

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

Location of Construction: 688 Congress Street Portland		Owner: Geoffrey Rice		Phone: 772-6788		Permit No <b>990620</b>
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		
Contractor Name: Geoffrey Rice/Architect Wb. Hemmer		Address: 774-3683***		Phone:		Zone: <b>CBL</b> 55-8-35
Past Use: Mixed Use		Proposed Use: Same		<b>COST OF WORK:</b> \$65,000 <b>PERMIT FEE:</b> \$395.00 <b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: Type: Signature: <i>[Signature]</i>		
Proposed Project Description: 1. Sprinkler/fire Bldg. 2. Renovate existing apartments on 3rd and 2nd floors 3. Tenant fit-up on first floor		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____				<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  <b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
Permit Taken By: SF		Date Applied For: June 10, 1999 KA				

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

June 10, 1999

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

CEO DISTRICT



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <b>688 Congress St</b>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number Chart# <b>55</b> Block# <b>E</b> Lot# <b>35</b>	Owner: <b>GEOFFREY RICE</b>	Telephone#: <b>772-6788</b>
Owner's Address: <b>658 CONGRESS ST PORTLAND ME 04101</b>	Lessee/Buyer's Name (If Applicable) -	Cost Of Work: <b>\$65000</b> Fee: <b>\$395</b>
Proposed Project Description: (Please be as specific as possible) <b>1. SPRINKLER ENTIRE BLDG 2. RENOVATE EXISTING APARTMENTS ON 3RD and 2ND FLOORS 3. TENANT FIT-UP ON FIRST FLOOR</b>		
Contractor's Name, Address & Telephone <b>GEOFFREY RICE - 772 6788</b>		<b>ARCHITECT WH. MEMMERS 774-3683</b> Rec'd By <b>58</b>
Current Use: <b>VACANT - FROM FIRE-1 USE</b>	Proposed Use: <b>1st fl. - ASSISTED LIVING CENTER 2nd, 3rd APARTMENTS</b>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

**CALL  
BILL MEMMERS  
774 3683**

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: 	Date: <b>6-10-99</b>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum





WILLIAM NEMMERS ASSOCIATES ARCHITECTS  
424 FORE ST, PORTLAND, ME 04101 774-3683.

June 7 1999

Mr Sam Hoffses, Building Inspector  
City of Portland  
Congress St  
Portland, Maine 04101

Re 688 CONGRESS STREET

Dear Sam

The attached permit application is for the continuation of work authorized by two previous permits in an attempt to put this building into use after the fire which occurred there several years ago

1) The work shown on the first previous permit was for the stairway and 2nd & 3rd floor hallways. This permit application is to complete the rehabilitation and upgrading of the apartments while not changing the stair and hallway design

2) The second permit was for the tenant fit-up for the proposed first floor photography studio, and replacement of the front window-wall. Only the front was built as the potential tenant never materialized. Now another tenant, an assisted living center, is proposing to lease the entire 1st floor and this application covers the fit-up work for that tenant

A major difference between the above two permits and the work being considered now is that the current application includes the installation of a **sprinkler system** into the building. This sprinkler should make the stair/hallway arrangement a better construction than was previously the case.

Sincerely

William Nemmers

Inspection Services  
Michael J. Nugent  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



## CITY OF PORTLAND

150-035  
H  
October 5, 1999

Mr. Geoffrey Rice  
658 Congress St.  
Portland, ME 04101


RE: 688 Congress St.  
CBL: 055-E-035

Dear Mr. Rice;

I met Dan Leo, your representative at 688 Congress Street on 10/5/99 at 10:00 a.m. This visit was for a final inspection and Certificate of Occupancy. Marland Wing, Building Inspector had visited Dan several weeks ago, on September 8, 1999. Marland left instructions that hand rails & stairs were not up to code. Today we found several problems. The kitchen is not installed yet. Dan didn't know if the kitchen sink has a grease trap. The Bathroom drain lines and hot water feeds need scald guards; all hand railings need to return to the wall. Until such a time that a water supply for a sprinkler system is brought into the building all sprinkler heads must be covered from sight.

This is notification that construction is not completed and you have had your tenant occupy the premise illegally.

Sincerely,

  
Thomas Reinsborough  
Code Enforcement Officer

Nbw/

**City Of Portland  
Inspection Services  
RETURN OF SERVICE**

On the 6 day of Oct, 1999, I made service of the Letter of Notification on  
Tenant Illegally occupying 688 Congress St.  
upon, Geoffrey Rice, at 658 Congress St. C.B.L. 55-E-35

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_.
- By delivering a copy to an agent authorized to receive service of process, and whose name is Rita.
- By (describe other manner of service) \_\_\_\_\_.

DATED: 10-6

Don Reinhold  
Signature of Person Making Service  
C.E.O. City of Portland  
Title

I have received the above referenced documents

Geoffrey Rice  
Person Receiving Service  
Rita Seaver

55-E-035



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 688 Congress Street (055-E-035)

Issued to Geoffrey Rice

Date of Issue December 2 1999

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. 990620, 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

APPROVED OCCUPANCY

1st floor only

Adult day care drop in and learning center  
Boca 96 group R3 type 3B

Limiting Conditions:

upper floors will require a separate C of O

This certificate supersedes  
certificate issued December 1 1999

Approved:

1/31/00

(Date)

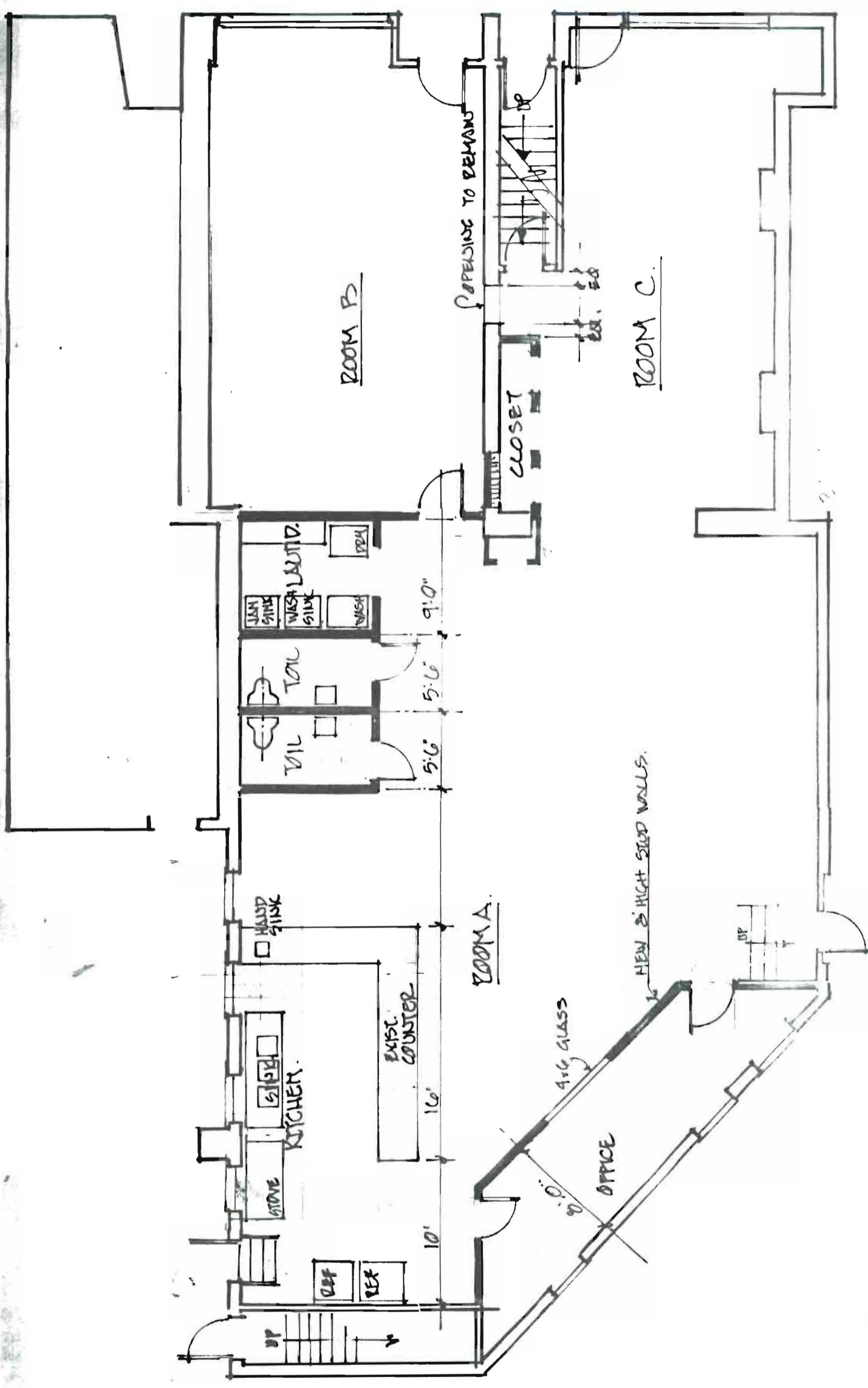
Inspector

Inspector of Buildings

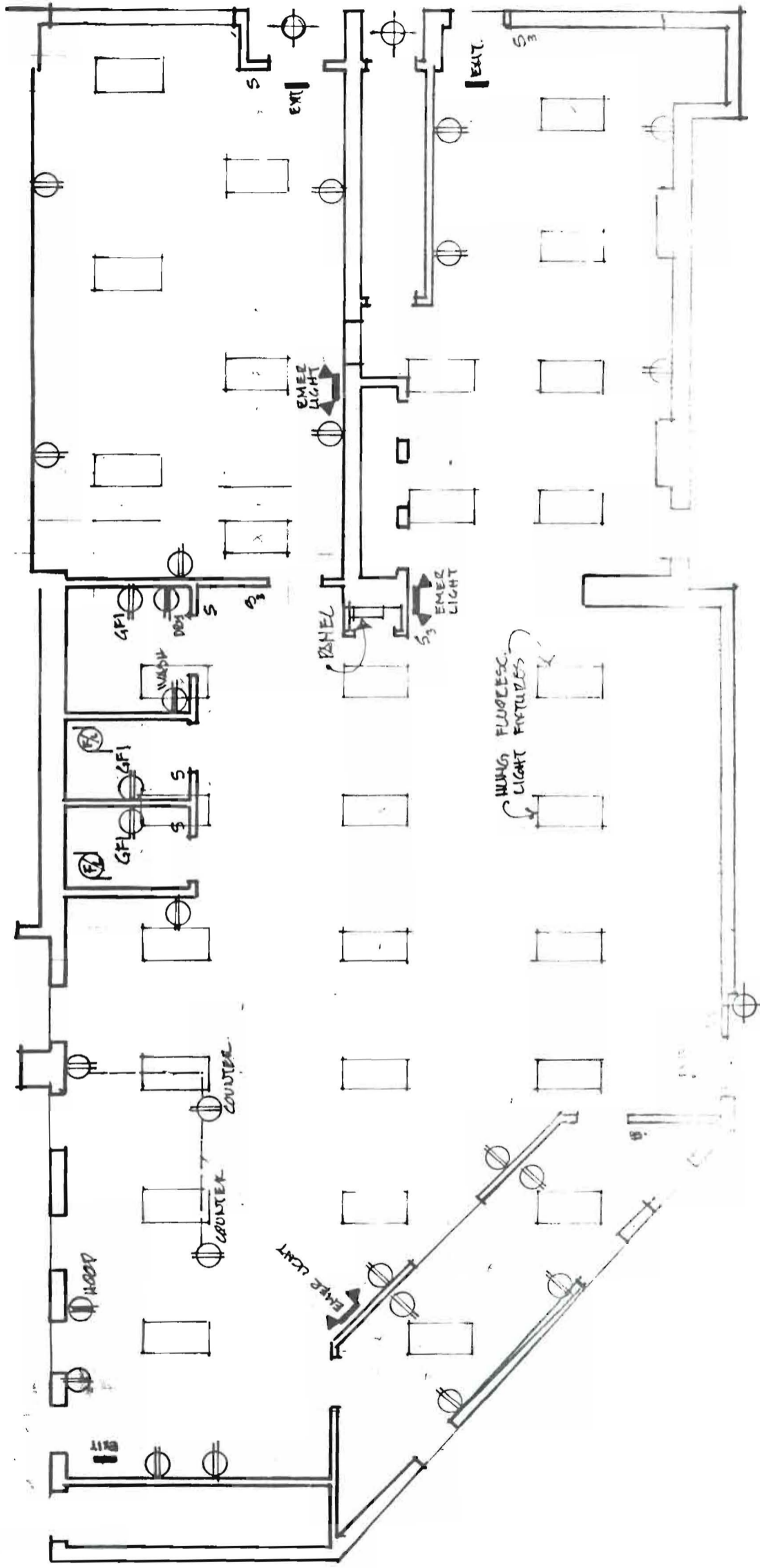
Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

11/13/99

11/13/99  
01/27/00

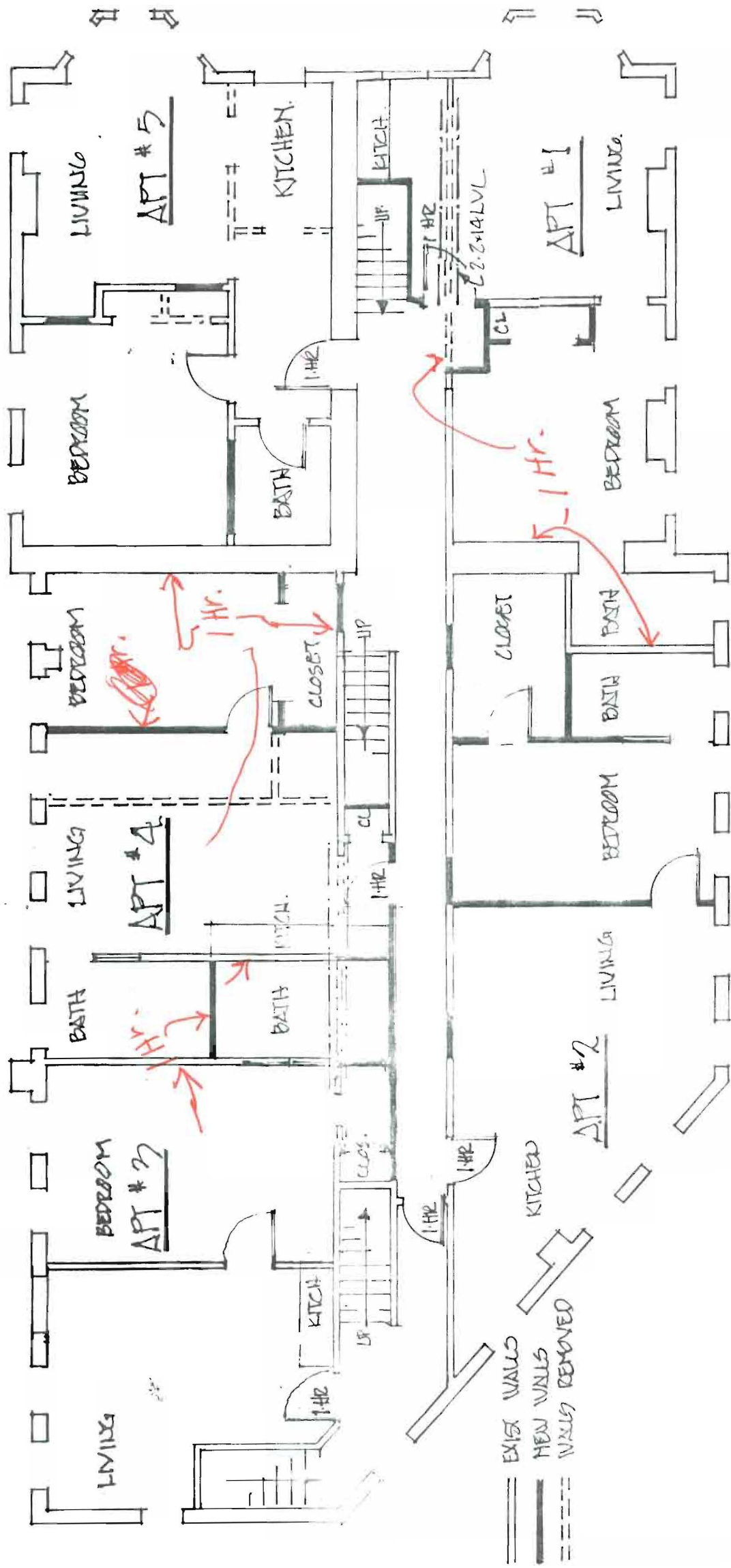


FIRST FLOOR PLAN - 600 CONGRESS.  
 1/8" = 1'-0" 5-26-79.



FIRST FLOOR ELECTRICAL PLAN  
 1/8" = 1'-0"

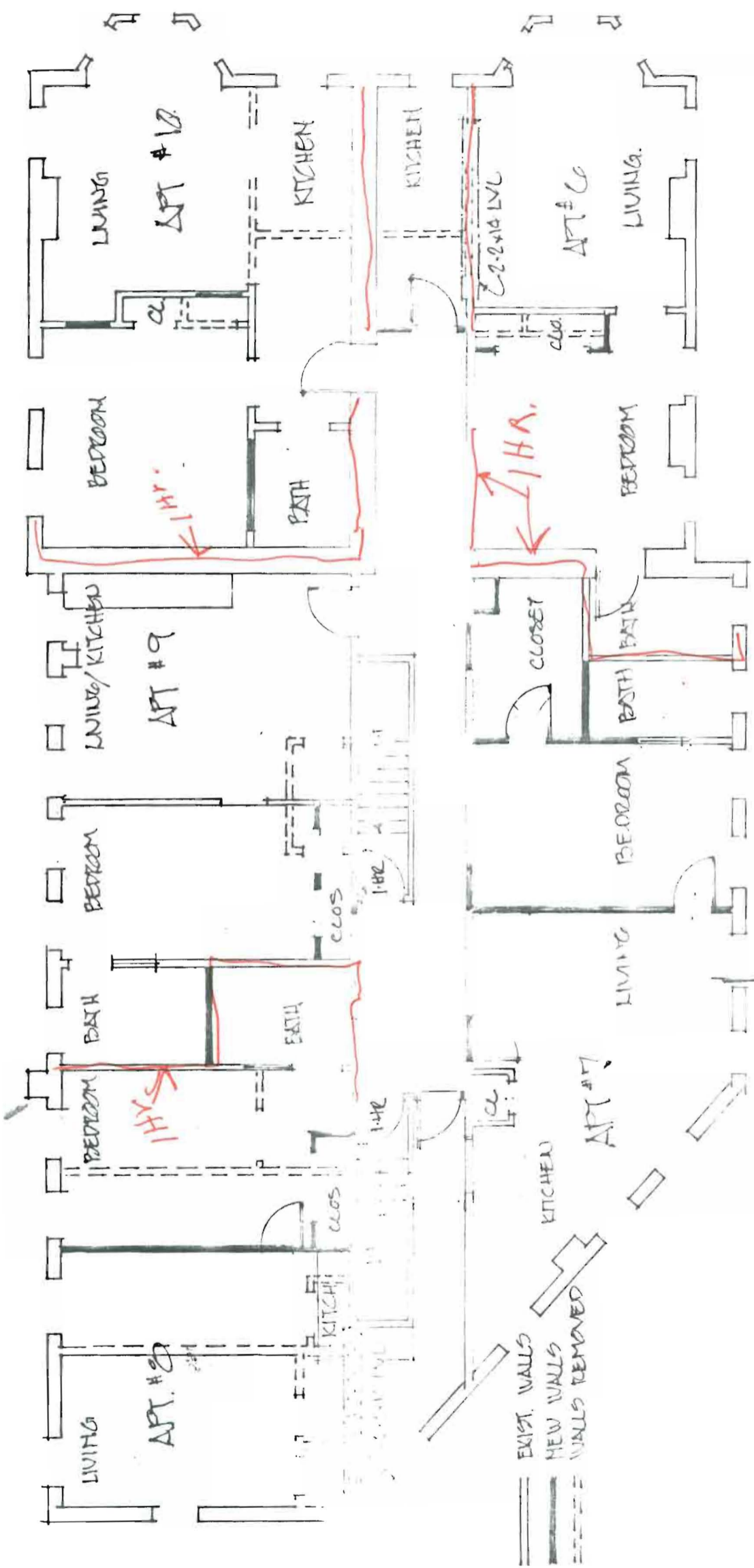




600 CONGRESS ST.

2ND FLOOR PLAN

1/8" = 1'-0"  
6-8-99



3RD FLOOR PLAN  
 1/8"=1'-0"  
 6.8.99

Red Lines 1 Hr.  
 Fire Assembly

- EXIST. WALLS
- NEW WALLS
- - - WALLS REMOVED

CONCRETE ST.

**BUILDING PERMIT REPORT**

DATE: 12-June-99 ADDRESS: 688 Congress ST. CBL: 55-E-35  
 REASON FOR PERMIT: Sprinkler System - Renovate apart's. 2nd & 3rd floor - Tenants T.F. Itz  
 BUILDING OWNER: Geo Frey  
 PERMIT APPLICANT: \_\_\_\_\_ / Contractor Owner  
 USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 3 B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*9, \*11, \*12, \*15, \*17, \*19, \*21, \*22, \*26, \*27, \*29, \*32, \*33, \*34, \*23

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- \*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- \*12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- \*15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

COMMENTS

6/99 Checked Bathrooms with Plumber  
24 3rd floor under renovation  
work in progress now

8-8-99 Told tenant that stair needs to  
be fixed to code & hand rails need to  
be replaced *Mulling*

10-14-99 Stephanie From Rices office called and asked about a  
time frame on installing the Grease trap I told her before I issue  
a c.o.f.o. It shall be installed and that the Rear Stairs need to be Rebuilt  
to code No waiver is going to be granted per M. Nugent, and Sprinkler  
System shall be charged + tested *TR*

11-12-99 Did inspection all items have been addressed except  
the Sprinkler System has not been completed. *TR*  
11-25-99 mac said OK on First Floor only occupancy. *TR*

Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

- 18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- \*19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- \*21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- \*22. The Sprinkler System shall maintained to NFPA #13 Standard. *STATE fire marshall's approval*
- \*23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- \*26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- \*29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements.
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. Sprinkler system will require STATE fire marshall's approval
- 35. A sprinkler performance test shall be submitted to the P.F.D.
- 36.

*[Signature]*  
 P. Samuel Hoffses, Building Inspector  
 cc: *[Signature]* Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 PSII 12-14-98 *[Signature]*

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.