

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMITS DIVISION

PERMIT

Permit Number: 081249

Please Read Application And Notes, If Any, Attached

This is to certify that HANCOCK-CONSTRUCTION FINANCE (Michael E. ...)
has permission to Finish 4 unit connected w/ permit #041300 finish interior & complete site work as proposed in previous permit
AT 158 GRANT ST City of Portland 053 C010001

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 is used-in. 2 HOPE NOTICE IS REQUIRED.

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

PERMIT ISSUED
OTHER REQUIRED APPROVALS
FEB 17 2009
CITY OF PORTLAND
Department Name

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

[Handwritten Signature]
2/17/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

158 Grant St

CBL 053 C010001

Issued to

Boissonneau Michael O & /Michael Boissonneau

Date of Issue

07/22/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 08-1249, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit #1

APPROVED OCCUPANCY

4 Residential Units
Use Group R2
Type 5B
IBC 2003

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

7-22-09
.....
(Date)

.....
Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

158 Grant St

CBL 053 C010001

Issued to

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PORTION OF BUILDING OR PREMISES

Unit #2

APPROVED OCCUPANCY

4 Residential Units

Use Group R2

Type 5B

IBC 2003

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

7-22-09
.....
(Date)

.....
Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

158 Grant St

CBL 053 C010001

Issued to

Boissonneau Michael O & /Michael Boissonneau

Date of Issue

07/02/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 08-1249, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit #3

APPROVED OCCUPANCY

4 Residential Units
Use Group R2
Type 5B
IBC 2003

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

.....
(Date)

.....
Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

158 Grant St

CBL 053 C010001

Issued to

Boissonneau Michael O & /Michael Boissoneau

Date of Issue

07/22/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 08-1249, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit #4

APPROVED OCCUPANCY

4 Residential Units
Use Group R2
Type 5B
IBC 2003

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

7-22-09

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PERMIT ISSUED

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

Permit No: 08-1249	Issue Date: FEB 17 2009	CBL: 053 C010001
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Location of Construction: 158 GRANT ST	Owner Name: HANCOCK CONSTRUCTION FIN	Owner Address: PO BOX 299	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Michael Boissoneau	Contractor Address: 126 Underwood Road Falmouth	Phone: 2073323038
Lessee/Buyer's Name	Phone:	Permit Type: <i>Change of Use - Alterations - Multi Family</i>	Zone: R-6

Past Use: 4 Unit Apartment building	Proposed Use: 4 Unit Apartment building - Finish 4 unit connected w/ permit#041306, finish interior & complete site work as proposed in previous permit	Permit Fee: \$845.00	Cost of Work: \$75,000.00	CEO District: 2
Proposed Project Description: Finish 4 unit connected w/ permit#041306, finish interior & complete site work as proposed in previous permit		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IBC / IRC 2003</i>	
		Signature:	Signature: <i>JMB 12/1</i>	
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: Idobson	Date Applied For: 10/03/2008	Zoning Approval		
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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 checked="" type="checkbox"/> Site Plan <i>208-D148</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: _____	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 Date: _____	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 <i>ABM</i> Date: _____
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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: 08-1249	Date Applied For: 10/03/2008	CBL: 053 C010001
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Location of Construction: 158 Grant St	Owner Name: HANCOCK CONSTRUCTION FI	Owner Address: PO BOX 299	Phone:
Business Name:	Contractor Name: Michael Boissoneau	Contractor Address: 126 Underwood Road Falmouth	Phone (207) 332-3038
Lessee/Buyer's Name Michael Boissoneau	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: 4 Unit Apartment building - Finish 4 unit connected w/ permit#041306, finish interior & complete site work as proposed in previous permit	Proposed Project Description: Finish 4 unit connected w/ permit#041306, finish interior & complete site work as proposed in previous permit
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/04/2008

Note: Permit #04-1306 expired. Last inspection was a backfill 12/28/05. Exterior has been built and the interior has been framed. **Ok to Issue:**

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

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 02/17/2009

Note: **Ok to Issue:**

- 2) 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.
- 3) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Not Applicable **Reviewer:** Capt Greg Cass **Approval Date:** 12/02/2008

Note: Design = 2 , 2 family dwelling. **Ok to Issue:**

Dept: Public Services **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Dept: Zoning **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:**

Note: **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 02/06/2009

Note: **Ok to Issue:**

Location of Construction: 158 Grant St	Owner Name: HANCOCK CONSTRUCTION FI	Owner Address: PO BOX 299	Phone:
Business Name:	Contractor Name: Michael Boissoneau	Contractor Address: 126 Underwood Road Falmouth	Phone (207) 332-3038
Lessee/Buyer's Name Michael Boissoneau	Phone:	Permit Type: Change of Use - Dwellings	

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Eric Giles **Approval Date:** 02/06/2009

Note: **Ok to Issue:**

- 1.) A storm water catch basin shall be installed as shown on the submitted plans dated 11/10/05 and as approved by the Department of Public Services.
- 2.) Four (4) 9 feet wide by 19 feet long off-street parking spaces shall be installed along the western border of the property behind the building as shown on the submitted plans dated 11/10/05. The remaining area not consumed for traffic circulation shall be restored to a vegetative state with appropriate landscaping as determined by the City Arborist.
- 3.) The driveway shall be paved with a minimum 12 foot width.
- 4.) Two (2) off-street bicycle parking spaces shall be located along the rear of the building.
- 5.) An exterior light fixture shall be affixed to the rear of the building so as to illuminate the parking area. The lighting fixture height shall not exceed 20 ft. and shall be a "cut-off" type where lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at or above the horizontal plane.

Comments:

10/7/2008-amachado: Siteplan submitted with the application is not the final siteplan approved in 2005. Applicant has filed a siteplan amendment with planning (siteplan 2008-0148).

10/29/2008-amachado: Moved permit on to fire. Waiting for stamped siteplan from planning before we can sign off.

11/24/2008-mes: Have not received a stamped site plan yet - however we have received a copy of an approval letter.

12/4/2008-mes: Received a stamped approved site plan from planning.

12/2/2008-jmb: Spoke to Greg C. About the previous permit condition from Lt. Mac requiring sprinklers and his request to Mike B. About correction for the UL design # for the floor/ceiling partition, he views this as 2- 2 units, therefore no fire review. Spoke to Mike B. For the info on the UL design #, if the west side rated exterior wall was built per the previous condition, and we discussed the statement of special inspectors. He emailed the correction # for the floor/ceiling.

12/3/2008-jmb: I replied to email and asked about the condition for the building to be sprinklered. Mike replied that due to the fire wall construction that Greg C. And SFM agreed it would not apply.

12/4/2008-jmb: I emailed Mike B. To request a site visit to determine if the fire wall separating the 2 - 2 units was constructed per the code as this is key in determining what use classification this structure falls under. I also emailed Mike N. The plans for his perspective as he reviewed the previously approved permit.

12/5/2008-jmb: Chris H. Met on site with Mike B. As I was out of the office for family.

12/9/2008-jmb: I met with Chris to discuss his assessment of the construction. He agreed after reviewing the code requirements for fire wall construction, that it did not meet the code. I called Mike B. To inform of the issues, he thought it was not an issue, so we scheduled to meet on site on 12/10

12/10/2008-jmb: After meeting on site with Mike B., I emailed a list of items needed for the review to proceed, and to decide how the building will be classified.

12/11/2008-jmb: Mike B called to ask about item # 2 for the egress window that is to be installed in the rated west wall. The window is not installed, but appears to have been previously approved. I need to research the code requirements for this.

12/16/2008-jmb: Sent email outlining code requirements and stamped plans

PDF currently on file



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: <u>158 Grant St.</u>		
Total Square Footage of Proposed Structure/Area <u>3,872</u>	Square Footage of Lot <u>4,200</u>	Number of Stories <u>2.5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>53</u> Block# <u>C</u> Lot# <u>10</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Michael Boissonneau</u> Address <u>126 Underwood Rd.</u> City, State & Zip <u>Falmouth, ME 04105</u>	Telephone: <u>(207) 332-3038</u>
Lessee/DBA (If Applicable) <u>OCT 3 2008</u>	Owner (if different from Applicant) Name <u>New Stream RE LLC</u> Address _____ City, State & Zip _____	Cost Of Work: \$ <u>75,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>4 unit apartment bldg</u> Number of Residential Units <u>4</u> If vacant, what was the previous use? <u>4 unit apartment bldg.</u> Proposed Specific use: <u>4 unit apartment building</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Finish 4 unit as started in '04/'05. Framing & exterior is complete (except for stairs/decking). My plan is to finish interior and complete site work as proposed permitted in '04/'05.</u>		
Contractor's name: <u>Michael Boissonneau</u> Address: <u>126 Underwood Rd.</u> City, State & Zip <u>Falmouth, ME 04105</u> Telephone: <u>(207) 332-3038</u> Who should we contact when the permit is ready: <u>Michael Boissonneau</u> Telephone: <u>(207) 332-3038</u> Mailing address: <u>same as above</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.

Signature: Michael Boissonneau Date: 10/1/08

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

From: <mboissonneau@disabilityrms.com>
To: <tmm@portlandmaine.gov>
Date: Tue, Dec 30, 2008 9:25 AM
Subject: 158 Grant St

Hi Tammy,

Thanks for meeting with me on site yesterday. I am attaching the Energy Code compliance checklist we discussed.

Per our discussion yesterday, can you please approve/confirm the following:

Please accept this note as a request to waive the 1 hour rating on the west wall which is within 3 feet of the property line. Please confirm this is waived.
The stamped plans as previously submitted by Stephen Sanderson are acceptable and new plans will not need to be submitted.
The only outstanding issue from Code Enforcement at this point is the issue related to fire partition/wall assemblies and whether or not a sprinkler system will be required.

As discussed - item is waived due to zoning setbacks would not affect proximity to building

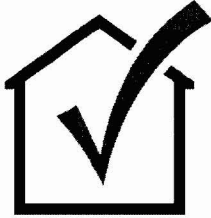
Thanks again for your help with this project. I will get back to you soon regarding the proposed fire partition/wall assemblies.

Mike(See attached file: 158 Grant St Energy Code Report.pdf)

Mike Boissonneau
Phone: 207-591-3755
Fax: 207-591-3055
Email: mboissonneau@disabilityrms.com

This e-mail message and all attachments transmitted with it may contain legally privileged and/or confidential information intended solely for the use of the addressee(s). If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, forwarding or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and delete this message and all copies and backups thereof.

Thank you.



Generated by REScheck Package Generator
Compliance Certificate

Project Title: 158 Grant St 4 unit

Report Date: 12/30/08

Energy Code: **2003 IECC**
Location: **Portland, Maine**
Construction Type: **Single Family**
Glazing Area Percentage: **10%**
Heating Degree Days: **7378**

Construction Site:
158 Grant St
Portland, Maine 04101

Owner/Agent:
Michael Boissonneau
126 Underwood Rd
Falmouth, Maine 04105
207-332-3038
mboissonneau@disabilityrms.com

Designer/Contractor:

Compliance: Passes

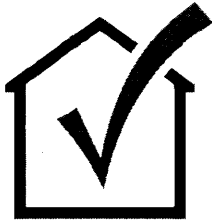
Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0		
Wall:	19.0	0.0	
Basement: Wall height: 8.0' Depth below grade: 5.0' Insulation depth: 8.0'	11.0		
Window:			0.300
Door:			0.350
Floor:	19.0		
Slab-on-Grade: Insulation depth: 4.0'		8.0	
Other Boiler: 85 AFUE			

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title

Signature

Date



Generated by REScheck Package Generator Inspection Checklist

Date: 12/30/08

Ceilings:

- Ceiling: R-38.0 cavity insulation

Comments: _____

Note: The ceiling R-values do not assume a raised or oversized truss construction. If the insulation achieves the full insulation thickness over the plate lines of exterior walls, R-30 insulation may be substituted for R-38 insulation and R-38 insulation may be substituted for R-49 insulation. Ceiling R-values represent the sum of cavity insulation plus insulating sheathing (if used).

Above-Grade Walls:

- Wall: R-19.0 cavity insulation

Comments: _____

Note: Wall requirements apply to wood-frame wall constructions. Metal-frame wall or mass (concrete, masonry, log) wall equivalent R-values can be found in the Help User's Guide.

Basement Walls:

- Basement: 8.0' ht / 5.0' bg / 8.0' insul, R-11.0 cavity insulation

Comments: _____

Note: Walls of conditioned basements below uninsulated floors must be insulated from the top of the basement wall to a depth of 10 feet below ground level or to the level of the basement floor, whichever is less. The entire opaque portion of any individual basement wall with an average depth less than 50% below grade must meet the same R-value requirement as above-grade walls. Basement doors must meet the door-U-factor requirement.

Windows:

- Window: U-factor: 0.300

For windows without labeled U-factors, describe features:

#Panels _____ Frame Type _____ Thermal Break? _____ Yes _____ No

Comments: _____

Doors:

- Door: U-factor: 0.350

Comments: Front door exempt

Note: Door U-values must be tested and documented by the manufacturer in accordance with the NFRC test procedure or taken from the door U-factor table in the Help User's Guide. If a door contains glass and an aggregate U-factor rating for that door is not available, include the glass area of the door with your windows and use the opaque door U-factor to determine compliance for the door. One door may be excluded from this requirement (i.e., may have a U-factor greater than 0.35).

Floors:

- Floor: R-19.0 cavity insulation

Comments: _____

- Slab-on-Grade: 4.0' insulation depth, R-8.0 continuous insulation

Comments: Unheated 48 inch depth

Exterior insulation has a rigid, opaque, weather-resistant protective covering that covers the exposed (above-grade) insulation and extends at least 6 in. below grade.

Note: The floor requirements apply to floors over unconditioned spaces (such as unconditioned crawlspaces, basements or garages). Floors over outside air must meet the ceiling requirements.

Note: Add an additional R-2 for heated slabs. The insulation must extend 1) down from the top of the slab, or 2) down from the top of the slab to the bottom of the slab and then horizontally underneath the slab, or 3) down from the top of the slab to the bottom of the slab and then horizontally away from the slab, with pavement or at least 10 inches of soil covering the horizontal insulation.

Heating and Cooling Equipment:

Other Boiler: : 85 AFUE or higher

Make and Model Number: _____

Air Leakage:

- Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage are sealed.
- Recessed lights are 1) Type IC rated, or 2) installed inside an appropriate air-tight assembly with a 0.5" clearance from combustible materials. If non-IC rated, fixtures are installed with a 3" clearance from insulation.

Skylights:

- Minimum insulation requirement for skylight shafts equal to or greater than 12 inches is R-19.

Vapor Retarder:

- Installed on the warm-in-winter side of all non-vented framed ceilings, walls, and floors.

Materials Identification:

- Materials and equipment are installed in accordance with the manufacturer's installation instructions.
- Materials and equipment are identified so that compliance can be determined.
- Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.
- Insulation R-values, glazing U-factors, and heating equipment efficiency are clearly marked on the building plans or specifications.
- Insulation is installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.

Duct Insulation:

- Supply ducts in unconditioned attics or outside the building are insulated to at least R-8.
- Return ducts in unconditioned attics or outside the building are insulated to at least R-4.
- Supply ducts in unconditioned spaces are insulated to at least R-8.
- Return ducts in unconditioned spaces (except basements) are insulated to R-2. Insulation is not required on return ducts in basements.
- Where exterior walls are used as plenums, the wall is insulated to at least R-8.

Duct Construction:

- Duct connections to flanges of air distribution system equipment are sealed and mechanically fastened.
- All joints, seams, and connections are securely fastened with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric, or tapes. Tapes and mastics are rated UL 181A or UL 181B.
Exceptions:
 - Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).
- The HVAC system provides a means for balancing air and water systems.

Temperature Controls:

- Thermostats exist for each separate HVAC system. A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each zone or floor is provided.

Service Water Heating:

- Water heaters with vertical pipe risers have a heat trap on both the inlet and outlet unless the water heater has an integral heat trap or is part of a circulating system.
- Circulating hot water pipes are insulated to the levels in Table 1.

Circulating Hot Water Systems:

- Circulating hot water pipes are insulated to the levels in Table 1.

Swimming Pools:

- All heated swimming pools have an on/off heater switch and a cover unless over 20% of the heating energy is from non-depletable sources. Pool pumps have a time clock.

Heating and Cooling Piping Insulation:

- HVAC piping conveying fluids above 105 degrees F or chilled fluids below 55 degrees F are insulated to the levels in Table 2.

Table 1: Minimum Insulation Thickness for Circulating Hot Water Pipes

Heated Water Temperature (°F)	Insulation Thickness in Inches by Pipe Sizes			
	Non-Circulating Runouts		Circulating Mains and Runouts	
	Up to 1"	Up to 1.25"	1.5" to 2.0"	Over 2"
170-180	0.5	1.0	1.5	2.0
140-169	0.5	0.5	1.0	1.5
100-139	0.5	0.5	0.5	1.0

Table 2: Minimum Insulation Thickness for HVAC Pipes

Piping System Types	Fluid Temp. Range(°F)	Insulation Thickness in Inches by Pipe Sizes			
		2" Runouts	1" and Less	1.25" to 2.0"	2.5" to 4"
Heating Systems					
Low Pressure/Temperature	201-250	1.0	1.5	1.5	2.0
Low Temperature	106-200	0.5	1.0	1.0	1.5
Steam Condensate (for feed water)	Any	1.0	1.0	1.5	2.0
Cooling Systems					
Chilled Water, Refrigerant and Brine	40-55	0.5	0.5	0.75	1.0
	Below 40	1.0	1.0	1.5	1.5

NOTES TO FIELD: (Building Department Use Only)



WHIPPLE-CALLENDER ARCHITECTS

TRANSMITTAL

DATE: January 30, 2009

TO: The City of Portland
c/o Tammy Munson
389 Congress Street
Portland, ME. 04101

RE: 158 Grant Street

WE ARE SENDING YOU THE FOLLOWING ITEMS:

<input checked="" type="checkbox"/> PRINTS	SHOP DRAWINGS	AS REQUESTED
LETTER	SAMPLE	FOR YOUR RECORDS
SPECIFICATIONS	ON LOAN	<input checked="" type="checkbox"/> FOR REVIEW/COMMENT
ORIGINALS	FOR SUBMISSION	APPROVED AS NOTED
OTHERS	FOR BIDS USE	CONTRACT

NO. COPIES	DATE	DESCRIPTION
1 ea.	1/29/09	Revised Rated Wall Details
1 ea.	1/29/09	Marked up code sections

REMARKS/MESSAGE:

Hi Tammy-

I've revised previously submitted info and think it will answer your questions.

1. I have stamped the detail with my professional seal.
2. Please refer to the attached code sheet regarding the issue of rated parapet wall between the units- I would like to exception 1 section 705.6.1. Rather than a parapet wall, we will install a 1 hour rated assembly at the underside of the lower roof framing, 10' in from the 2 hour rated wall.
3. We have indicated on the detail the 1 hour rated ceiling at the stair to the basement from the driveway side as well as the 2 hour wall to exterior wall detail.
4. I propose we install a 2 hr. door assembly with a closer at the recessed entrance door to the middle unit to keep the rating continuous. I have talked to Kamco and they can provide this door with supporting documentation.

I hope these revisions are adequate for a building permit- please call with any questions.

Sincerely,

Joe Delaney

COPIES TO: file

FROM: Joe Delaney



WHIPPLE-CALLENDER ARCHITECTS

TRANSMITTAL

DATE: January 23, 2009

TO: The City of Portland
c/o Tammy Munson
389 Congress Street
Portland, ME. 04101

RE: 158 Grant Street

WE ARE SENDING YOU THE FOLLOWING ITEMS:

<input checked="" type="checkbox"/> PRINTS	SHOP DRAWINGS	AS REQUESTED
LETTER	SAMPLE	FOR YOUR RECORDS
SPECIFICATIONS	ON LOAN	<input checked="" type="checkbox"/> FOR REVIEW/COMMENT
ORIGINALS	FOR SUBMISSION	APPROVED AS NOTED
OTHERS	FOR BIDS USE	CONTRACT

NO. COPIES	DATE	DESCRIPTION
1 ea.	1/23/09	Rated Wall Details and Plan

REMARKS/MESSAGE:

Hi Tammy-

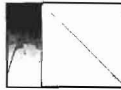
These details should be helpful in evaluating rated wall assemblies for 158 Grant Street. Please take a look and call with any questions.

Sincerely,

Joe Delaney

COPIES TO: file

FROM: Joe Delaney



W H I P P L E - C A L L E N D E R A R C H I T E C T S

January 13, 2009

City of Portland Inspections Office
c/o/ Tammy Munson
386 Congress Street
Portland, ME. 04101

Re: 158 Grant Street

Dear Tammy,

Mike Boissonneau and I are working to finalize rated wall details for his property at 158 Grant Street. We plan on separating two small townhouse units (600 s.f. footprint) at the rear of the property from two larger units (1,008 s.f. footprint) at the front of the building with a two hour wall in order to create two duplex townhouses. We plan on installing one hour partitions between the duplex units. The new 5/8" sheetrock will tightly meet the 5/8" GWB currently installed between the wall framing and stair framing to provide continuity at each floor level.

The attached plan shows the unit configuration and proposed rated wall locations. We will be providing you with details to nail down the installation, but at this time I would like to make sure our proposed game plan is reasonable with you.

At the one hour walls, we will meet the requirements of IBC section 708. As per 708.4 we will install sheetrock from floor to ceiling and fireblock/ firestop within the floor cavity per section 717. The rated separation walls will be built at the basement level, floor one, floor 2 but not through the inaccessible attic per 717.4.2 (3.). Please note one of the back units goes to floor three and this will be protected accordingly with a one hour floor detail.

The two hour wall separating the duplex units themselves will be built from the basement to the underside of the roof sheathing. We are considering a shaft wall type of detail as well as a partition with 2 layers of 5/8" GWB at each side. The key here is continuity and it will be spelled out in the details to be provided.

Thanks for your help, we look forward to hearing from you.

Sincerely,


Joe Delaney

Review 705

708-1

O'Meara Residence p 1 of 2

**Memorandum
Department of Planning and Development**



To: Mike Boissoneau

From: Jeanie Bourke

cc: Tammy Munson, Director of Inspections

Date: 12/23/2008

**Subject: Plan Review for Permit # 08-1249 – 2nd memo
158 Grant St. CBL: 053 C010001**

Here is the updated list of items to be addressed to proceed with the plan review of this project:

- 1. Address the condition on the previously approved permit #04-1306 which requires the installation of sprinklers, or detail fire wall construction separating the 2 – 2 unit apartments per the IBC 2003 code requirements. See Section 705, including Sec. 705.6.1 for stepped buildings. Corrections on the previously submitted UL designs or new designs of wall, floor/ceiling, ceiling/roof partitions, including detailing the continuity of fire partitions specifically at the stair carriage connection to those walls, and dwelling unit separations.**

- 2. State law requires stamped plans for all construction projects of \$50K or more, excluding one and two family dwellings.**

- 3. Verification of the UL design/rating of the exterior west wall. This is required due to the proximity of the building to the interior lot line (<3'), and limitations of opening protections in that wall.**

**TABLE 704.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS^a**

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (feet)							
	0 to 3 ^{a,h}	Greater than 3 to 5 ^b	Greater than 5 to 10 ^{d,f}	Greater than 10 to 15 ^{c,d,f}	Greater than 15 to 20 ^{c,f}	Greater than 20 to 25 ^{c,f}	Greater than 25 to 30 ^{c,f}	Greater than 30
Unprotected	Not Permitted ^g	Not Permitted ^{b,g}	10% ^g	15% ^g	25% ^g	45% ^g	70% ^g	No Limit
Protected	Not Permitted	15%	25%	45%	75%	No Limit	No Limit	No Limit

For SI: 1 foot = 304.8 mm.

- a. Values given are percentage of the area of the exterior wall.
- b. For occupancies in Group R-3, as applicable in Section 101.2, the maximum percentage of unprotected and protected exterior wall openings shall be 25 percent.
- c. The area of openings in an open parking structure with a fire separation distance of greater than 10 feet shall not be limited.
- d. For occupancies in Group H-2 or H-3, unprotected openings shall not be permitted for openings with a fire separation distance of 15 feet or less.
- e. For requirements for fire walls for buildings with differing roof heights, see Section 705.6.1.
- f. The area of unprotected and protected openings is not limited for occupancies in Group R-3, as applicable in Section 101.2, with a fire separation distance greater than 5 feet.
- g. Buildings whose exterior bearing wall, exterior nonbearing wall and exterior structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.
- h. Includes accessory buildings to Group R-3 as applicable in Section 101.2.

704.10 Vertical exposure. For buildings on the same lot, approved protectives shall be provided in every opening that is less than 15 feet (4572 mm) vertically above the roof of an adjoining building or adjacent structure that is within a horizontal fire separation distance of 15 feet (4572 mm) of the wall in which the opening is located.

Exception: Opening protectives are not required where the roof construction has a fire-resistance rating of not less than 1 hour for a minimum distance of 10 feet (3048 mm) from the adjoining building and the entire length and span of the supporting elements for the fire-resistance-rated roof assembly has a fire-resistance rating of not less than 1 hour.

704.11 Parapets. Parapets shall be provided on exterior walls of buildings.

Exceptions: A parapet need not be provided on an exterior wall where any of the following conditions exist:

1. The wall is not required to be fire-resistance rated in accordance with Table 602 because of fire separation distance.
2. The building has an area of not more than 1,000 square feet (93 m²) on any floor.
3. Walls that terminate at roofs of not less than 2-hour fire-resistance-rated construction or where the roof, including the deck and supporting construction, is constructed entirely of noncombustible materials.
4. One-hour fire-resistance-rated exterior walls that terminate at the underside of the roof sheathing, deck or slab, provided:
 - 4.1. Where the roof/ceiling framing elements are parallel to the walls, such framing and elements supporting such framing shall not be of less than 1-hour fire-resistance-rated construction for a width of 4 feet (1220 mm) measured from the interior side of the wall for Groups R and U and 10 feet (3048 mm) for other occupancies.

4.2. Where roof/ceiling framing elements are not parallel to the wall, the entire span of such framing and elements supporting such framing shall not be of less than 1-hour fire-resistance-rated construction.

4.3. Openings in the roof shall not be located within 5 feet (1524 mm) of the 1-hour fire-resistance-rated exterior wall for Groups R and U and 10 feet (3048 mm) for other occupancies.

4.4. The entire building shall be provided with not less than a Class B roof covering.

5. In occupancies of Groups R-2 and R-3 as applicable in Section 101.2, both provided with a Class C roof covering, the exterior wall shall be permitted to terminate at the roof sheathing or deck in Type III, IV and V construction provided:

- 5.1. The roof sheathing or deck is constructed of approved noncombustible materials or of fire-retardant-treated wood, for a distance of 4 feet (1220 mm); or
- 5.2. The roof is protected with 0.625-inch (15.88 mm) Type X gypsum board directly beneath the underside of the roof sheathing or deck, supported by a minimum of nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a minimum distance of 4 feet (1220 mm).

6. Where the wall is permitted to have at least 25 percent of the exterior wall areas containing unprotected openings based on fire separation distance as determined in accordance with Section 704.8.

704.11.1 Parapet construction. Parapets shall have the same fire-resistance rating as that required for the supporting wall, and on any side adjacent to a roof surface, shall have noncombustible faces for the uppermost 18 inches (457 mm), including counterflashing and coping materials.

FIRE-RESISTANCE-RATED CONSTRUCTION

The height of the parapet shall not be less than 30 inches (762 mm) above the point where the roof surface and the wall intersect. Where the roof slopes toward a parapet at a slope greater than two units vertical in 12 units horizontal (16.7-percent slope), the parapet shall extend to the same height as any portion of the roof within a fire separation distance where protection of wall openings is required, but in no case shall the height be less than 30 inches (762 mm).

704.12 Opening protection. Windows required to be protected in accordance with Section 704.8, 704.9, or 704.10 shall comply with Section 715.4.8. Other openings required to be protected with fire doors or shutters in accordance with Sections 704.8, 704.9 and 704.10 shall comply with Section 715.3.

Exception: Fire protective assemblies are not required where the building is protected throughout by an automatic sprinkler system and the exterior openings are protected by an approved water curtain using automatic sprinklers approved for that use. The sprinklers and the water curtain shall be installed in accordance with NFPA 13.

704.12.1 Unprotected openings. Where protected openings are not required by Section 704, windows and doors shall be constructed of any approved materials. Glazing shall conform to the requirements of Chapters 24 and 26.

704.13 Joints. Joints made in or between exterior walls required by this section to have a fire-resistance rating shall comply with Section 713.

Exception: Joints in exterior walls that are permitted to have unprotected openings.

704.13.1 Voids. The void created at the intersection of a floor/ceiling assembly and an exterior curtain wall assembly shall be protected in accordance with Section 713.4.

704.14 Ducts and air transfer openings. Penetrations by air ducts and air transfer openings in fire-resistance-rated exterior walls required to have protected openings shall comply with Section 716.

Exception: Foundation vents installed in accordance with this code are permitted.

SECTION 705 FIRE WALLS

705.1 General. Each portion of a building separated by one or more fire walls that comply with the provisions of this section shall be considered a separate building. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates groups that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply. Fire walls located on lot lines shall also comply with Section 503.2. Such fire walls (party walls) shall be constructed without openings.

705.2 Structural stability. Fire walls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall for the

duration of time indicated by the required fire-resistance rating.

705.3 Materials. Fire walls shall be of any approved noncombustible materials.

Exception: Buildings of Type V construction.

705.4 Fire-resistance rating. Fire walls shall have a fire-resistance rating of not less than that required by Table 705.4.

**TABLE 705.4
FIRE WALL FIRE-RESISTANCE RATINGS**

GROUP	FIRE-RESISTANCE RATING (hours)
A, B, E, H-4, I, R-1, R-2, U	3 ^a
F-1, H-3 ^b , H-5, M, S-1	3
H-1, H-2	4 ^b
F-2, S-2, R-3, R-4	2

a. Walls shall be not less than 2-hour fire-resistance rated where separating buildings of Type II or V construction.

b. For Group H-1, H-2 or H-3 buildings, also see Sections 415.4 and 415.5.

705.5 Horizontal continuity. Fire walls shall be continuous from exterior wall to exterior wall and shall extend at least 18 inches (457 mm) beyond the exterior surface of exterior walls.

Exceptions:

1. Fire walls shall be permitted to terminate at the interior surface of combustible exterior sheathing or siding provided the exterior wall has a fire-resistance rating of at least 1 hour for a horizontal distance of at least 4 feet (1220 mm) on both sides of the fire wall. Openings within such exterior walls shall be protected by fire assemblies having a fire protection rating of not less than $\frac{3}{4}$ hour.
2. Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing, exterior siding or other noncombustible exterior finishes provided the sheathing, siding, or other exterior noncombustible finish extends a horizontal distance of at least 4 feet (1220 mm) on both sides of the fire wall.
3. Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing where the building on each side of the fire wall is protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

705.5.1 Exterior walls. Where the fire wall intersects the exterior walls, the fire-resistance rating for the exterior walls on both sides of the fire wall shall have a 1-hour fire-resistance rating with $\frac{3}{4}$ -hour opening protection where opening protection is required. The fire-resistance rating of the exterior wall shall extend a minimum of 4 feet (1220 mm) on each side of the intersection of the fire wall to exterior wall. Exterior wall intersections at fire walls that form an angle equal to or greater than 180 degrees (3.14 rad) do not need exterior wall protection.

705.5.2 Horizontal projecting elements. Fire walls shall extend to the outer edge of horizontal projecting elements

FIRE-RESISTANCE-RATED CONSTRUCTION

705.8 Openings. Each opening through a fire wall shall be protected in accordance with Section 715.3 and shall not exceed 120 square feet (11 m²). The aggregate width of openings at any floor level shall not exceed 25 percent of the length of the wall.

Exceptions:

1. Openings are not permitted in party walls constructed in accordance with Section 503.2.
2. Openings shall not be limited to 120 square feet (11 m²) where both buildings are equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

705.9 Penetrations. Penetrations through fire walls shall comply with Section 712.

705.10 Joints. Joints made in or between fire walls shall comply with Section 713.

705.11 Ducts and air transfer openings. Ducts and air transfer openings shall not penetrate fire walls.

Exception: Penetrations by ducts and air transfer openings of fire walls that are not on a lot line shall be allowed provided the penetrations comply with Sections 712 and 716. The size and aggregate width of all openings shall not exceed the limitations of Section 705.8.

SECTION 706 FIRE BARRIERS

706.1 General. Fire barriers used for separation of shafts, exits, exit passageways, horizontal exits or incidental use areas, to separate different occupancies, to separate a single occupancy into different fire areas, or to separate other areas where a fire barrier is required elsewhere in this code or the *International Fire Code*, shall comply with this section.

706.2 Materials. The walls and floor assemblies shall be of materials permitted by the building type of construction.

706.3 Fire-resistance rating. The fire-resistance rating of the walls and floor assemblies shall comply with this section.

706.3.1 Shaft enclosures. The fire-resistance rating of the fire barrier separating building areas from a shaft shall comply with Section 707.4.

706.3.2 Exit enclosures. The fire-resistance rating of the fire barrier separating building areas from an exit shall comply with Section 1019.1.

706.3.3 Exit passageway. The fire-resistance rating of the separation between building areas and an exit passageway shall comply with Section 1020.1.

706.3.4 Horizontal exit. The fire-resistance rating of the separation between building areas connected by a horizontal exit shall comply with Section 1021.1.

706.3.5 Incidental use areas. The fire barrier separating incidental use areas shall have a fire-resistance rating of not less than that indicated in Table 302.1.1.

706.3.6 Separation of mixed occupancies. Where the provisions of Section 302.3.2 are applicable, the fire barrier separating mixed occupancies shall have a fire-resistance

rating of not less than that indicated in Section 302.3.2 based on the occupancies being separated.

706.3.7 Single-occupancy fire areas. The fire barrier separating a single occupancy into different fire areas shall have a fire-resistance rating of not less than that indicated in Table 706.3.7.

**TABLE 706.3.7
FIRE-RESISTANCE RATING REQUIREMENTS FOR FIRE
BARRIER ASSEMBLIES BETWEEN FIRE AREAS**

OCCUPANCY GROUP	FIRE-RESISTANCE RATING (hours)
H-1, H-2	4
F-1, H-3, S-1	3
A, B, E, F-2, H-4, H-5, I, M, R, S-2	2
U	1

706.4 Continuity of fire barrier walls. Fire barrier walls shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof slab or deck above and shall be securely attached thereto. These walls shall be continuous through concealed spaces such as the space above a suspended ceiling. The supporting construction for fire barrier walls shall be protected to afford the required fire-resistance rating of the fire barrier supported except for 1-hour fire-resistance-rated incidental use area separations as required by Table 302.1.1 in buildings of Type IIB, IIIB and VB construction. Hollow vertical spaces within the fire barrier wall shall be firestopped at every floor level.

Exceptions:

1. The maximum required fire-resistance rating for assemblies supporting fire barriers separating tank storage as provided for in Section 415.7.2.1 shall be 2 hours, but not less than required by Table 601 for the building construction type.
2. Shaft enclosure shall be permitted to terminate at a top enclosure complying with Section 707.12.

706.5 Horizontal fire barriers. Horizontal fire barriers shall be constructed in accordance with Section 711.

706.6 Exterior walls. Where exterior walls serve as a part of a required fire-resistance-rated enclosure, such walls shall comply with the requirements of Section 704 for exterior walls and the fire-resistance-rated enclosure requirements shall not apply.

Exception: Exterior walls required to be fire-resistance rated in accordance with Section 1022.6.

706.7 Openings. Openings in a fire barrier wall shall be protected in accordance with Section 714. Openings shall be limited to a maximum aggregate width of 25 percent of the length of the wall, and the maximum area of any single opening shall not exceed 120 square feet (11 m²). Openings in exit enclosures shall also comply with Section 1020.4.

Exceptions:

1. Openings shall not be limited to 120 square feet (11 m²) where adjoining fire areas are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

incinerator room. Refuse and laundry rooms that are not provided with chutes need only comply with Table 302.1.1.

707.13.5 Incinerator room. Incinerator rooms shall comply with Table 302.1.1.

707.13.6 Automatic fire sprinkler system. An approved automatic fire sprinkler system shall be installed in accordance with Section 903.2.10.2.

707.14 Elevator and dumbwaiter shafts. Elevator hoistway and dumbwaiter enclosures shall be constructed in accordance with Section 707.4 and Chapter 30.

707.14.1 Elevator lobby. Elevators opening into a fire-resistance-rated corridor as required by Section 1016.1 shall be provided with an elevator lobby at each floor containing such a corridor. The lobby shall separate the elevators from the corridor by fire partitions and the required opening protection. Elevator lobbies shall have at least one means of egress complying with Chapter 10 and other provisions within this code.

Exceptions:

1. In office buildings, separations are not required from a street-floor elevator lobby provided the entire street floor is equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.
2. Elevators not required to be located in a shaft in accordance with Section 707.2.
3. Where additional doors are provided in accordance with Section 3002.6. Such doors shall be tested in accordance with UL 1784 without an artificial bottom seal.
4. In other than Group I-3, and buildings more than four stories above the lowest level of fire department vehicle access, lobby separation is not required where the building, including the lobby and corridors leading to the lobby, is protected by an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1 or 903.3.1.2.

SECTION 708 FIRE PARTITIONS

708.1 General. The following wall assemblies shall comply with this section.

1. Walls separating dwelling units in the same building.
2. Walls separating sleeping units in occupancies in Group R-1, hotel occupancies, R-2 and I-1.
3. Walls separating tenant spaces in covered mall buildings as required by Section 402.7.2.
4. Corridor walls as required by Section 1016.1.

708.2 Materials. The walls shall be of materials permitted by the building type of construction.

708.3 Fire-resistance rating. The fire-resistance rating of the walls shall be 1 hour.

Exceptions:

1. Corridor walls as permitted by Table 1016.1.
2. Dwelling unit and sleeping unit separations in buildings of Type IIB, IIIB and VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

708.4 Continuity. Fire partitions shall extend from the top of the floor assembly below to the underside of the floor or roof slab or deck above or to the fire-resistance-rated floor/ceiling or roof/ceiling assembly above, and shall be securely attached thereto. If the partitions are not continuous to the deck, and where constructed of combustible construction, the space between the ceiling and the deck above shall be fireblocked or draftstopped in accordance with Sections 717.2.1 and 717.3.1 at the partition line. The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported, except for tenant and sleeping unit separation walls and exit access corridor walls in buildings of Type IIB, IIIB and VB construction.

Exceptions:

1. The wall need not be extended into the crawl space below where the floor above the crawl space has a minimum 1-hour fire-resistance rating.
2. Where the room-side fire-resistance-rated membrane of the corridor is carried through to the underside of a fire-resistance-rated floor or roof above, the ceiling of the corridor shall be permitted to be protected by the use of ceiling materials as required for a 1-hour fire-resistance-rated floor or roof system.
3. Where the corridor ceiling is constructed as required for the corridor walls, the walls shall be permitted to terminate at the upper membrane of such ceiling assembly.
4. The fire partition separating tenant spaces in a mall, complying with Section 402.7.2, is not required to extend beyond the underside of a ceiling that is not part of a fire-resistance-rated assembly. A wall is not required in attic or ceiling spaces above tenant separation walls.
5. Fireblocking or draftstopping is not required at the partition line in Group R-2 buildings that do not exceed four stories in height provided the attic space is subdivided by draftstopping into areas not exceeding 3,000 square feet (279 m²) or above every two dwelling units, whichever is smaller.
6. Fireblocking or draftstopping is not required at the partition line in buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1 or 903.3.1.2 provided that automatic sprinklers are installed in combustible floor/ceiling and roof/ceiling spaces.

708.5 Exterior walls. Where exterior walls serve as a part of a required fire-resistance-rated enclosure, such walls shall comply with the requirements of Section 704 for exterior walls and the fire-resistance-rated enclosure requirements shall not apply.

FIRE-RESISTANCE-RATED CONSTRUCTION

708.6 Openings. Openings in a fire partition shall be protected in accordance with Section 715.

708.7 Penetrations. Penetrations through fire partitions shall comply with Section 712.

708.8 Joints. Joints made in or between fire partitions shall comply with Section 713.

708.9 Ducts and air transfer openings. Penetrations by ducts and air transfer openings shall comply with Sections 712 and 716.

SECTION 709 SMOKE BARRIERS

709.1 General. Smoke barriers shall comply with this section.

709.2 Materials. Smoke barriers shall be of materials permitted by the building type of construction.

709.3 Fire-resistance rating. A 1-hour fire-resistance rating is required for smoke barriers.

Exception: Smoke barriers constructed of minimum 0.10-inch-thick (2.5 mm) steel in Group I-3 buildings.

709.4 Continuity. Smoke barriers shall form an effective membrane continuous from outside wall to outside wall and from floor slab to floor or roof deck above, including continuity through concealed spaces, such as those found above suspended ceilings, and interstitial structural and mechanical spaces. The supporting construction shall be protected to afford the required fire-resistance rating of the wall or floor supported in buildings of other than Type IIB, IIIB or VB construction.

Exception: Smoke barrier walls are not required in interstitial spaces where such spaces are designed and constructed with ceilings that provide resistance to the passage of fire and smoke equivalent to that provided by the smoke barrier walls.

709.5 Openings. Openings in a smoke barrier shall be protected in accordance with Section 715.

Exception: In Group I-2, where such doors are installed across corridors, a pair of opposite-swinging doors without a center mullion shall be installed having vision panels with approved fire-resistance-rated glazing materials in approved fire-resistance-rated frames, the area of which shall not exceed that tested. The doors shall be close fitting within operational tolerances, and shall not have undercuts, louvers or grilles. The doors shall have head and jamb stops, astragals or rabbets at meeting edges and automatic-closing devices. Positive-latching devices are not required.

709.6 Penetrations. Penetrations through smoke barriers shall comply with Section 712.

709.7 Joints. Joints made in or between smoke barriers shall comply with Section 713.

709.8 Duct and air transfer openings. Penetrations by duct and air transfer openings shall comply with Sections 712 and 716.

SECTION 710 SMOKE PARTITIONS

710.1 General. Smoke partitions installed as required elsewhere in the code shall comply with this section.

710.2 Materials. The walls shall be of materials permitted by the building type of construction.

710.3 Fire-resistance rating. Unless required elsewhere in the code, smoke partitions are not required to have a fire-resistance rating.

710.4 Continuity. Smoke partitions shall extend from the floor to the underside of the floor or roof deck above or to the underside of the ceiling above where the ceiling membrane is constructed to limit the transfer of smoke.

710.5 Openings. Windows shall be sealed to resist the free passage of smoke or be automatic-closing upon detection of smoke. Doors in smoke partitions shall comply with this section.

710.5.1 Louvers. Doors in smoke partitions shall not include louvers.

710.5.2 Smoke and draft-control doors. Where required elsewhere in the code, doors in smoke partitions shall be tested in accordance with UL 1784 with an artificial bottom seal installed across the full width of the bottom of the door assembly. The air leakage rate of the door assembly shall not exceed 3.0 cubic feet per minute per square foot [$\text{ft}^3/(\text{min ft}^2)$] (0.015424 m^3/sm^2) of door opening at 0.10 inch (24.9 Pa) of water for both the ambient temperature test.

710.5.3 Self-closing or automatic-closing doors. Where required elsewhere in the code, doors in smoke partitions shall be self-closing or automatic-closing in accordance with Section 715.3.7.3.

710.6 Penetrations and joints. The space around penetrating items and in joints shall be filled with an approved material to limit the free passage of smoke.

710.7 Ducts and air transfer openings. Air transfer openings in smoke partitions shall be provided with a smoke damper complying with Section 716.3.2.

Exception: Where the installation of a smoke damper will interfere with the operation of a required smoke control system in accordance with Section 909, approved alternative protection shall be utilized.

SECTION 711 HORIZONTAL ASSEMBLIES

711.1 General. Floor and roof assemblies required to have a fire-resistance rating shall comply with this section.

711.2 Materials. The floor and roof assemblies shall be of materials permitted by the building type of construction.

711.3 Fire-resistance rating. The fire-resistance rating of floor and roof assemblies shall not be less than that required by the building type of construction. Where the floor assembly separates mixed occupancies, the assembly shall have a fire-resistance rating of not less than that required by Section 302.3.2 based on the occupancies being separated. Where the floor as-

Jeanie Bourke - follow up 158 Grant

From: Jeanie Bourke
To: mboissonneau@disabilityrms.com
Date: 12/16/2008 2:12 PM
Subject: follow up 158 Grant
CC: Tammy Munson

Hi Mike,

Per our conversation yesterday about providing new UL designs for partitions based on your decision to sprinkler the building, I have the following comments:

1. State law requires stamped plans for all construction projects of 50K or more excluding one and two family dwellings. New designs and plans must be stamped by a design professional.
2. I have been very accomodating in researching code questions that you have asked, however there are several complicated code issues that are unresolved and require a design professional to address:
 - the rating of the exterior west wall due to the proximity of the building to the interior lot line (<3'), and limitation of opening protections in that wall
 - details of the continuity of fire partitions specifically at the stair carriage connection
 - detail of fire barriers around shaft enclosures
 - a separate application and plans shall be submitted for approval of the the sprinkler system design.

Regardless of the circumstances for which you purchased the partially finished building, state law, building and life safety codes cannot be overlooked.

Please feel free to contact me regarding these matters.

Respectfully,

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

**Memorandum
Department of Planning and Development**



To: Mike Boissoneau

From: Jeanie Bourke

cc: Tammy Munson, Director of Inspections

Date: 12/10/2008

**Subject: Plan Review for Permit # 08-1249
158 Grant St. CBL: 053 C010001**

Per my review of the plans and the site inspection with you today, the following is a list of items that will need to be addressed in order to proceed with the permit review. As we discussed, a design professional should be secured to assess the existing construction as it relates to the codes and occupancy of the structure. Plans detailing the specific areas of concern should be submitted with recommendations and revisions for code compliance, which may include sprinkling the building:

1. Address the condition on the previously approved permit #04-1306 which requires the building to be sprinkled, or detail fire wall construction separating the 2 – 2 unit apartments per the IBC 2003 code requirements. See Section 705, including Sec. 705.6.1 for stepped buildings.
2. West wall construction for exterior wall rating, per IBC 2003 Code, for less than 5' from the property line, per Section 704, and the condition on previously approved permit # 04-1306. Also address code for protected openings in that wall.
3. Corrections on all of the submitted UL design listings of wall, floor/ceiling, ceiling/roof partitions, including the detail of the “typical stair elevation firewall system”, the rated exterior wall, and dwelling unit separations.
4. If the building is to be sprinkled, a separate application for permit shall be submitted for review of that system.
5. Detail compliance with the Energy Code (IEEC 2004), including building envelope r-factors/areas of insulation, window fenestration u-factor and heating system type and efficiency.

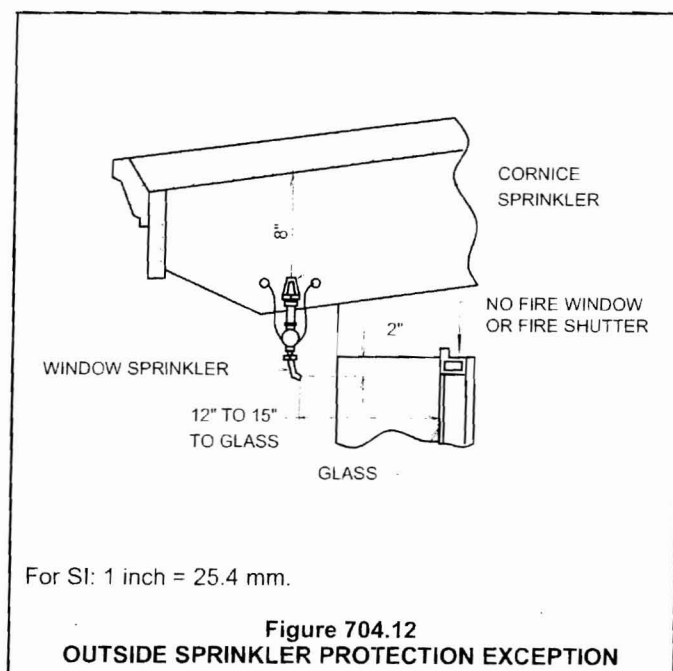
proved for that use. The sprinklers and the water curtain shall be installed in accordance with NFPA 13.

- ❖ This section describes the manner in which openings in exterior walls must be protected. It also identifies the performance characteristics of the exterior opening protective. The purpose of providing exterior opening protectives is to reduce the fire risk exposure to and from adjacent structures, to reduce the potential for vertical fire spread and to protect exits from other portions of the structure.

The primary need to provide exterior opening protectives is determined by Section 704.8. Exterior opening protectives are required by Section 704.8 based on the fire separation distance and the area of the openings relative to the exterior wall area. Sections 704.9 and 704.10 contain provisions that require exterior opening protectives in certain instances. Exterior walls required by Table 601 to have a fire-resistance rating need not have exterior opening protectives unless also required by Section 704.8, 704.9 or 704.10.

When opening protective assemblies are provided, they are to be self-closing, automatic-closing or be fixed in place (see Sections 715.3 and 715.4.8). The opening protectives may include fire door assemblies and shutters (see Section 715.3); fire windows or wired glass (see Section 715.4).

An alternative method to protect openings in exterior walls is to provide outside automatic sprinklers in accordance with NFPA 13. When outside sprinklers are used, they are to be provided with an automatic water supply and a fire department connection. Additional details on the installation of such systems can be found in Chapter 9 and the referenced standard. In this case, a protected window or door assembly is not required, since the sprinklers will provide the necessary level of protection (see Figure 704.12).



704.12.1 Unprotected openings. Where protected openings are not required by Section 704, windows and doors shall be constructed of any approved materials. Glazing shall conform to the requirements of Chapters 24 and 26.

- ❖ This section allows for combustible construction, provided a protected opening is not required.

704.13 Joints. Joints made in or between exterior walls required by this section to have a fire-resistance rating shall comply with Section 713.

Exception: Joints in exterior walls that are permitted to have unprotected openings.

- ❖ Joints, such as expansion or seismic, are another form of openings in exterior walls, and therefore, must be considered with regard to maintaining the fire-resistance ratings of the exterior walls. This section requires that all joints located in exterior walls required to be fire-resistance rated are to be protected by a joint system that has a fire-resistance rating and complies with the requirements of Section 713 (see commentary, Section 713). The exception to this requirement is for joints located in exterior walls permitted by Table 704.8 to have unprotected openings. In general, this section requires fire-resistant joint systems to protect joints in exterior walls of unsprinklered buildings with a fire separation distance of 5 feet (1524 mm) or less; in sprinklered buildings with a fire separation distance of 3 feet (914 mm) or less (see Section 704.8.1) and in Group H-2 or H-3 buildings with a fire separation distance of 15 feet (4572 mm) or less (see Note d to Table 704.8).

704.13.1 Voids. The void created at the intersection of a floor/ceiling assembly and an exterior curtain wall assembly shall be protected in accordance with Section 713.4.

- ❖ See Section 713.4.

704.14 Ducts and air transfer openings. Penetrations by air ducts and air transfer openings in fire-resistance-rated exterior walls required to have protected openings shall comply with Section 716.

Exception: Foundation vents installed in accordance with this code are permitted.

- ❖ The code not only requires protected window and door openings, but also air transfer openings located in exterior walls are required to have protected openings in accordance with Table 704.8. The only exception is for foundation vents installed in accordance with Section 1203.3.

SECTION 705 FIRE WALLS

705.1 General. Each portion of a building separated by one or more fire walls that comply with the provisions of this section shall be considered a separate building. The extent and location

of such fire walls shall provide a complete separation. Where a fire wall also separates groups that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply. Fire walls located on lot lines shall also comply with Section 503.2. Such fire walls (party walls) shall be constructed without openings.

❖ Fire walls serve to create separate buildings (see the definition of "Area, building" in Section 502.1); therefore, all provisions of the code—including height and area limitations, fire protection systems and means of egress—are applied individually to the building on each side of the wall. As such, the fire wall must also provide the same protection afforded by exterior walls, namely: structural integrity, structural independence and adequate fire resistance for exposure protection. The weather resistance provided by exterior walls is not relevant since there is no direct weather exposure of the wall's surfaces, except for the parapet. In accordance with Section 503.2, a party wall is a fire wall that is constructed on a property line.

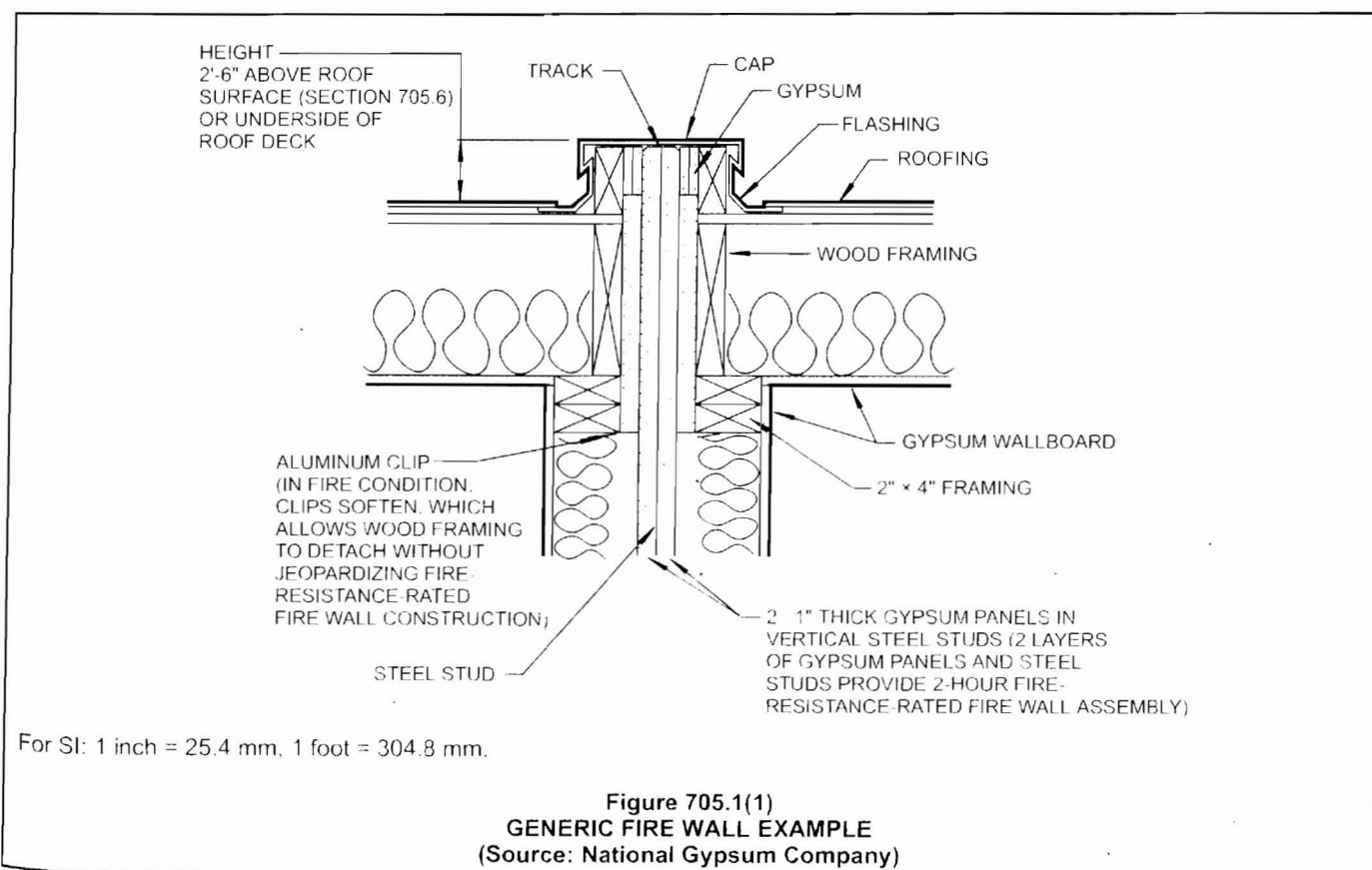
The basic performance characteristics of fire walls are defined in Section 705.2. Figure 705.1(1) shows an example of noncombustible fire wall construction. Fire walls must provide the same level of structural integrity and independence that is afforded by an exterior wall. Under fire conditions, therefore, the building on either side of the wall is required to be capable of collapse without causing the wall itself to collapse. This would not prohibit a fire wall from also being a structural

load-bearing wall as long as this performance characteristic can be achieved. The required fire-resistance rating for a fire wall is a function of the occupancy involved; however, the minimum fire-resistance rating for a fire wall is 2 hours (see Table 705.4).

Continuity of fire walls is essential to their ability to provide protection for the buildings on either side. For buildings where the roof surface is at the same level on each side, the provisions of Section 705.6 require that the fire wall be continuous from the foundation to or through the roof deck or sheathing, depending on the type of roof construction. For buildings where the roof surfaces are at different levels on either side of the fire wall, Section 705.6.1 provides two options for the extension of the fire wall. While Section 705.6 requires that a fire wall be continuous, these requirements do not dictate that it must be constructed in a single vertical plane.

The offsetting of fire walls is not precluded as long as the required fire-resistance rating and structural stability can be provided continuously to or through the roof. It is not intended, however, that fire walls can be provided in the horizontal plane to create separate buildings. There are only a few instances in which two vertical sections of a building can truly act as separate buildings with respect to complying with all of the provisions of the code, including structural independence, means of egress, etc.

Where a fire wall is intended to create separate buildings, it must provide the same level of protection as an exterior wall. An example of a fire wall construction detail is shown in Figures 705.1(1) and 705.1(2).



705.2 Structural stability. Fire walls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of time indicated by the required fire-resistance rating.

- ❖ Since the collapse of one building from fire conditions should not cause the collapse of an adjacent building, a fire wall is required to be capable of withstanding the collapse of the construction on either side of the wall. An exception to the provision is found in Exception 5 to Section 705.6.

705.3 Materials. Fire walls shall be of any approved noncombustible materials.

Exception: Buildings of Type V construction.

- ❖ This section requires that fire walls be constructed of noncombustible materials unless both buildings are of Type V (combustible) construction. This is consistent with the provisions of Section 602, which require exterior walls of buildings of Type I, II, III and IV to be built of noncombustible construction, while buildings of Type V construction are to be built of combustible exterior walls.

705.4 Fire-resistance rating. Fire walls shall have a fire-resistance rating of not less than that required by Table 705.4.

- ❖ The required fire-resistance rating must comply with the more restrictive occupancy of Table 705.4. For example, if two buildings of Type II construction with occupancies in Groups S-1 and B are built of any construction type and separated by a fire wall, the fire wall is required to have a fire-resistance rating of 3 hours (in accordance with Table 705.4 based on Group S-1).

**TABLE 705.4
FIRE WALL FIRE-RESISTANCE RATINGS**

GROUP	FIRE-RESISTANCE RATING (hours)
A, B, E, H-4, I, R-1, R-2, U	3 ^a
F-1, H-3 ^b , H-5, M, S-1	3
H-1, H-2	4 ^b
F-2, S-2, R-3, R-4	2

a. Walls shall be not less than 2-hour fire-resistance rated where separating buildings of Type II or V construction.

b. For Group H-1, H-2 or H-3 buildings, also see Sections 415.4 and 415.5.

- ❖ The fire-resistance ratings represent an approximate relationship between the fuel load and an exposure to fire severity that is equivalent to the standard time-temperature curve. The relationship is based on a number of full-scale fire tests by the U.S. Department of Commerce's National Bureau of Standards (NBS) conducted in the 1920s to determine how actual building fires compared with the temperatures represented by the standard time-temperature curve (see commentary, Section 703.2).

An analysis of tests documented by S.H. Ingberg indicates that the weight per square foot (psf) of ordinary

combustibles, such as wood and paper, with a heat of combustion of 7,000 to 8,000 British thermal units (Btu) per pound (16 282 to 18 608 kJ/kg), is related to hourly fire severity as described in Figure 705.1(3). By comparing Table 705.4 to Figure 705.1(4), it shows that the table is not based solely on the average fuel load of the occupancy. Not only are other factors, such as occupant density and evacuation capability, incorporated into the required fire-resistance rating, but it must also be recognized that fuel loads in a building are not evenly distributed. For example, the average fuel load for an occupancy in Group B may be 5 to 10 psf (24 to 49 kg/m²). The fuel load in file and storage rooms, however, may be 10 to 20 psf (49 to 98 Kg/m²). While other sections of the code may address these areas by mandating an automatic fire suppression system with smoke partitions or a fire-resistance-rated enclosure of the incidental use area, the potential for higher fuel loads is also factored into determining the required fire-resistance rating.

The minimum fire-resistance ratings required in Table 705.4 generally correlate with the fire-resistance ratings required by Table 302.3.2; however, Table 705.4 contains provisions that acknowledge the need for more conservative ratings for fire walls due to their unique role in creating separate buildings.

Due to the unique nature of the hazards presented by occupancies of Groups H-1, H-2 and H-3, Table 705.4 includes Note b, which references Sections 415.4 and 415.5 for specific requirements relative to the construction of such buildings (see commentary, Sections 415.4 and 415.5).

705.5 Horizontal continuity. Fire walls shall be continuous from exterior wall to exterior wall and shall extend at least 18 inches (457 mm) beyond the exterior surface of exterior walls.

Exceptions:

1. Fire walls shall be permitted to terminate at the interior surface of combustible exterior sheathing or siding provided the exterior wall has a fire-resistance rating of at least 1 hour for a horizontal distance of at least 4 feet (1220 mm) on both sides of the fire wall. Openings within such exterior walls shall be protected by fire assemblies having a fire protection rating of not less than ¼ hour.
2. Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing, exterior siding or other noncombustible exterior finishes provided the sheathing, siding, or other exterior noncombustible finish extends a horizontal distance of at least 4 feet (1220 mm) on both sides of the fire wall.
3. Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing where the building on each side of the fire wall is protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

- ❖ Historically, the codes have addressed the hazards of fire exposure at the fire wall from only a vertical per-

Exception 5 to the requirement in Section 705.6 for a parapet is the condition in buildings of Type III, IV and V construction where the sheathing or deck is constructed of noncombustible materials or approved fire retardant-treated wood for a distance of 4 feet (1219 mm) on both sides of the wall (see the commentary to Section 2303.2 for additional information on fire-retardant-treated wood) or where the prescribed application of $\frac{5}{8}$ -inch (15.9 mm) Type X gypsum board is applied to the underside of the deck for a distance of 4 feet (1219 mm) on both sides of the wall. Combustible materials may not extend through the fire wall; the roof coverings on both buildings must have a minimum Class B rating and no roof openings are to be located within 4 feet (1219 mm) of the fire wall (see commentary, Section 508.2). The intent is the same: to resist the passage of flame beyond the fire wall.

705.6.1 Stepped buildings. Where a fire wall serves as an exterior wall for a building and separates buildings having different roof levels, such wall shall terminate at a point not less than 30 inches (762 mm) above the lower roof level, provided the exterior wall for a height of 15 feet (4572 mm) above the lower roof is not less than 1-hour fire-resistance-rated construction from both sides with openings protected by assemblies having a $\frac{3}{4}$ -hour fire protection rating.

Exception: Where the fire wall terminates at the underside of the roof sheathing, deck or slab of the lower roof, provided:

1. The lower roof assembly within 10 feet (3048 mm) of the wall has not less than a 1-hour fire-resistance rating and the entire length and span of supporting elements for the rated roof assembly has a fire-resistance rating of not less than 1 hour.
2. Openings in the lower roof shall not be located within 10 feet (3048 mm) of the fire wall.

❖ The basic provisions of Section 705.6 require that a parapet extend a minimum of 30 inches (762 mm) above the roof surfaces on both sides of the fire wall, which would then require fire walls separating buildings with different roof heights to extend 30 inches (762 mm) above the highest roof surface. The provisions of Section 705.6.1 address situations where a fire wall separates adjacent buildings with a difference in roof height of greater than 30 inches (762 mm). These provisions acknowledge that fire exposure to the exterior wall of an adjacent building from the roof of a lower building represents, to a certain extent, a reduced hazard.

This section retains the fire wall extension above the lower roof surface and places a 15-foot (4572 mm) limit on rated opening protectives, while the exception allows the fire wall extension to be eliminated as long as a fire barrier, in the form of 1-hour-rated roof construction, is provided that extends a minimum of 10 feet (3048 mm) from the fire wall.

The option provided by this section permits openings in an exterior wall that extend above the fire wall, where the fire wall extends 30 inches (762 mm) above the lower roof surface and the exterior wall extending above

the fire wall is constructed as a 1-hour fire-resistance-rated wall, rated for exposure from both sides, for a distance of 15 feet (4572 mm) above the lower roof surface. Where the fire wall and exterior wall comply with these requirements, openings are permitted in the exterior wall extension, provided that all openings located within 15 feet (4572 mm) of the lower roof surface are protected with $\frac{3}{4}$ -hour-rated opening protectives. Openings located more than 15 feet (4572 mm) above the lower roof surface are not required to have opening protectives [see Figure 705.6.1(1)]. The provisions of this section are similar to those contained in Section 704.10 for vertical exposure of exterior openings. They require that when the difference in height between the roof surfaces of the adjacent buildings is less than 15 feet (4572 mm), the exterior wall extension is required to extend to the underside of the upper roof deck [see Figure 705.6.1(2)]. The exception permits openings in the exterior wall that extends above the fire wall, where: (a) the fire wall terminates at the bottom of the roof deck of the lower roof; (b) the lower roof assembly has a minimum 1-hour fire-resistance rating for a minimum distance of 10 feet (3048 mm) from the fire wall and (c) there are no openings located in the lower roof within 10 feet (3048 mm) of the fire wall. Openings located in the exterior wall above the lower roof surface are not required to have opening protectives [see Figure 705.6.1(3)]. It must be noted that all structural elements, including beams, columns and bearing walls that provide support for the fire-resistance-rated roof assembly, must also have a 1-hour fire-resistance rating for their entire length or span in order to maintain the effectiveness of the rated roof assembly. The provisions of this section are similar to those contained in Section 1019.1.4 for the protection of the exterior walls of exit stairways.

705.7 Combustible framing in fire walls. Adjacent combustible members entering into a concrete or masonry fire wall from opposite sides shall not have less than a 4-inch (102 mm) distance between embedded ends. Where combustible members frame into hollow walls or walls of hollow units, hollow spaces shall be solidly filled for the full thickness of the wall and for a distance not less than 4 inches (102 mm) above, below and between the structural members, with noncombustible materials approved for fireblocking.

❖ In order to retain the fire-resistance capability of the wall where combustible members will frame into it, hollow walls or walls of hollow units must be solidly filled for the thickness of the wall and for a distance of not less than 4 inches (102 mm) above, below and between the structural members. Consistent with the construction of the walls, the fireblocking materials are to be noncombustible and approved for fireblocking in accordance with Section 717.2. If combustible members enter both sides of a fire wall, there must be at least 4 inches (102 mm) of masonry between the embedded ends.

From: <mboissonneau@disabilityrms.com>
To: <jmb@portlandmaine.gov>
Date: 12/2/2008 3:33:12 PM
Subject: 158 Grant St.

Hi Jeanie,

Looks like the floor-ceiling system should have been listed as UL Design L505 (not L522). Also, on the page listed as Drawing Number A-6, it does show a Rating/Design for the fiber cement siding used.

Thanks for your help.

Mike

Mike Boissonneau
Phone: 207-591-3755
Fax: 207-591-3055
Email: mboissonneau@disabilityrms.com

This e-mail message and all attachments transmitted with it may contain legally privileged and/or confidential information intended solely for the use of the addressee(s). If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, forwarding or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and delete this message and all copies and backups thereof.

Thank you.

Applicant:

Date: 12/4/08

Address:

C-B-L: 53-C-10

CHECK-LIST AGAINST ZONING ORDINANCE (original permit
04-1306

Date - developed lot

Zone Location - R6

Interior or corner lot - change use from 2-4 family - addition - ~~OK~~

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard - average yards - 6 on left - right side on SW
- 5' @ 7' OK

Rear Yard - didn't check.

Side Yard - same on left & right
left ~~at~~ 10' OK.

Projections -

Width of Lot - ~~be 5' @~~ 45 max - 31.25 to highest point

Height - ←

Lot Area - 4200 ~~sq~~

Lot Coverage/Impervious Surface -

Area per Family - 1000 for first three 1200 next one - 4200

Off-street Parking - 4 spaces shown

Loading Bays - N/A

Site Plan - ~~NA~~ minor 2005 - 2145.

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 13 zone C

From: Marge Schmuckal
To: Eric Giles
Date: 11/24/2008 10:43:27 AM
Subject: Re: 158 Grant Street

Thank you. Let us know when that is so that we can move forward with the building permit approval.
Marge

>>> Eric Giles 11/24/2008 10:37:12 AM >>>
Hi Marge,

The applicant will have to provide a new site plan to show the changes prior to building. When he submits them I will get them to you.

Respectfully,

Eric

>>> Marge Schmuckal 11/24/2008 9:48:55 AM >>>

Eric,
I received a copy of an approval letter for 158 Grant Street. Can our office get a copy of the stamped approved site plan so we can follow thru on the building permit application.
Thanks,
Marge

CC: Marge Schmuckal



City of Portland, Maine
Office of Planning & Urban Development
100 Commercial Street, Portland, ME 04101
Phone: (207) 874-8721 or 874-8719 • Fax: 756-8258 • TTY: 874-8936

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director
November 24, 2008

Mike Bossineau
126 Underwood Rd.
Falmouth, ME 04105

RE: 158 Grant Street
CBL: 053-C010
Application ID: 2008-0148

Dear Mr. Bossineau:

On November 24, 2008, the Portland Planning Authority approved a site plan for a four-unit residential building on 158 Grant Street with the following conditions:

1. A storm water catch basin shall be installed as shown on the submitted plans dated 11/10/05 and as approved by the Department of Public Services.
2. Four (4) 9 feet wide by 19 feet long off-street parking spaces shall be installed along the western border of the property behind the building as shown on the submitted plans dated 11/10/05. The remaining area not consumed for traffic circulation shall be restored to a vegetative state with appropriate landscaping as determined by the City Arborist.
3. The driveway shall be paved with a minimum 12 foot width.
4. Two (2) off-street bicycle parking spaces shall be located along the rear of the building.
5. An exterior light fixture shall be affixed to the rear of the building so as to illuminate the parking area. The lighting fixture height shall not exceed 20 ft. and shall be a "cut-off" type where lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at or above the horizontal plane.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:


1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Eric Giles at 874-8723.

Sincerely,


Alexander Jaegerman
Planning Division Director

Electronic Distribution:

Penny Littell, Planning & Development Dept. Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiI'ierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jenice Bourke, Inspections Division

Lisa Danforth, Administrative Assistant
Michael Bobinsky, Public Works Director
Kathi Farley, Public Works
Bill Clark, Public works
Jim Carmody, City Transportation Engineer
Captain Greg Cass, Fire Prevention
Jeff Farling, City Arborist
Assessor's Office
Approval Letter File
Hard Copy Project File

From: Marge Schmuckal
To: Eric Giles
Date: 11/24/2008 9:48:55 AM
Subject: 158 Grant Street

Eric,

I received a copy of an approval letter for 158 Grant Street. Can our office get a copy of the stamped approved site plan so we can follow thru on the building permit application.

Thanks,

Marge

Project Proposal

Michael Boissonneau
126 Underwood Rd
Falmouth, ME 04105
(207) 332-3038

158 Grant St. is currently bank owned property which I put under contract to purchase on 9/23/2008. The closing is to take place on or around 10/14/2008. The previous owner had applied for and was granted approval to demolish an existing two unit and build a new four unit.

The four unit is complete from the exterior and the interior is completely framed. My plan is to pick up where the previous owner left off and finish the interior (plumbing, electrical, heating, insulation, sheetrock, etc.) and ready for occupancy per the building plan submitted and previously approved. I also plan to provide parking as submitted and approved back in 2004/2005.

Water and sewer have been brought into the foundation and natural gas exists just outside of the foundation. The parking area will be paved and site work will conform to the original approved specifications.

DOWNEAST REALTY, INC.

125 Ocean Street
South Portland, ME 04106
(207) 767-3497

CONTRACT FOR SALE OF REAL ESTATE

Date: 09/22/2008

RECEIVED OF Mike Boissonneau and or assigns, whose mailing address is 126 Underwood Road, Falmouth, ME

Hereinafter called the "Purchaser", the sum of (\$5,000.00) Five Thousand Dollars within 24 hours of acceptance

as earnest money and in part payment on account of purchase price of the Real Estate at 158 Grant Street

in the town/city of Portland, in the county of Cumberland, State of Maine, currently

owned by: New Stream Real Estate LLC hereinafter called the "Seller", described as follows:

A Four Unit style dwelling on a .096 (+-) acre lot

Being all the property owned by the Seller and more fully described at said County's Registry's of Deeds in Book TBA Page TBA

The following items of personal property to be included in this sale: all existing storms and screen windows, shades and / or blinds, shutters, curtain rods, electrical fixtures and _____

The total purchase price being (\$140,000.00) One hundred forty thousand dollars

Payment to be made as follows: Escrow To Approved Financing/ OR Cash; Balance Due At Closing/ OR Other (Section 18)

1. DEPOSIT: That Lucas Real Estate shall hold said earnest money or deposit and act as escrow agent until transfer of title: this offer shall be valid until Wednesday (Day) 9/24/08 (Date) 5:00 (Time) (AM PM Noon) and, in the event of the Seller's non-acceptance, this deposit shall be promptly returned to the Purchaser.

2. TITLE: That a good and sufficient deed, showing good and merchantable title, shall be delivered to the Purchaser, and it is agreed that this transaction shall be closed and the Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of his/her purchase Within 21 (Days) of the EFFECTIVE DATE of this contract OR By _____ (Date) However, should the title prove defective, then the Seller shall have a reasonable time after due notice of such defect or defects, to remedy the title; after which time, if such defect or defects are not corrected so that there is a merchantable title, then the Purchaser may at his option, withdraw said deposit and be relieved from all obligations hereunder.

3. DEED: That the property shall be conveyed by Quitclaim w/ deed, and shall be free and clear of all encumbrances except easements covenant of record, restrictive covenants of record, and usual public utilities servicing the property.

4. POSSESSIONS/OCCUPANCY: That full possession will be given immediately upon transfer of title, unless otherwise agreed to in writing by both Purchaser and Seller.

5. PRORATIONS: That the following items shall be pro-rated as of transfer of title: Real Estate Taxes as per the municipality in which the Real Estate is located. Metered utilities, such as water and sewer, and electricity shall be paid by the Seller through the date of closing.
Fuel: Yes No; Rents: Yes No; Association Fees: Yes No; Other: _____ Yes No.

6. TRANSFER TAX: That Purchaser and Seller will each pay his transfer tax as required by the State.

7. RISK: That the risk of loss or damage to said premises by fire or otherwise, until transfer of title hereunder, is assumed by the Seller. The above-described property to be delivered in substantially the same condition as of the date of this contract, reasonable wear and tear expected,

unless otherwise stated. The Purchaser shall have the right to inspect the premises for compliance 24 hours prior to the delivery of the deed.

8. **FINANCING:** That this contract is subject to Purchaser obtaining financing upon terms and conditions prevailing for an approved N/A mortgage from an established lending institution for -0- % of the purchase price. The Seller agrees to pay no more than -0- points, which may be required by the lender of the above mortgage,

- a. The Purchaser is under a good-faith obligation to actively seek and accept financing on the above-described terms and shall make application for said mortgage within seven (7) days of the Effective Date of this contract. The Purchaser acknowledges that a breach of this good-faith obligation will be a breach of contract.
- b. The Purchaser is to provide a written statement from the lender within fifteen (15) days of the Effective Date, that the Purchaser has made application and based upon the information given and subject to verification, is qualified for the loan requested. The Purchaser shall obtain his loan commitment within N/A days of the Seller's final acceptance of this agreement.
- c. If either of these conditions in paragraph B above is not met within said time periods, the Seller may declare this contract null and void, and the earnest money shall be returned to the Purchaser.

9. **INSPECTIONS:** That this contract is subject to the following inspections with results being satisfactory to the Purchaser.

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO THE SELLER
A. General Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ Working Days
B. Septic System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ Working Days
C. Pest/Insect	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ Working Days
D. Radon Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ Working Days
E. Radon Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ Working Days
F. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ Working Days
G. Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ Working Days
H. Underground Storage Tank	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ Working Days
I. City/Code Issues	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ Working Days
J. Other/ MSHA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ Working Days

All inspections will be done by qualified inspectors chosen by the Purchaser. The cost of working inspections will be paid for by the Purchaser. The results of each inspection will be reported to the Seller in writing within the number of working days from the Effective Date specified above. If the result of any inspection is unsatisfactory to the Purchaser, he may at his option, BY NOTIFYING THE SELLER IN WRITING WITHIN THE SPECIFIED NUMBER OF DAYS, declare the contract null and void and any earnest money deposit shall be returned to the Purchaser. In the event that the Purchaser does not notify the Seller that an inspection is unsatisfactory within the time period set forth above, this contingency shall be deemed to have been waived by the Purchaser with respect to that inspection. It is understood that in the absence of the inspection(s) listed above, the Purchaser is relying completely upon his own opinion as to the condition of the property.

10. **DEFAULT:** In the event the Purchaser fails to perform any of the terms of this Contract, this contract shall, at the Seller's option, be terminated and the Purchaser shall forfeit all earnest monies. In the event the Seller fails to perform any of the terms of this Contract, this contract shall, at the Purchaser's option, be terminated and the Purchaser shall have all earnest money promptly returned or the Purchaser may employ specific performance. In the event of a default, the escrow agent will not release the earnest money without a written authorization signed by both parties, or other evidence satisfactory to escrow agent that the defaulted party has forfeited its rights to the earnest money deposit.

11. **AGENCY DISCLOSURE: BUYER AND SELLER ACKNOWLEDGE THE FOLLOWING AGENCY RELATIONSHIPS:**

Don Lucas and Lucas Real Estate represent Seller Exclusively
LISTING AGENT COMPANY Seller and Buyer

Tom Ludwig and Downeast Realty represent Seller Exclusively
SELLING AGENT COMPANY Seller and Buyer
 Buyer Exclusively

12. **TIME:** That time is an essential part of this agreement, and all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

13. **WATER:** That if the water supply to the premises is private, Seller, at his expense, will supply a recent satisfactory water supply test conforming to the minimum requirements of the State Bureau of Health and lending institution within N/A days of the effective date

173

of this contract.

14. **MEDIATION:** That any dispute or claim arising out of or relating to this Contract or the property addressed in this contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.

15. **WRITTEN AGREEMENT:** That this Contract completely expresses the obligation of the parties, and this Contract is entered into by each party after opportunity for reasonable investigation, neither party relying on any statements or representations not contained in this Contract made by the other or on his behalf. This Contract will be construed according to the laws of the State of Maine.

16. The Purchaser acknowledges that he has received the Seller's property disclosure sheet as required by the Maine Real Estate Commission's Rules and Regulations.

MR (Initials)

17. **ADDENDUM:** Yes No Lead Paint

18. The seller has the right to convey the property to an affiliate, that will assume the sellers rights and obligations under this contract, and the seller shall have no further obligation hereunder.

19. Purchaser shall have 7 days to receive a satisfactory response from the city of Portland regarding the permit renewal process.

A COPY OF THE CONTRACT IS TO BE RECEIVED BY ALL PARTIES, AND BY SIGNATURE RECEIPT IS HEREBY ACKNOWLEDGED. WHEN FULLY EXECUTED, THIS IS A BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.

I hereby agree to purchase the above-described property at the price and upon the terms and conditions set forth above. This agreement may be signed on any number of identical counterparts, such as faxed copy, with the same binding effect as if the signatures were on one instrument.

Don Judy 9/22/08 MM Brown 9-22-08
WITNESS DATE PURCHASER SOC. SEC. # DATE

WITNESS DATE PURCHASER SOC. SEC. # DATE

The Seller hereby accepts the offer and agrees to deliver the premises at the price and upon the terms and conditions stated above. Seller also agrees to pay the brokerage commission for services performed as stated in the listing agreement. In the event that the above stated earnest money deposit is forfeited by Purchaser, one half thereof shall go to said broker and the remainder to Seller, provided however that the broker's portion shall not exceed the full amount of the commission specified.

William E. Risely 9/23/08 [Signature] 9/23/08
WITNESS DATE SELLER SOC. SEC. # DATE

WITNESS DATE SELLER SOC. SEC. # DATE

BROKER

CO-BROKER

EFFECTIVE DATE (FINAL ACCEPTANCE DATE)

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0472	Date Applied For: 04/26/2005	CBL: 053 C010001
-----------------------	---------------------------------	---------------------

Location of Construction: 158 GRANT ST	Owner Name: BACK BAY PROPERTIES LLC	Owner Address: 878 NORTH RD	Phone:
Business Name:	Contractor Name: Stephen sanderson	Contractor Address: 878 North Rd North Yarmouth	Phone (207) 749-3998
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Demolish existing wood structure, foundation to remain	Proposed Project Description: Demolish existing wood structure, foundation to remain
---	---

Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 06/09/2005	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 07/05/2005	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) See planning approval email from Sarah Hopkins dated 7/5/05.				
2) Must have a satisfactory Pre Demo inspections prior to commencement of demo activity				
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 06/13/2005	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) Maintain access for fire apparatus				
Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. MacDougal	Approval Date: 11/24/2004	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) the structure will be required to have a sprinkler system approved by the state fire marshal				
Dept: Planning	Status: Approved	Reviewer: Sarah Hopkins	Approval Date: 07/13/2005	Ok to Issue: <input checked="" type="checkbox"/>
Note:				



City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1306	Date Applied For: 09/02/2004	CBL: 053 C010001
-----------------------	---------------------------------	---------------------

Location of Construction: 158 Grant St	Owner Name: Stephen Sanderson	Owner Address: 878 North Rd	Phone:
Business Name:	Contractor Name: Stephen sanderson	Contractor Address: 878 North Rd NO Yarmouth	Phone (207) 749-3998
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: residential 2 units into 4 units demolish rear portion- repair foundation, rebuild rear building - new addition & expand upward	Proposed Project Description: make 2 units into 4 units demolish interior repair foundation, restore frames - new addition
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/09/2005

Note: 9/27/04 given to Marge S. For review for change of use to multi-family. J. Bourke **Ok to Issue:**
 9/27 not meeting R-6 zone requirements - adding addition and is not doing a site plan - must do - deny permit - see letter-
 12/2/04 Donna received more plans and put them with the permit on my desk - still waiting for site plan approval
 3/16/05 received revised plans - site plans not approved yet - see 2nd letter of denial. Up front in the hold file
 6/9/05 brought in revised plans

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a four (4) family dwelling with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 08/10/2005

Note: **Ok to Issue:**
 1) West wall must have a One hour fire rating and protected on the interior and exterior due to the proximity to the lot line.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 06/15/2005

Note: **Ok to Issue:**
 1) All building construction to comply with NFPA 101

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 11/24/2004

Note: **Ok to Issue:**
 1) the structure will be required to have a sprinkler system approved by the state fire marshall

Dept: Planning **Status:** Approved **Reviewer:** Sarah Hopkins **Approval Date:** 07/13/2005

Note: **Ok to Issue:**

Comments:

6/16/2005-mjn: Need structurals, spoke w/ applicant

7/26/2005-mjn: Still need statement of special inspections/owner notified...again Got this.....

8/8/2005-mjn: Waiting for Planning signoff.....

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	053 C010001
Location	158 GRANT ST
Land Use	FOUR FAMILY
Owner Address	HANCOCK CONSTRUCTION FINANCING LLC PO BOX 299 CASCO ME 04015
Book/Page	25041/274
Legal	53-C-10 GRANT ST 158 4200 SF

Current Assessed Valuation

Land	Building	Total
\$66,500	\$127,900	\$194,400

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
2005	Old Style	2	3872	0.096		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
8	4		18	None	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
04/25/2007	LAND + BLDING	\$150,000	25041-274
08/09/2004	LAND + BLDING	\$150,000	21649-331

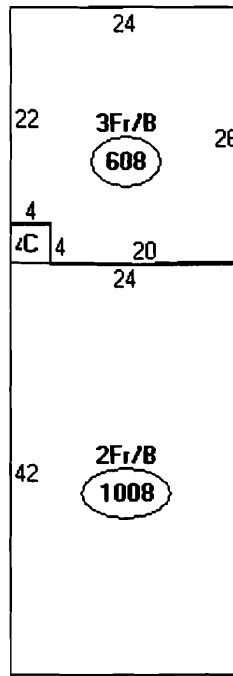
Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[New Search!](#)

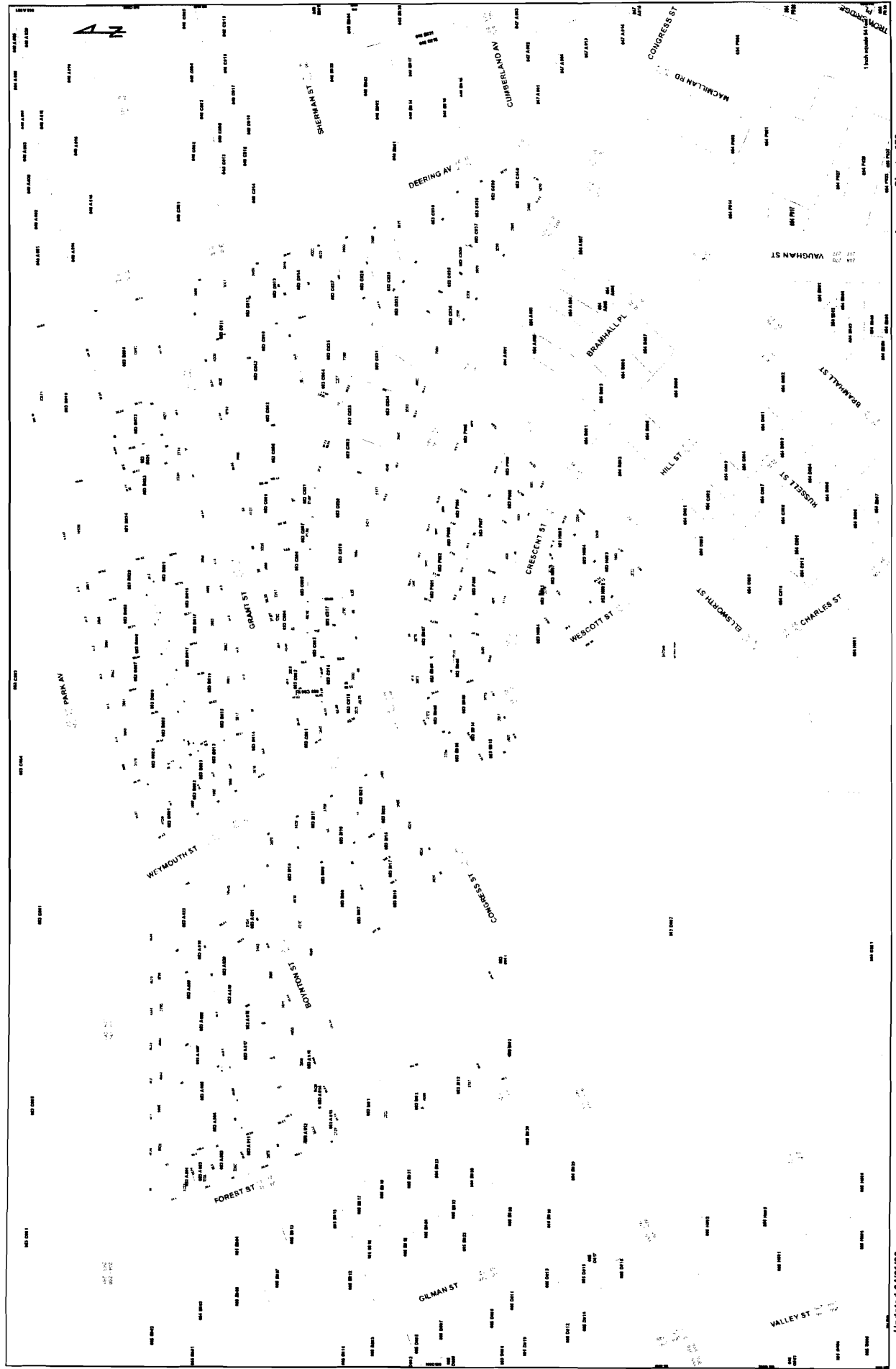


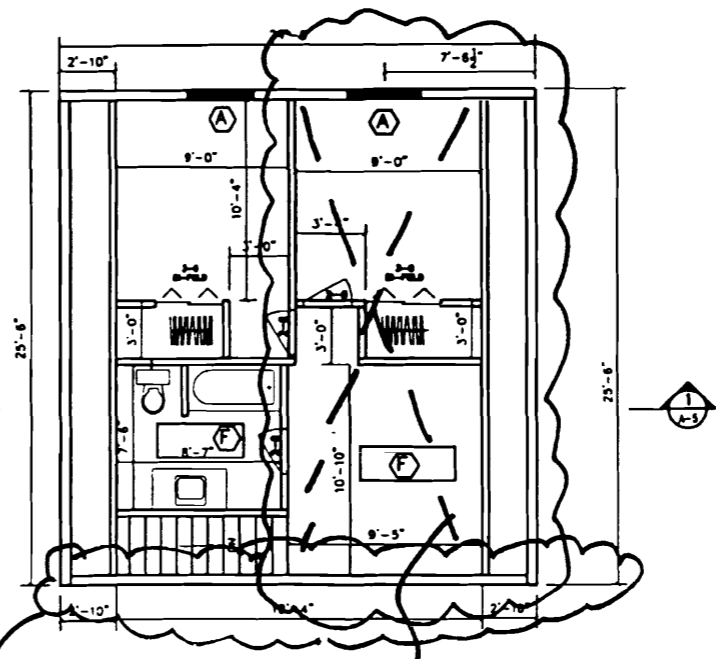
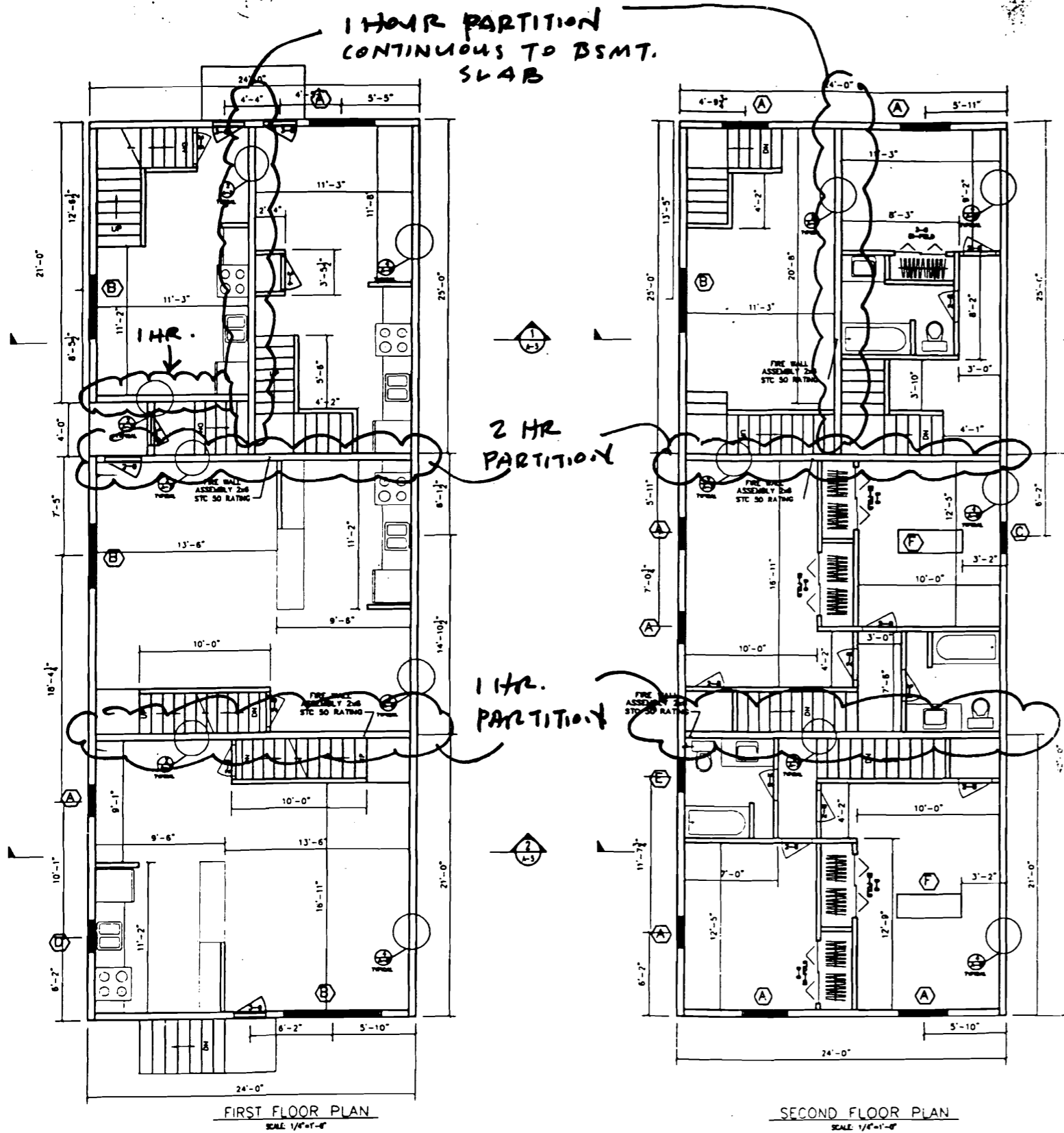
Descriptor/Area

A: 2Fr/B
1008 sqft

B: 3Fr/B
608 sqft

C: 2Fr/OP
16 sqft

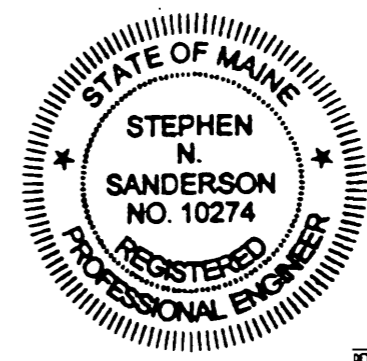




GENERAL NOTES:
 1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
 2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

DOOR SCHEDULE				
SYMB	MODEL NUMBER	MANUFACTURER	NOMINAL SIZE	REMARKS
①	4.1	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL 6 PANEL MOULDED WITH 12" SIDE LIGHT
②	4.1	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL 6 PANEL MOULDED
③	2'8" x 80"	WASONITE	2'8" x 80"	HOLLOW CORE INTERIOR CASED 6 PANEL
④	2'4" x 80"	WASONITE	2'4" x 80"	HOLLOW CORE INTERIOR CASED 6 PANEL
⑤	6'0" x 6'0"	WASONITE	6'0" x 6'0"	LEFT HAND INSWING PATIO DOOR
⑥	2' x 80"	WASONITE	2' x 80"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑦	3'6" x 80"	WASONITE	4' x 80"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑧	5' x 80"	WASONITE	5' x 80"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑨	2'6" x 80"	WASONITE	2'8" x 80"	HOLLOW CORE INTERIOR CASED 6 PANEL

WINDOW SCHEDULE				
SYMB	MODEL NUMBER	MANUFACTURER	STYLE	REMARKS
A	SERIES 1000 RO 37 3/4" x 58 3/4"	AMERICAN CRAFTSMAN	DOUBLE-HUNG	EGRESS CLEAR OPENING 5.70 FT ² 3/0 x 4/8 NOMINAL
B	SERIES 1000 RO 75 9/16" x 58 3/4"	AMERICAN CRAFTSMAN	TWIN DOUBLE-HUNG	EGRESS CLEAR OPENING 5.70 FT ² 3/0 x 4/8 NOMINAL
C	SERIES 925 RO 37 3/4" x 58 3/4"	FIRE-TECH INTERNATIONAL	DOUBLE HUNG	FIRE RATED GLASS CERAMIC EGRESS-5.70 FT ² CLEAR OPENING 60 MIN FIRE RATING LAL 9 LISTED
D	SERIES 2802 RO 36 1/2" x 35 1/2"	AMERICAN CRAFTSMAN	SLIDING WINDOW	3/0 x 3/0 NOMINAL
E	SERIES 1000 RO 25 3/4" x 40 3/4"	AMERICAN CRAFTSMAN	DOUBLE-HUNG	2/0 x 3/2 NOMINAL
F	VS 106 RO 21 1/2" x 48 7/8"	VELUX	VENTILATING SKYLIGHT	21" x 46" NOMINAL



LEGEND
 (X) WINDOW TYPE (SEE SCHEDULE)
 (X) DOOR TYPE (SEE SCHEDULE)

DRAWING REFERENCE SYSTEM
 DETAIL SECTION PHOTO NOTATION DRAWING REFERENCE TILES
 DRAWING DESIGNATOR ARROW INDICATES DIRECTION OF VIEW, PERPENDICULAR TO CUTTING PLANE.
 SHEET ON WHICH DETAIL/SECTION/ELEVATION IS DRAWN
 SHEET(S) ON WHICH DETAIL/SECTION/ELEVATION IS REFERENCED.
 NOTE: SHEET DESIGNATORS ARE DECP-PLN SHEET NUMBERS. DRAWING DESIGNATORS USE NUMBERS FOR DETAILS/ELEVATIONS, LETTERS FOR SECTIONS.

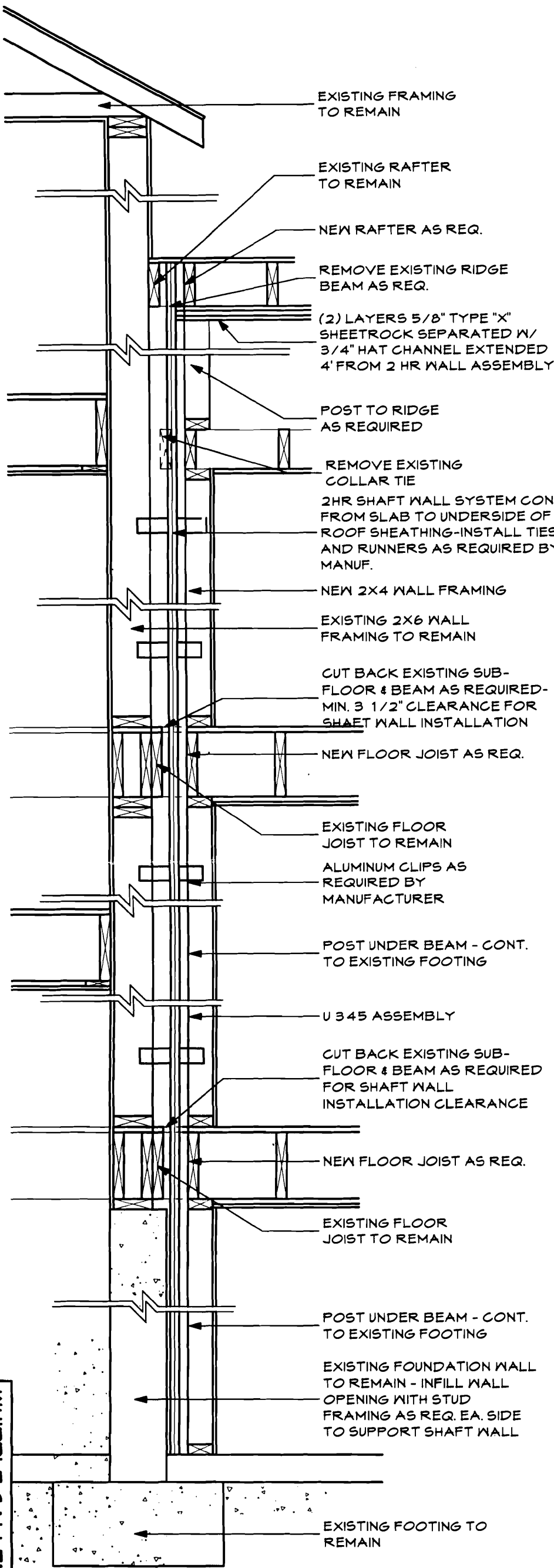
SK-1 158 GRANT STREET PLAN DIAGRAM 1/13/09

REV.	DATE	DESCRIPTION
D	8/22/05	AMENDMENTS
C	8/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

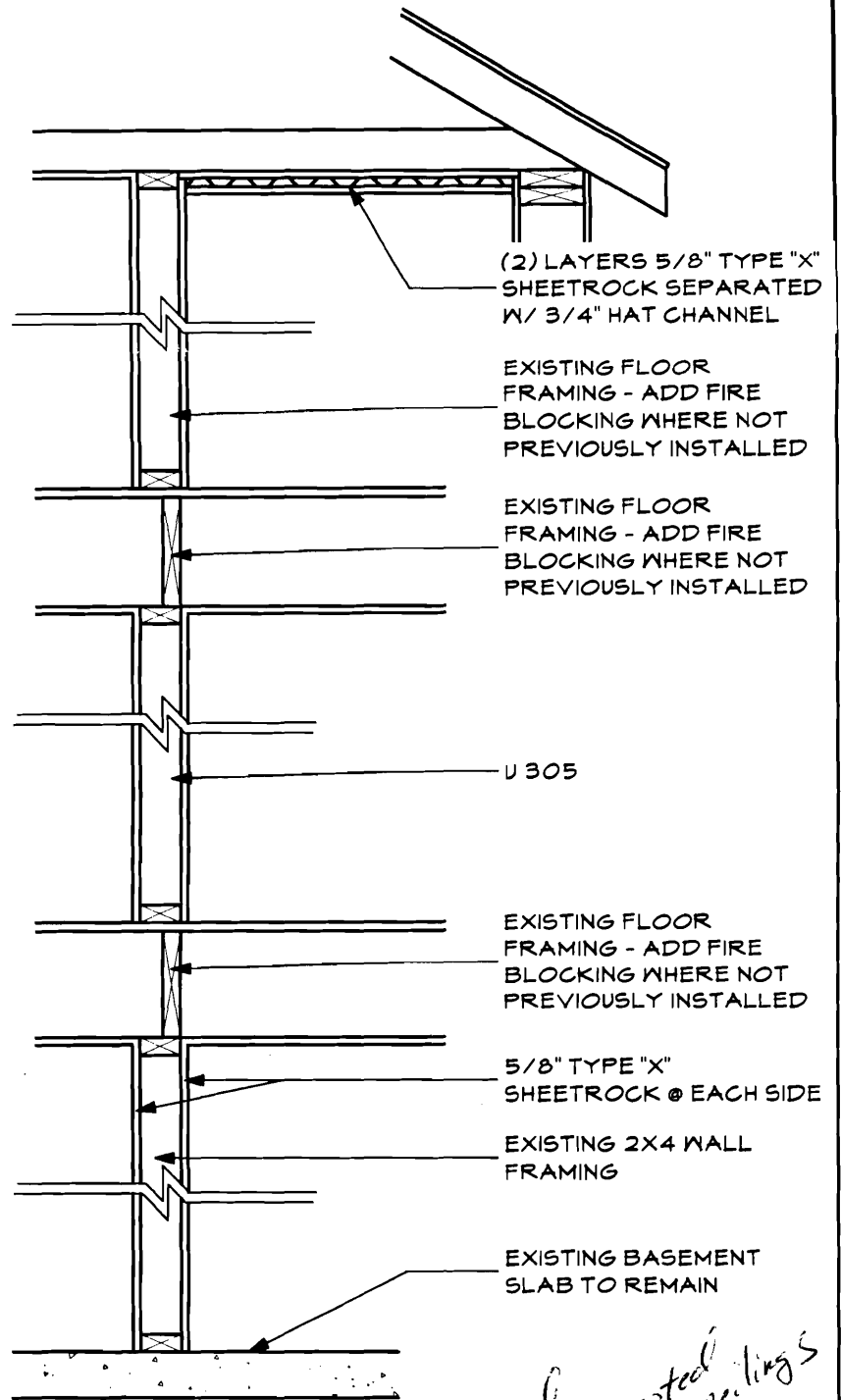
CLIENT	158 GRANT STREET PORTLAND, MAINE		
	RECONFIGURED FLOOR PLAN 4 UNIT CONVERSION		
DRAWN BY:	SMS	SCALE:	AS NOTED
		PAGE:	07-30-04
DRAWING NUMBER	A-1		REV.

NOTES:

1. EXTEND SHAFT WALL TO INTERIOR FACE OF PLYWOOD SHEATHING CONTINUOUS AND TYPICAL.



TWO HOUR RATED WALL SECTION



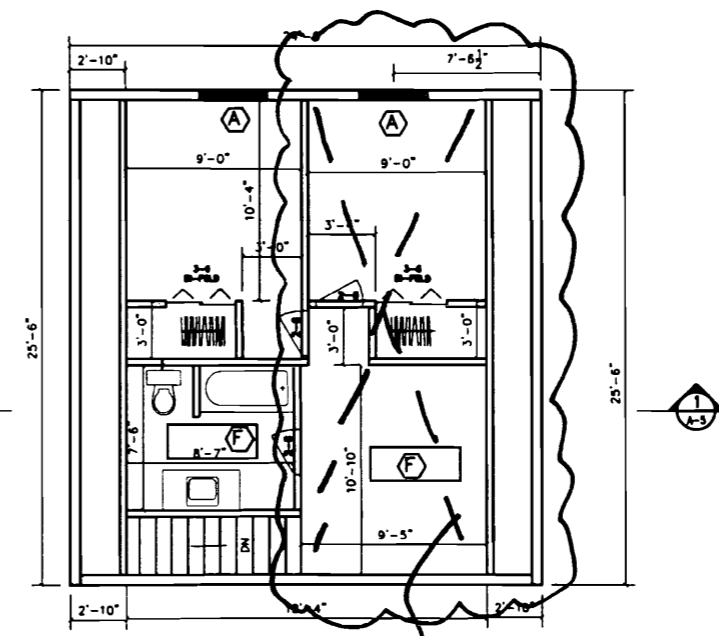
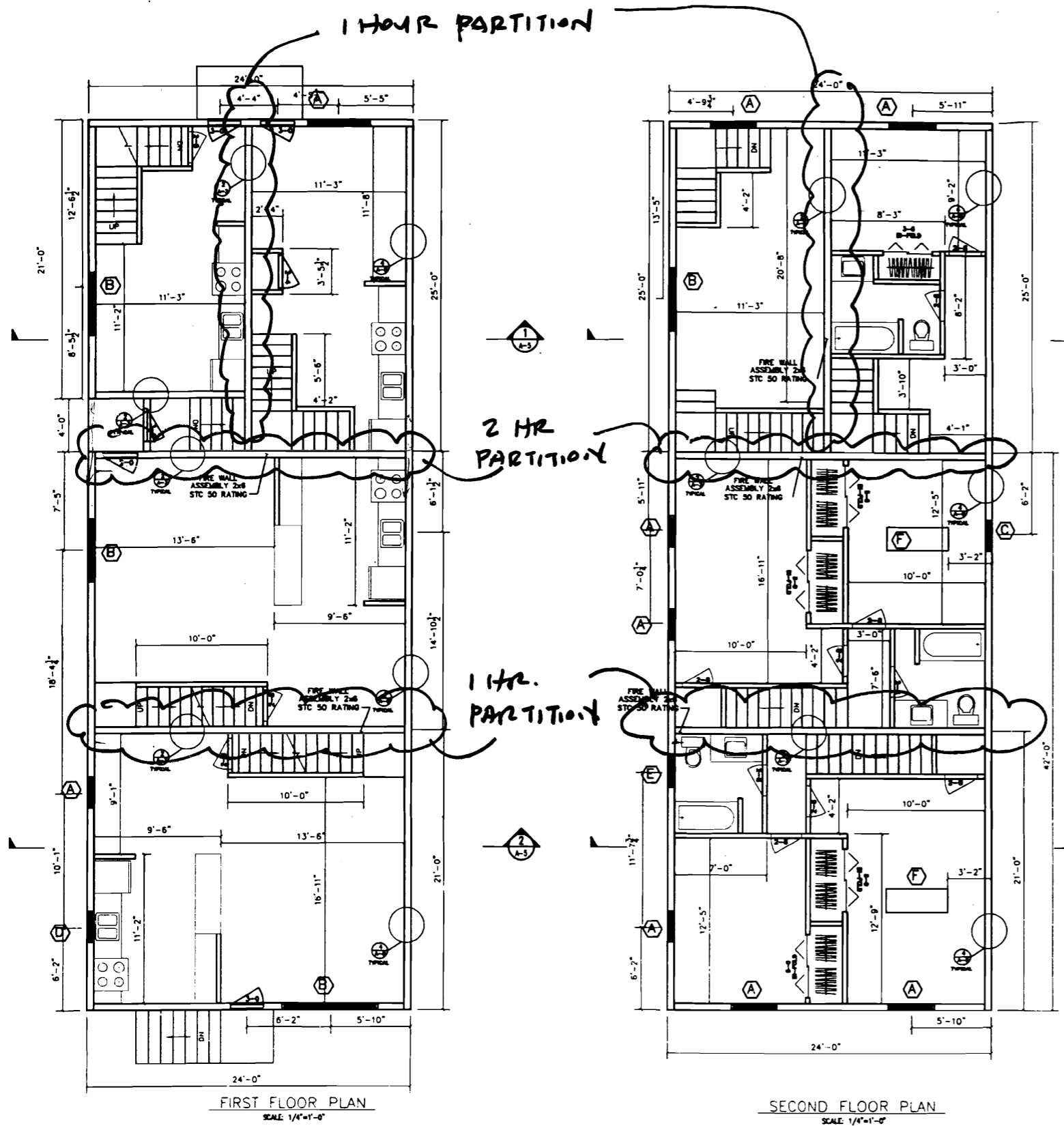
ONE HOUR RATED WALL SECTION

RATED WALL ASSEMBLY DETAILS FOR 158 GRANT STREET-

MIKE BOISSONNEAU-OWNER

Need 5/8 noted on ceilings

WHIPPLE CALLENDER ARCHITECTS
19 Commercial St Portland ME 04101



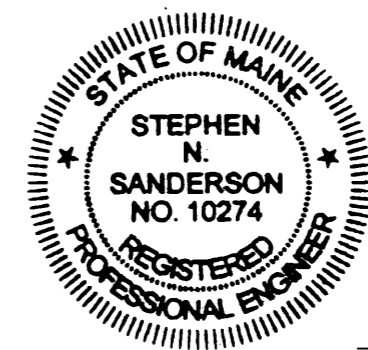
1 HR. SEPARATION @ CEILING BELOW

THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES:
1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

DOOR SCHEDULE				
SYMB	MODEL NUMBER	MANUFACTURER	NOMINAL SIZE	REMARKS
①	4LT	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL & PANEL MOULDED WITH 12" SIDE LIGHT
②	4LT	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL & PANEL MOULDED
③	2'8" x 8'0"	WASONITE	2'8" x 8'0"	HOLLOW CORE INTERIOR CASED & PANEL
④	2'4" x 8'0"	WASONITE	2'4" x 8'0"	HOLLOW CORE INTERIOR CASED & PANEL
⑤	6'0" x 6'0"	WASONITE	6'0" x 6'0"	LEFT HAND INSWING PATIO DOOR
⑥	2' x 8'0"	WASONITE	2' x 8'0"	HOLLOW CORE INTERIOR & PANEL, BI-FOLD
⑦	3'6" x 8'0"	WASONITE	4' x 8'0"	HOLLOW CORE INTERIOR & PANEL, BI-FOLD
⑧	5' x 8'0"	WASONITE	5' x 8'0"	HOLLOW CORE INTERIOR & PANEL, BI-FOLD
⑨	2'6" x 8'0"	WASONITE	2'8" x 8'0"	HOLLOW CORE INTERIOR CASED & PANEL

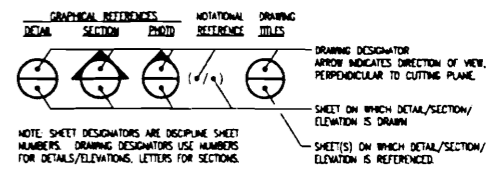
WINDOW SCHEDULE				
SYMB	MODEL NUMBER	MANUFACTURER	STYLE	REMARKS
A	SERIES 1000 RD 37 3/4" x 56 3/4"	AMERICAN CRAFTSMAN	DOUBLE-HUNG	EGRESS CLEAR OPENING 5 TO FT ² 3/0 x 4/8 NOMINAL
B	SERIES 1000 RD 75 9/16" x 56 3/4"	AMERICAN CRAFTSMAN	TWIN DOUBLE-HUNG	EGRESS CLEAR OPENING 5 TO FT ² 3/0 x 4/8 NOMINAL
C	SERIES 925 RD 37 3/4" x 56 3/4"	FYRE-TECH 1 1/2" TYPICAL HEAD P.O. BOX 218 WATNE, VT 05677	DOUBLE HUNG	FIRE RATED GLASS CERAMIC EGRESS-5.70 FT ² CLEAR OPEN 60 MIN FIRE RATING UL 9 LISTED
D	SERIES 2802 RD 36 1/2" x 35 1/2"	AMERICAN CRAFTSMAN	SLIDING WINDOW	3/0 x 3/0 NOMINAL
E	SERIES 1000 RD 25 3/4" x 40 3/4"	AMERICAN CRAFTSMAN	DOUBLE-HUNG	2/0 x 3/2 NOMINAL
F	VS 106 RD 21 1/2" x 48 7/8"	VELUX	VENTILATING SKYLIGHT	21" x 48" NOMINAL



LEGEND

- ⊗ WINDOW TYPE (SEE SCHEDULE)
- ⊗ DOOR TYPE (SEE SCHEDULE)

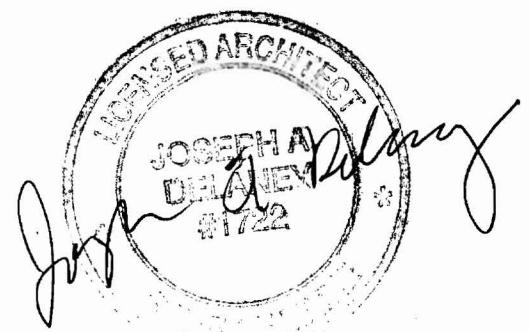
DRAWING REFERENCE SYSTEM



158 GRANT ST.
PLAN SKETCH
1/13/09

REV.	DATE	DESCRIPTION
D	6/22/05	AMENDMENTS
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

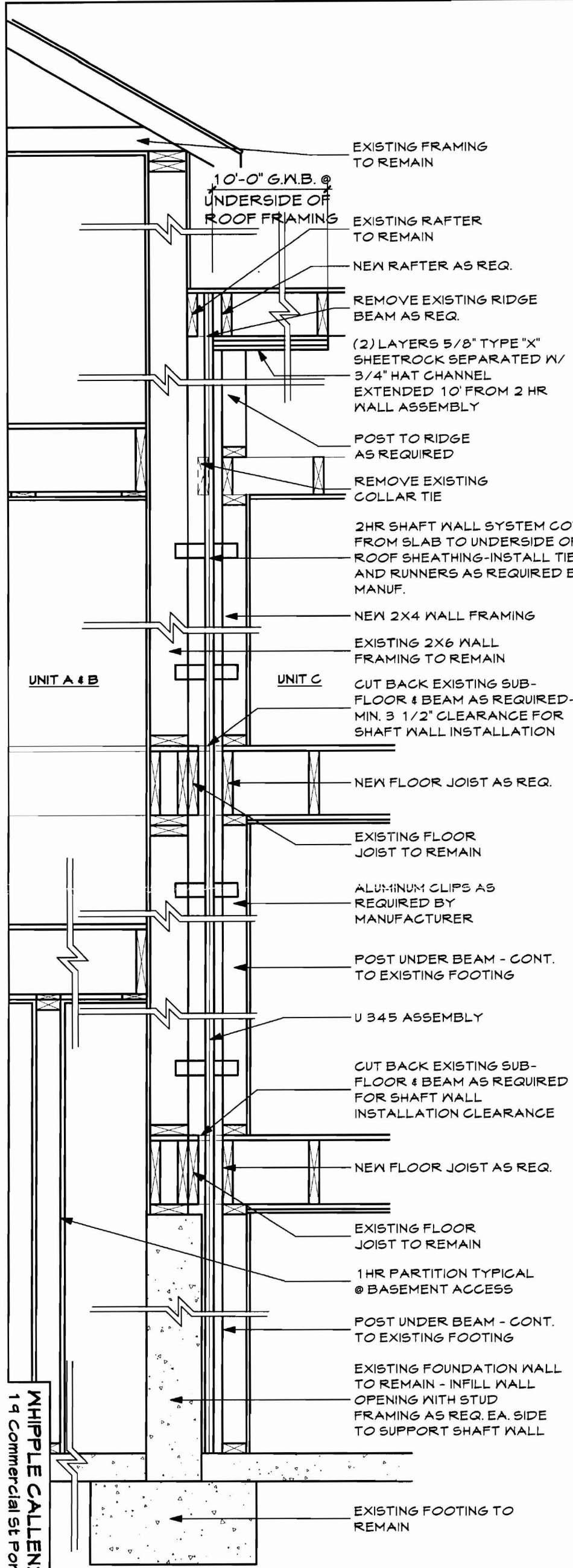
CLIENT	158 GRANT STREET PORTLAND, MAINE		
	RECONFIGURED FLOOR PLAN 4 UNIT CONVERSION		
DRAWN BY:	SMS	SCALE	AS NOTED
		DATE:	07-30-04
DRAWING NUMBER	A-1		REV.



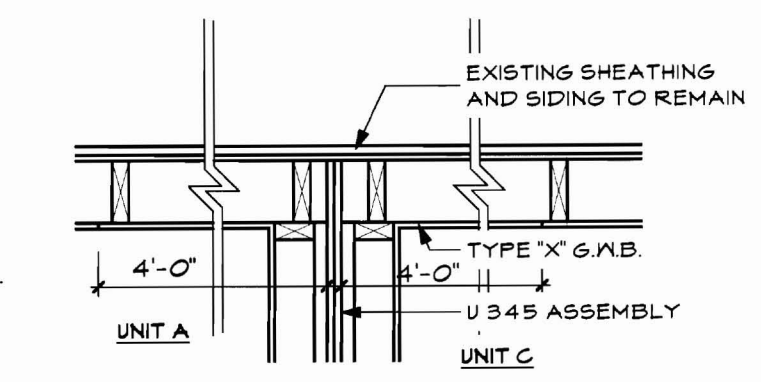
JOB: BOISSONNEAU
 SCALE: 3/4" = 1'-0"
 DATE: 2/2/09
 DESCRIPTION:

NOTES:

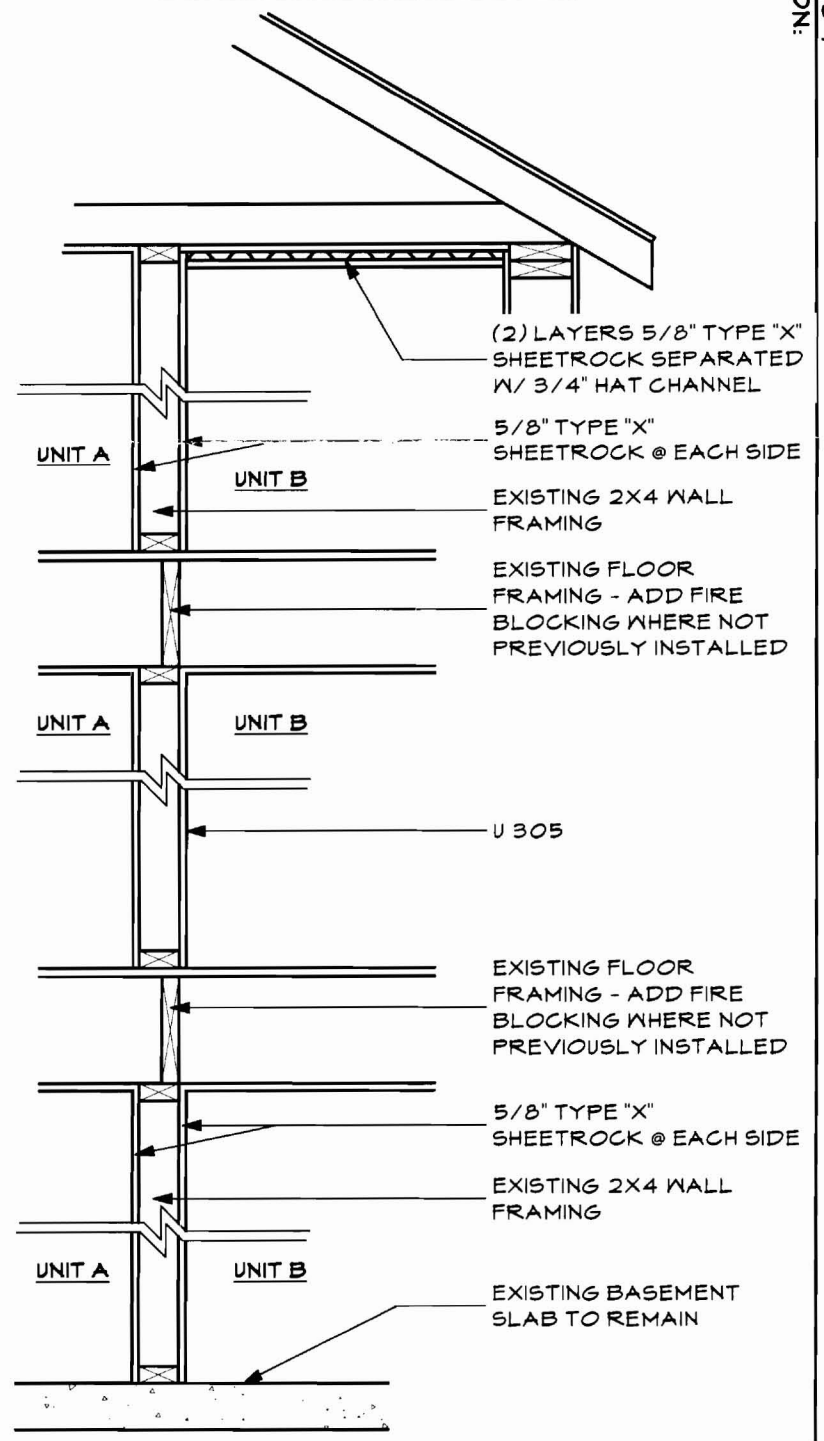
1. EXTEND SHAFT WALL TO INTERIOR FACE OF PLYWOOD SHEATHING CONTINUOUS AND TYPICAL.



TWO HOUR RATED WALL SECTION



2HR RATED PLAN DETAIL



ONE HOUR RATED WALL SECTION

WHIPPLE CALLENDER ARCHITECTS
 19 Commercial St Portland ME 04101

RATED WALL ASSEMBLY DETAILS FOR 158 GRANT STREET-
 MIKE BOISSONNEAU-OWNER



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

10-3 20 00

Received from Alicia Besserman

Location of Work 155 GRANT

Cost of Construction \$ 75,000 Building Fee: _____

Permit Fee \$ 770 Site Fee: _____

Certificate of Occupancy Fee: 75.00

Total: 845.00

Building (IL) Plumbing (15) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 53-C-10

Check #: 209- **Total Collected \$** 845.00

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: S. Danforth

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy