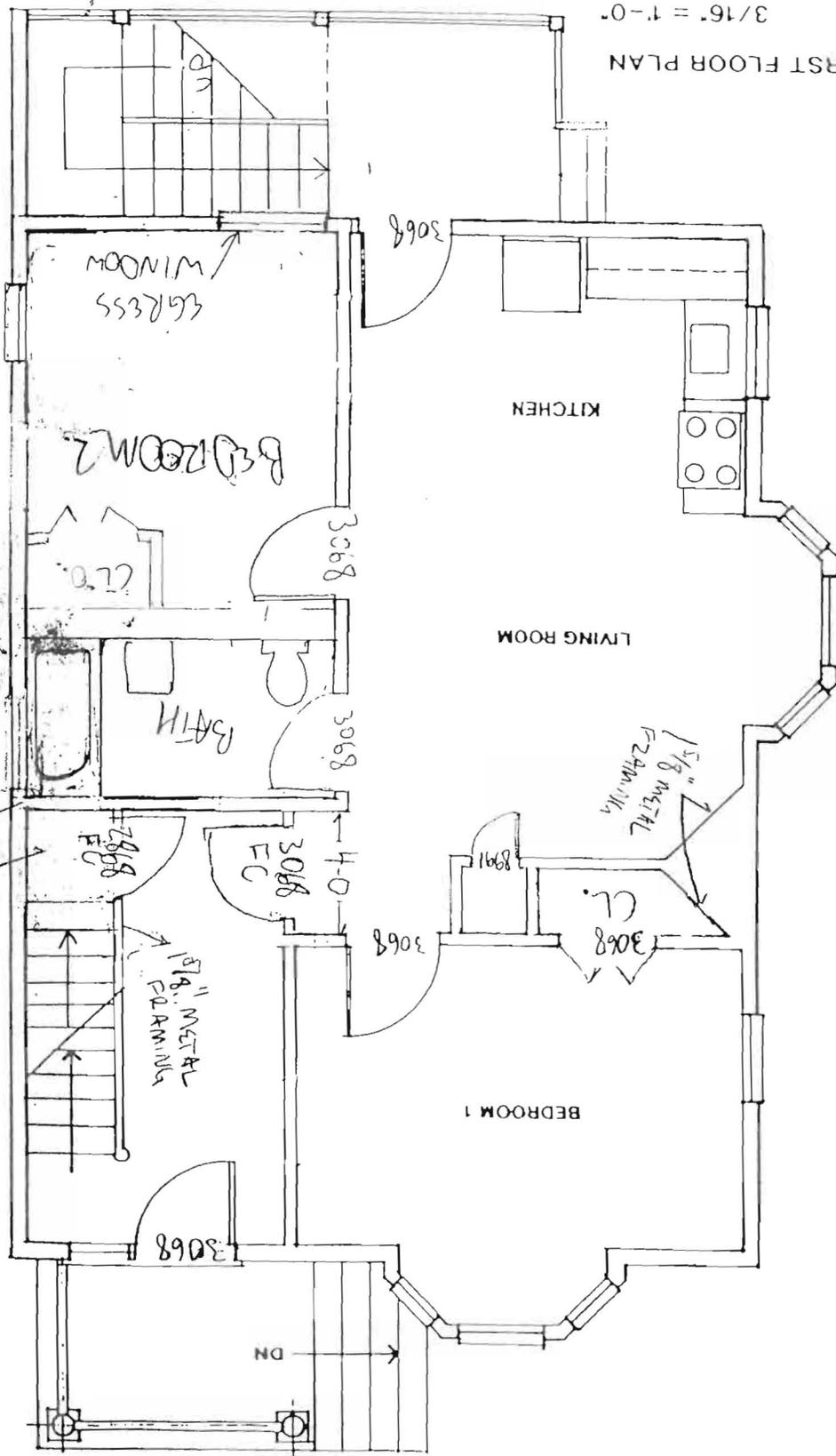
5'-0 1/4
TO FRAMING
1/8" FRAMING
3'-0" LANDING
1 RISE DOWN
AT LEAST 13'-0"
FROM FRAMING TO
LOWER FOUNDATION WALL

2 1/2"

214 PARK AVENUE
PORTLAND MAINE 04102

3/16" = 1'-0"

PROPOSED FIRST FLOOR PLAN



TO FRAMING
5-0 1/4

AT LEAST 13'-0"
FROM FRAMING TO
LOWEST FOUNDATION WALL

3-0' LANDING
1 RISE DOWN

1 1/8" METAL
FRAMING

1 1/8" METAL
FRAMING

Architect's Seal and Stamp

$\frac{3}{8}'' = 1''$

ELEVATION
214 PARK
AVE.

4066
SINGLE-
HUNG
EGRESS

4x4 PT
POSTS

3-0x
6-8
INSULATED
STEEL
DOOR

4072
SINGLE-
HUNG
EGRESS
WINDOW

2x4 PT
MEMORIAL

2x2 PT
BRACKETS
5" C.L. = 0

36"

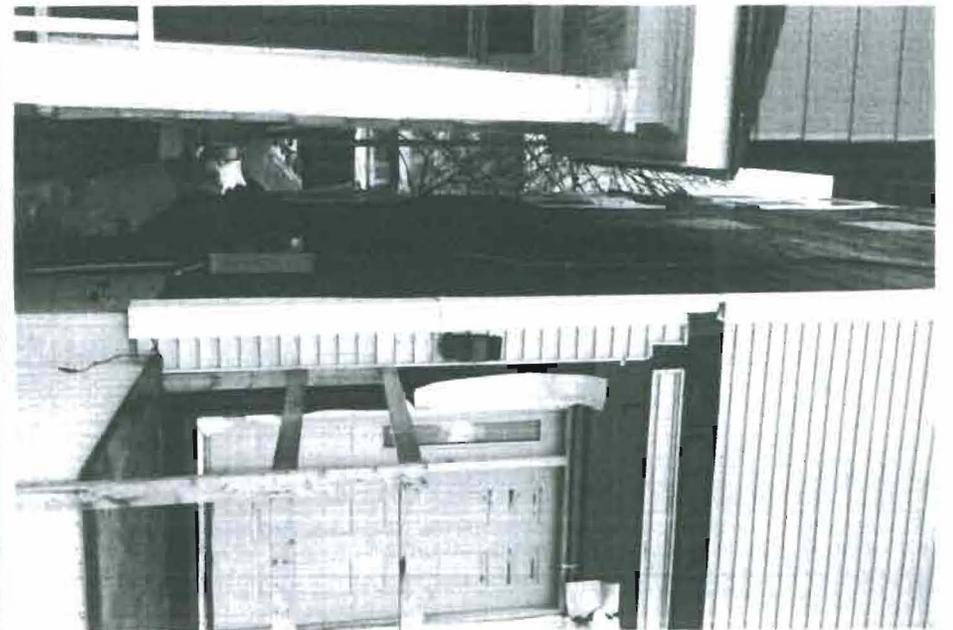
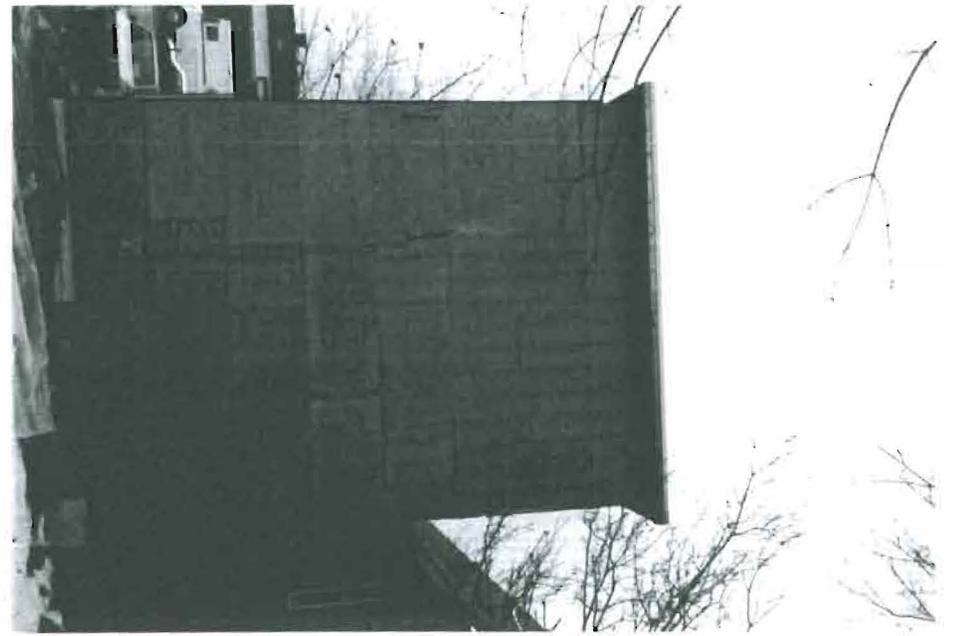
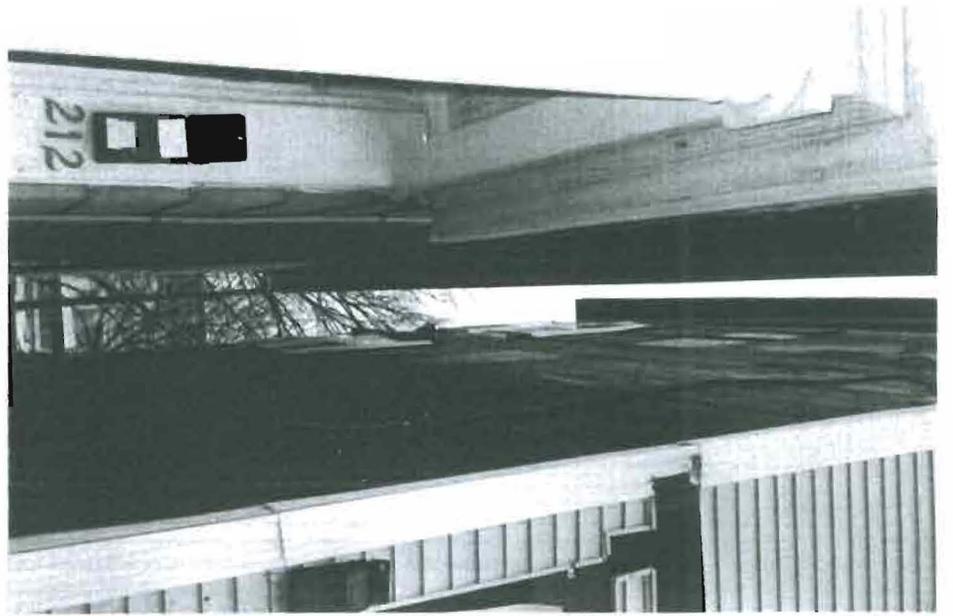
2x12 PT
STRINGER
7" RISE
11" TREAD

2x8 PT-16 O.C.

DOUBLE 2x8 PT
RIM JOIST

5/4x6 P.T
DECKING

8" PIERS
FOOTING 4"
BELOW GRADE



BUILDING PERMIT REPORT

DATE: 3/26/98 ADDRESS: 214 Park Ave
REASON FOR PERMIT: Amendment
BUILDING OWNER: Portland West
CONTRACTOR: Same
PERMIT APPLICANT: Don Kellert
USE GROUP _____ BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *8, *29, *30, *31

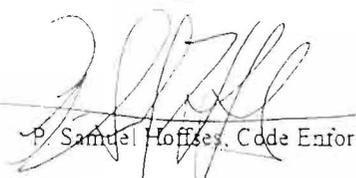
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38" Use Group R-3 shall not be less than 30", but not more than 38") Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2"
9. Headroom in habitable space is a minimum of 7'6"
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code 1996), and NFPA 101 Chapter 18 & 19. Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall be maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code: 1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year"
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code: 1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code 1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
29. All windows within 10' of fire escape must be protected.
30. Guards shall be 42" in height
- * 31. Chapter 10, Section 1014.2 Treads, plat forms and Landings which are part of exterior stairways in climates subject to snow or ice shall be protected to prevent accumulation of same.
- 32.


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal