

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

Permit Number: 061607

This is to certify that 829-831 CONGRESS STREET LLC /Benchmark  
 has permission to create office & 1/2 bathroom from the living area of Apt. #10331  
 AT 829 CONGRESS ST City of Portland 053 C024001

**PERMIT ISSUED**

DEC 12 2006

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is leased or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**

Fire Dept. Gregg Cross 12-1-06  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
Department Name

*[Signature]*  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 06-1507	Issue Date: <b>PERMIT ISSUED</b>	CEL: 053 C024001
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<b>Location of Construction:</b> 829 CONGRESS ST	<b>Owner Name:</b> 829-831 CONGRESS STREET LL	<b>Owner Address:</b> ONE CITY CENTER	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Benchmark	<b>Contractor Address:</b> 34 Thomas Dr. Westbrook	<b>Phone:</b> 207 591 7600
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	<b>Zone:</b> B2b

<b>Past Use:</b> Multi-family	<b>Proposed Use:</b> Multi-family - create office & 1/2 bathroom from the living room of Apt. #1 at 831  <i>legal use: 12 dwelling units</i>	<b>Permit Fee:</b> \$215.00	<b>Cost of Work:</b> \$12,000.00	<b>CEO District:</b> 2
<b>Proposed Project Description:</b> create office & 1/2 bathroom from the living room of Apt. #1 at 831		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NFPA 101</i>	<b>INSPECTION:</b> Use Group: <i>R</i> Type: <i>SB</i> <i>IBC 2005</i>	
		<b>Signature:</b> <i>Greg Cass</i>	<b>Signature:</b> <i>[Signature]</i>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
		Signature: _____ Date: _____		

<b>Permit Taken By:</b> ldobson	<b>Date Applied For:</b> 11/01/2006	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>11/1/06</i> <i>AM</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Date: <i>ASB</i>

**CERTIFICATION**

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

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

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

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

<b>Permit No:</b> 06-1607	<b>Date Applied For:</b> 11/01/2006	<b>CBL:</b> 053 C024001
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<b>Location of Construction:</b> 829 CONGRESS ST	<b>Owner Name:</b> 829-831 CONGRESS STREET LL	<b>Owner Address:</b> ONE CITY CENTER	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Benchmark	<b>Contractor Address:</b> 34 Thomas Dr. Westbrook	<b>Phone:</b> (207) 591-7600
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Multi-family - create office & 1/2 bathroom from the living room of Apt. #1 at 831	<b>Proposed Project Description:</b> create office & 1/2 bathroom from the living room of Apt. #1 at 831
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/28/2006

**Note:** Office is for staff who support the "challenged " adults who live in the building.

**Ok to Issue:**

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

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 12/08/2006

**Note:**

**Ok to Issue:**

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

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 12/01/2006

**Note:**

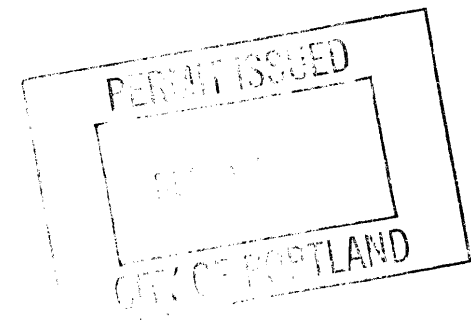
**Ok to Issue:**

- 1) All construction shall comply with NFPA 101

**Comments:**

11/7/2006-amachado: Left message for Dave O'connell. What is the new office going to be used for - is this a change of use? What is the unit number? It looks like it is first floor of #831.

11/13/2006-amachado: Dave O'Connell called back. The office is to support the adults that live in the building. I called him back & left him a message saying that we need something in writing explaining exactly what the office is for and that is is an accessory use.





# 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>829 CONGRESS ST. PORTLAND</u>		
Total Square Footage of Proposed Structure <u>28 sq'</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>53          C          24</u>	Owner: <u>829-831 CONGRESS ST. LLC</u>	Telephone: <u>780.0223</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>BENCHMARK 34 THOMAS DRIVE WESTBROOK 04092 ATT. DAVE O'CONNELL</u>	Cost of Work: \$ <u>12,000 -</u> Fee: \$ <u>140 -</u> C of O Fee: \$ <u>75 -</u>
Current Specific use: <u>APT UNIT - 1 BR</u>		
If vacant, what was the previous use?		
Proposed Specific use: <u>ADD OFFICE TO APT W/ 1/2 Bath - office is ps support</u> <u>challenged adults who live in</u>		
Project description: <u>ADD DIMENSION WALL TO SEPARATE OFFICE SPACE FROM APT. LIBRARY</u> <u>ADD (2) NEW RATED DOORS 1 @ APT ENTRANCE 1 @ new office</u> <u>ADD (1) 5'x5'6" 1/2 BATH TIED INTO EXISTING VENT STACK</u>		
Contractor's name, address & telephone: <u>BENCHMARK, 34 Thomas Drive WESTBROOK 04092</u> <u>591-7600</u>		
Who should we contact when the permit is ready: <u>DAVE O'CONNELL</u>		
Mailing address:		Phone: <u>591-7607</u>

Please submit all of the information outlined in the Commercial Application 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 visit us online at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 877-8763.

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 of applicant:

Dave O'Connell Benchmark

Date:

10.24.06

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



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: CNS ARCHITECTS

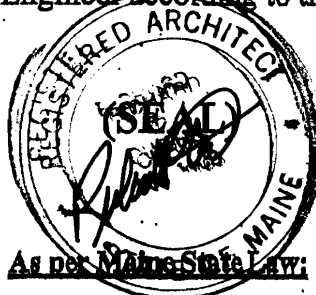
RE: Certificate of Design

DATE: 10/31/06

These plans and / or specifications covering construction work on:

831 CONGRESS ST. - CREATION OF AN ACCESSORY RENTAL OFFICE  
AND TOILET ROOM

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



As per Maine State Law:

\$50,000.00 or more in new construction, repair  
expansion, addition, or modification for  
Building or Structures, shall be prepared by a  
registered design Professional.

Signature: Rubel P. G.

Title: PRESIDENT

Firm: CNS ARCHITECTS

Address: 434 CUMBERLAND AVE  
PORTLAND ME 04101

FROM DESIGNER:

CWS ARCHITECTS

DATE:

10/31/00

Job Name:

831 CONGRESS ST OFFICE + TOWER

Address of Construction:

831 CONGRESS ST.

2003 International Building Code

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

Building Code and Year

2003

Use Group Classification(s)

R2

Type of Construction

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

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS

N/A Submitted for all structural members  
(106.1, 106.1.1)

Live load reduction  
(1603.1.7, 1607.9, 1607.10)

Roof live loads (1603.1.2, 1607.11)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS  
(1603)

Roof snow loads (7603.7.3, 1608)

Uniformly distributed floor live loads (7603.11, 1607)

Ground snow load,  $P_g$  (1608.2)

If  $P_g > 12$  psf, flat-roof snow load,  $P_f$   
(1608.3)

Floor Area Use

Loads Shown

If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
(Table 1608.3.1)

If  $P_g > 10$  psf, snow load importance  
factor,  $I_s$  (Table 1604.8)

Roof thermal factor,  $C_t$  (Table 1608.3.2)

Sloped roof snowload,  $P_s$  (1608.4)

Seismic design category (1616.8)

Basic seismic-force-resisting system  
(Table 1617.8.2)

Wind loads (1603.1.4, 1609)

Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1609.3)

Building category and wind importance  
factor,  $I_w$  (Table 1604.5, 1609.5)

Wind exposure category (1609.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures  
(1609.1.1, 1609.6.2.2)

Main force wind pressures (7603.1.1,  
1609.6.2.1)

Response modification coefficient,  $R$ ,  
and deflection amplification factor,  $C_d$   
(Table 1617.8.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617A, 1617.5.1)

Flood loads (1603.1.6, 1612)

Flood hazard area (1612.3)

Elevation of structure

Other loads

Earthquake design data (1603.1.5, 1614-1623)

Design option utilized (1614.1)

Seismic use group ("Category")  
(Table 1604.5, 1616.2)

Spectral response coefficients,  $S_{DS}$  &  
 $S_{D1}$  (1615.1)

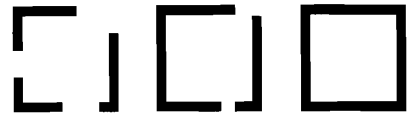
Site class (1615.1.5)

Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (Table 1607.9, 1607.8.1,  
1607.7, 1607.12, 1607.13, 1610,  
1611, 2404)



**Shalom House**

HOME • HEALTH • HOPE

Tel: 207-874-1080  
TTY: 207-842-6888  
Fax: 207-874-1077  
www.shalomhouseinc.org

Joseph C. Brannigan  
Executive Director

November 28, 2006

City of Portland  
Zoning Administration  
389 Congress Street  
Portland, Maine 04101

To whom it may concern:

I am writing to inform you that the office space proposed for 829-831 Congress Street is for administrative purposes related to the special needs of the tenants and not for any other Shalom House, Inc. activities. All other services are provided through either our Main office at 106 Gilman Street or another Shalom House, Inc. residence.

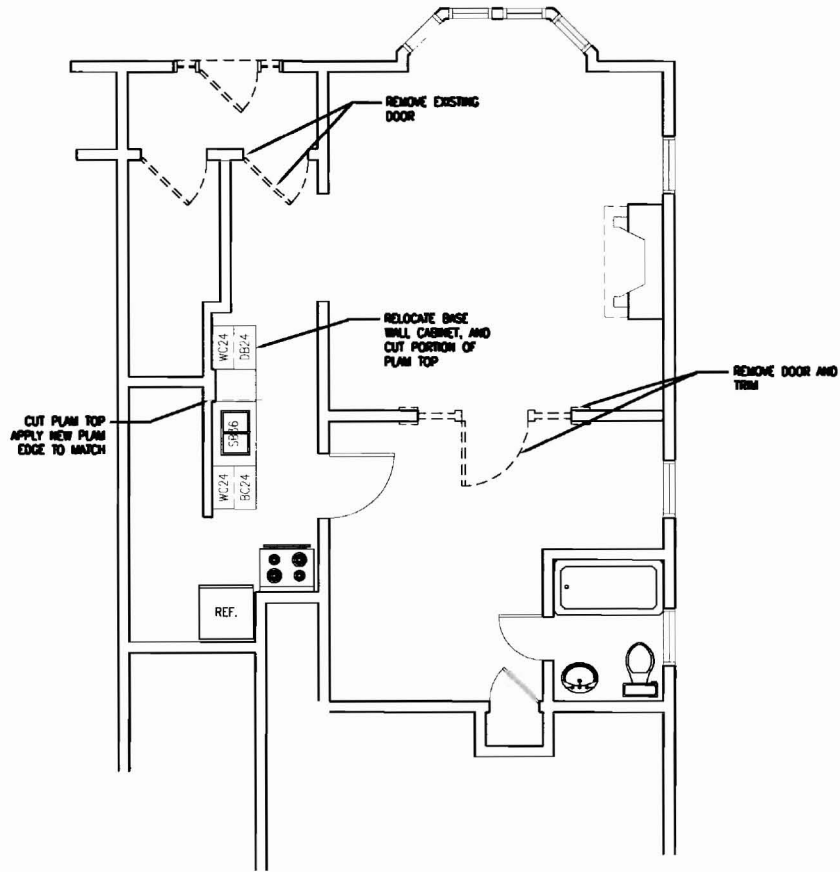
If you have any questions regarding the matter, I can be reached using the contact information provided below.

Thank you,

Norman E. Maze, Jr.  
Property Manager  
Shalom House, Inc.  
106 Gilman Street, Portland ME 04102  
Mailing: PO Box 560, Portland ME 04112  
Office: (207) 874-1080 ext. 119  
Fax: (207) 874-1077  
nmaze@shalomhouseinc.org



A United Way Member Agency



EXISTING STR  
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REN  
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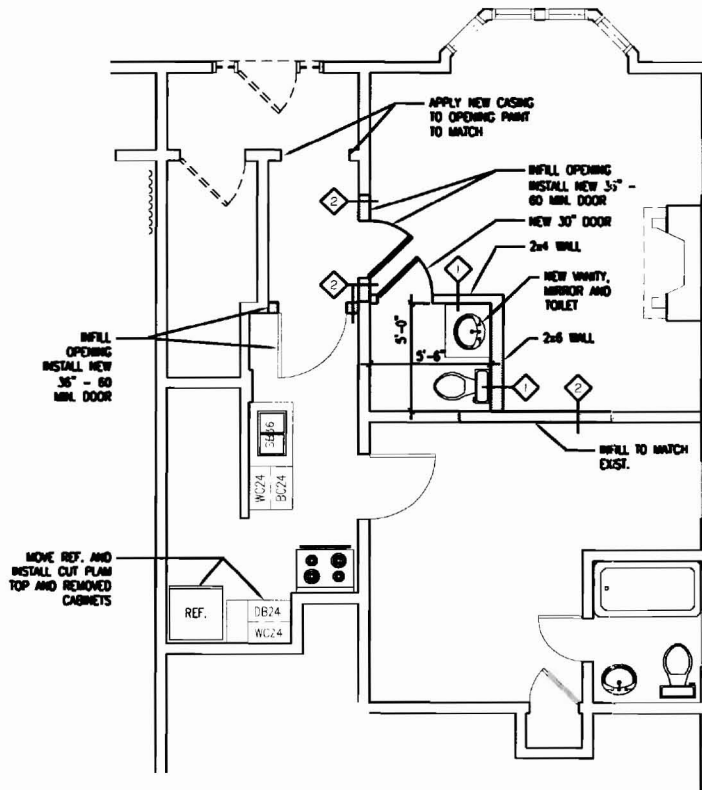
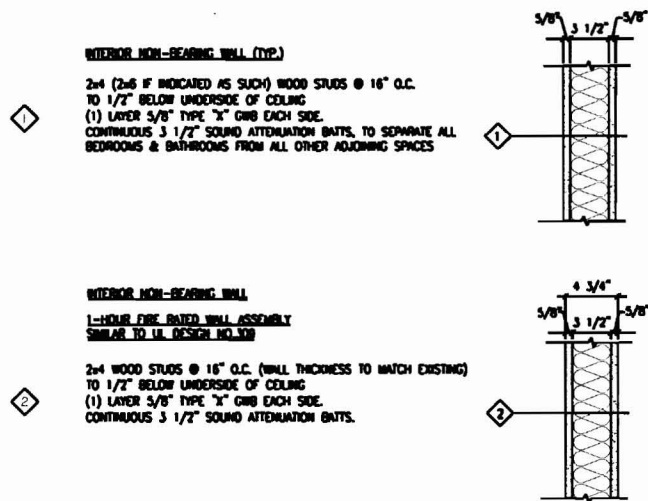
**3** EXISTING - REMOVALS AT FIRST FLOOR APARTMENT

REFERENCED FROM:

1-1/2"=1'-0"

**1** EXISTING

REFERENCED FROM:



NEW HALF  
INSULATED I  
ASSEMBLY W/  
DOOR AND CU

NEW HALF  
INSULATED O  
ASSEMBLY W/  
DOOR AND S  
CLO

**4** PARTITION TYPES

REFERENCED FROM:

1/4"=1'-0"

**2** NEW CONSTRUCTION FIRST FLOOR APARTMENT

REFERENCED FROM:

1/4"=1'-0"

**2** NEW CONS

REFERENCED FROM: