

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

Location of Construction: 634 Congress Street		Owner: Geoffrey Rice		Phone: 761-6788		Permit No: 991173	
Owner Address: SAA		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: Geoffrey Rice		Address: 638 Congress Street, Portland, ME		Phone: 761-6788		Permit Issued: OCT 27 1999	
Past Use: Vacant/Room House		Proposed Use: 10 All Apartments		COST OF WORK: \$ #		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
		Signature:		Signature:		Zone: CBL: 055-E-0354	
Proposed Project Description: Change of User of 2nd and 3rd Floors only from vacant/rooming house to all apartments.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: SA		Date Applied For: 10-18-99		Signature:		Date:	

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..

Call for Pick Up Bill Numbers 774-3683

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

10-18-99

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT 3

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.

NOTEIf 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): ⁶⁸⁴⁻⁶⁸⁸ 688 CONGRESS ST. (684)			
Total Square Footage of ^{EXISTING} Proposed Structure		N/A	
Square Footage of Lot		N/A	
Tax Assessor's Chart, Block & Lot Number Chart# 55 Block# E Lot# 35		Owner: Geoffrey Rice	Telephone#: 761-6788
Owner's Address: 688 CONGRESS PORTLAND 04101		Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$ 0 Fee \$ 30
Proposed Project Description:(Please be as specific as possible) CHANGE OF USE OF 2nd & 3rd floors only			
Contractor's Name, Address & Telephone GEOFFREY RICE, 688 CONGRESS, 761,6788. PORTLAND, ME.			Rec'd By WB
Current Use: VACANT (former APART/ROOM HS)		Proposed Use: APARTMENTS	

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

* FOR PICKUP CALL
BILL NEUMERS
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:

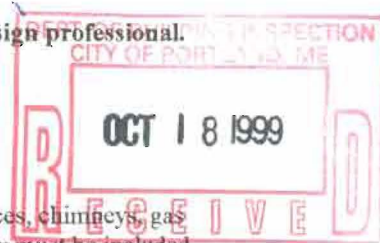
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: OCTOBER 18, 1999
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 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.

OCTOBER 14, 1999

Marge Schmuckel,
Building Inspections Office
City of Portland
389 Congress Street
Portland, Maine 04101

Re: 688 Congress St. - Change of Use

Dear Marge:

With this letter I am submitting the back-up documentation for the Change-of-Use Permit requested by Geoffrey Rice for this Project. You requested that we get to you the parking lot configuration for the proposed 10 units of apartments being proposed for the building.

The attached Site Plan indicates the lot and building which is the subject of this application. The building (Lot # 35) is owned by Mr. Geoffrey Rice. The adjacent parking lot on lot # 18 is also owned by Mr. Rice

Mr. Rice and his neighbor on Lot # 44 have developed this lot for their joint use and 16 spaces are assigned to Mr. Rice.

The City Parking Code indicates that we need (1.5) spaces for each new apartment unit. The Proposal calls for 10 apartments and thus 15 spaces.

This Building is officially carried as vacant since the fire which partially gutted it several years ago. Prior to the fire there was retail (a sauna, health club) on the 1st floor and the 2nd and 3rd floors were a 20 unit rooming house.

There have been several building permits received for the property over the last two years as the building has been renovated. A letter, dated June 9, 1999, and accompanying the permit application mentioned that the second and third floors were going to be apartments but apparently that information never got transmitted to the official permit. Even before that the drawings included in the earlier permit application for the stairway and upper corridor fireproofing indicated that apartments would be included on the upper floors and specified wall and door ratings for apartment use.

The Parking code states that if additional units are created then 1.5 parking spaces per each such apartment must be provided. This building is being reduced from the original 20 room rooming house to a 10 unit apartment building, so in that sense no additional living units are being created and no additional parking spaces are required.

I trust that this information satisfies your requirements for this application and the change of use permit can now be issued.

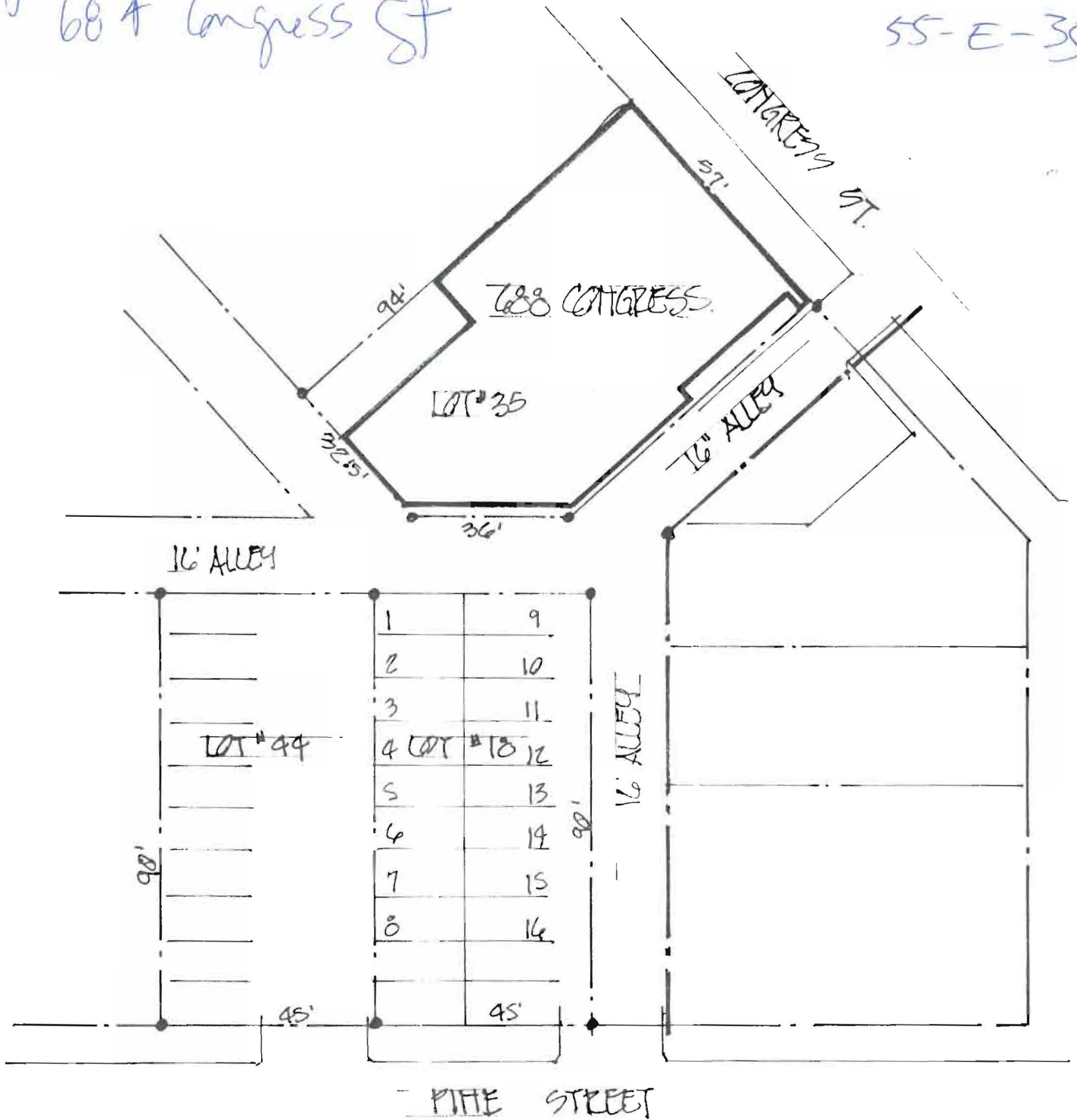
Sincerely,

A handwritten signature in black ink, appearing to read 'William Nemmers', written in a cursive style.

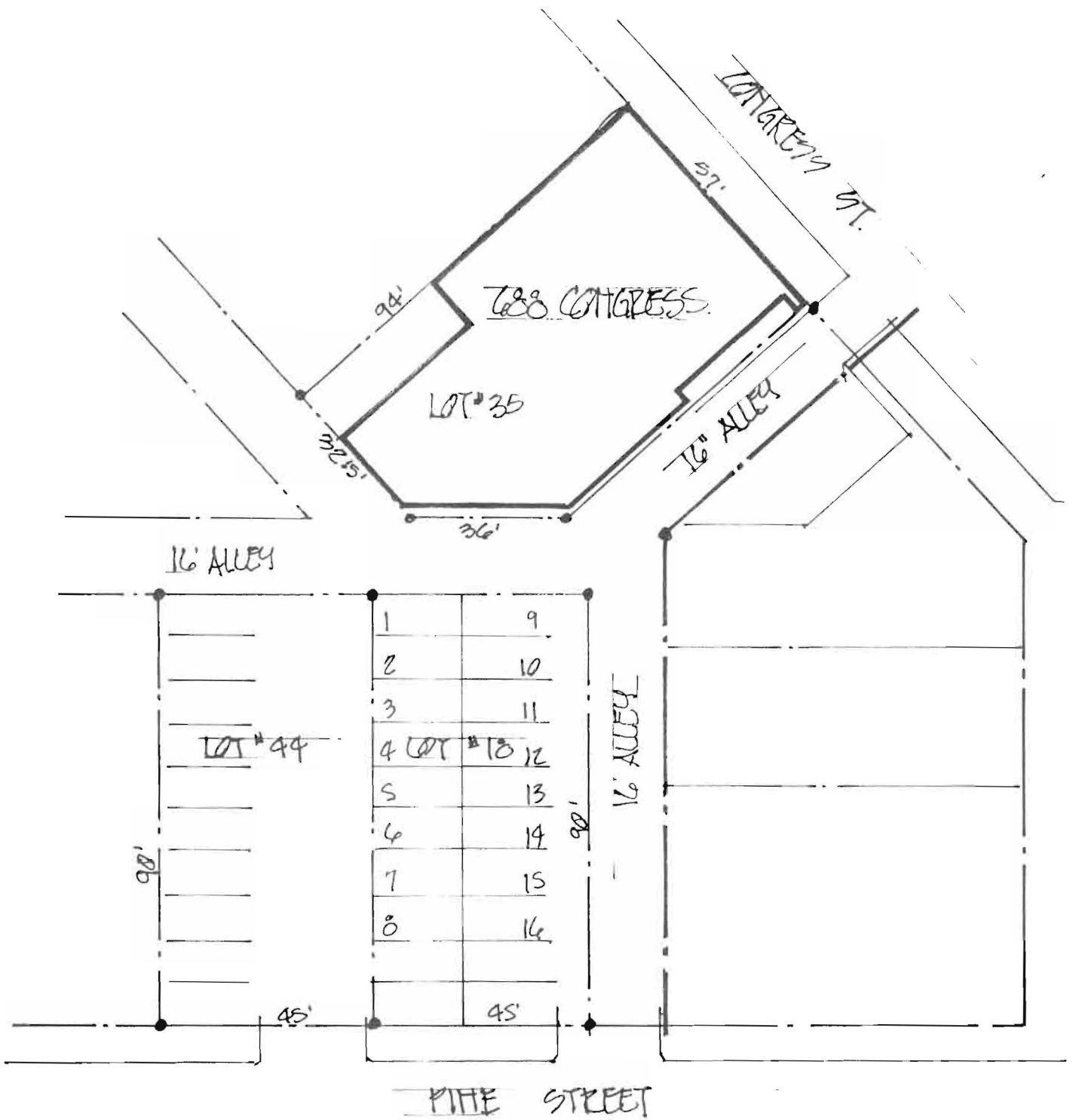
William Nemmers

goes with permit for
68 + Congress St

55-E-35



PARKING PLAN FOR 600 CONGRESS ST.
16 SPACES ALLOTTED FROM ADJACENT LOT #18
 SCALE 1"=30', CITY MAP #55 BUC. H. OCT 14, 99.



PARKING PLAN FOR 688 CONGRESS ST.
16 SPACES ALLOTTED FROM ADJACENT LOT #18
 SCALE 1"=30', CITY MAP #55 BUC. H. OCT 14, 99.

BUILDING PERMIT REPORT

DATE: 20 OCT. 99 ADDRESS: 684 Congress St. CBL: 055-E-035
 REASON FOR PERMIT: Change of use on 2nd & 3rd FLS. From vacant to rooming house
 BUILDING OWNER: Geoffrey Rice
 PERMIT APPLICANT: _____ (Contractor) Geoffrey Rice
 USE GROUP R-2 CONSTRUCTION TYPE 5B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *11, *13 *14 *15
*19 *23 *27 *32 *33 22 #31
 Approved with the following conditions: _____

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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
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 dampproofing 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 1/4" 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 1010.4)

COMMENTS

3/21/01 Punch list Final inspection - Need to return handrails and provide sprinkler test. JB

3-29: CHECKED SMOKE DETECTOR = O.K., PLUMBING = O.K., 2ND FLOOR HALLWAY FLOORING NOT COMPLETE, SAVING POOR CLOSERS NOT INSTALLED. ARW

4/10 Door Closers installed, handrail returns needed at bottom end, Top end ok JB - Sprinkler test submitted JB

4/12/01 Handrails Good Issue C.O. JB

CBL: 55-E-35
Permit # 991173

Inspection Record

Type

Date

Foundation: _____

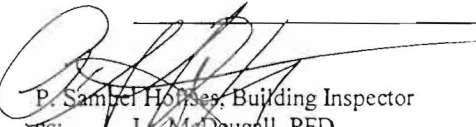
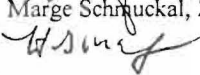
Framing: _____

Plumbing: _____

Final: _____

Other: _____

- 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)
- 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)
- X 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.
- X 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).
- X 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. *NO increase in units without separate permit*
- X 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.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- X 35. *The change of use with requirements was on other permits.*
- 36. _____
- 37. _____
- 38. _____


 P. Sambel, Building Inspector
 cc: L. McDougall, PFD
 Marge Schruockal, Zoning Administrator


PSH 7.24.99

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 684 Congress Street CBL: 055-E-035

Issued to **Geoffrey Rice**

Date of Issue **April 12, 2001**

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. **991173**, 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

2nd & 3rd floors

APPROVED OCCUPANCY

**Ten (10) Apartments
Use Group R2
Type 5B**

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

4/12/01 *Francis Kowale*

(Date)

Inspector

[Signature]

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.

04/12/01
MMB

4/12/01