

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

Location of Construction: 271 Spring St		Owner: David Kingsley & Arthur Dyer		Phone: ***4797-7777		Permit No: 991073	
Owner Address: 400 Allen Ave Ptld 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: William Wight, Wight Carpentry		Address: South Portland		Phone: 799-3789		Permit Issued: ISSUED SEP 28 1999	
Past Use: 5-Unit		Proposed Use: Same		COST OF WORK: \$ 2,500		PERMIT FEE: \$ 42.00	
Proposed Project Description: Replace existing fire escape		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>R2</i> Type <i>52</i> <i>BOCA 99</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>Holmes</i>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:	
Permit Taken By: <i>KA</i>		Date Applied For: <i>sp</i> September 10, 1999		Zone: <i>R-6</i> CBL: <i>056-G-042</i>		Zoning Approval: <i>ok</i>	

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:**
- Shoreland
  - Wetland
  - Flood Zone
  - Subdivision
  - Site Plan  major  minor  mm
- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Approved
  - Approved with Conditions
  - Denied
- Date: *10/2/99*

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

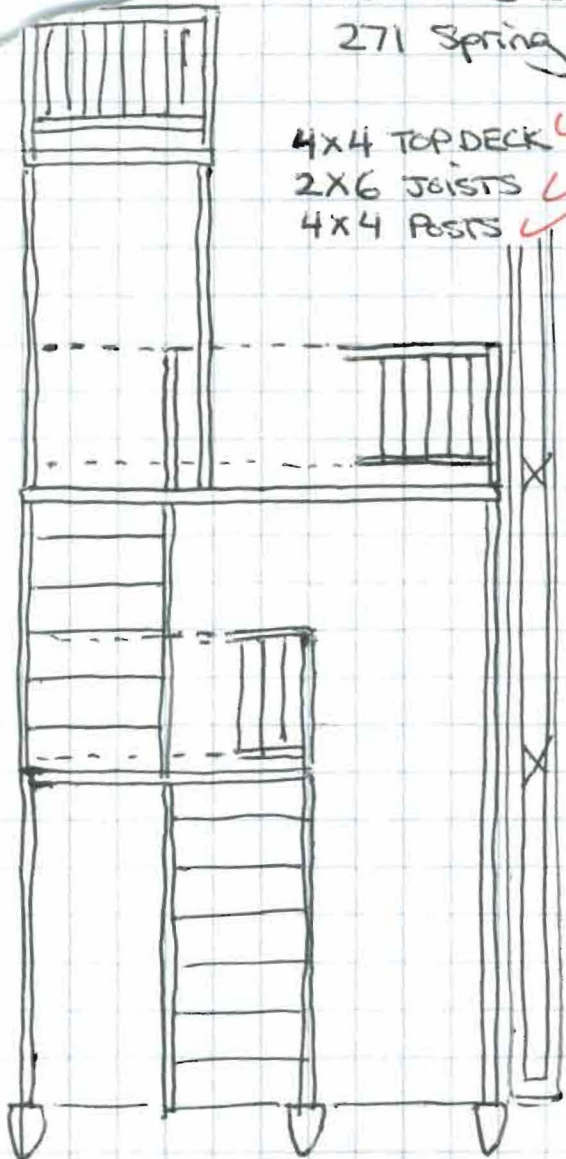
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: *September 13, 1999* PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

CEO DISTRICT 3

New Fire Escape for  
271 Spring Street



4x4 TOP DECK ✓  
2x6 JOISTS ✓  
4x4 POSTS ✓

(CORNER TRIM OF BUILDING WILL NOT BE COVERED AS WITH PRESENT ESCAPE) ↪

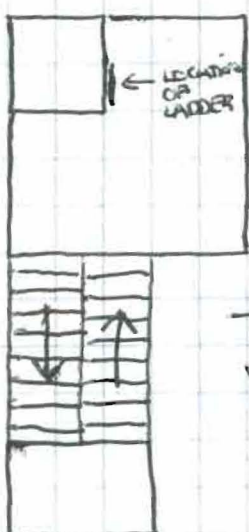
10x10 MAIN DECK ✓  
2x8 JOISTS ✓  
4x6 POSTS PINNED ON CONCRETE ↪

4x6 STAIR PLATFORM ✓  
4x4 POSTS ✓  
2x6 JOISTS ✓

PRESSURE TREATED WOOD  
RAILS TO CODE WITH 2x2 BALLUSTERS

VIEW FROM REAR

LT. MC  
what about this? ↙  
?



TOP VIEW

STAIRS - 3' WIDE  
BUILT TO CODE



VIEW FROM DRIVEWAY

METAL LADDER  
FROM TOP DECK  
TO MAIN DECK  
(@ 8' TALL)

THE SMALL MAIN  
DECK PREVENTS  
STAIRS FROM  
BEING BUILT  
FROM THE TOP  
DECK (3RD FLOOR)





# GREATER PORTLAND REALTY

400 Allen Avenue  
Portland, Maine 04103

Tel. 797-7777



Fax 797-0255

- MEMO -

Date: September 22, 1999

To: Sam Hoffses  
City Inspector

From: David Kingsley  
Greater Portland Realty

Re: Revised fire escape design for 271 Spring Street, Portland, Maine

Dear Sam:

I recently purchased 271 Spring Street with Art Dyer. Tom Rainsborough deemed that the existing fire escape was unsafe and needed replacement. Last week we submitted a fire escape design which was rejected by the fire department since it called for a metal ladder from the 3rd floor deck to the main deck; we've attached a revised plan that addresses this concern.

There are two issues with this new plan for which we'll need some relief from the City:

- 1) The stairs from the 3rd floor deck to the 2nd floor deck will be too steep to meet code. The building is in an historic district; and Deb Andrews didn't want the new fire escape to extend into the corner trim of the building. There's simply not enough room to run these stairs with a lesser pitch given the space constraints. (The stairs from the 2nd floor deck to the ground will comply with the code).
- 2) The fire escape needs to be uncovered. This fire escape extends to the third floor and is in the historic district. The historic character of the building would be severely damaged if a roof were required. (We certainly understand that the escape needs to be cleared in the event of a snow storm).

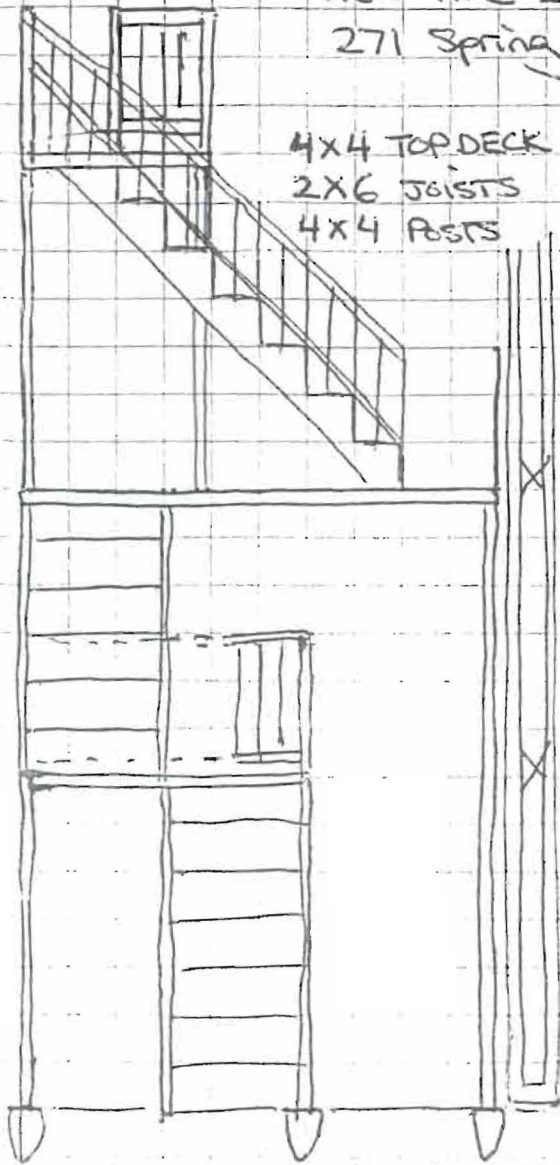
We submitted the original plan for this fire escape over a week ago and are anxious to start work on it. We appreciate your prompt action on this application.

If you have any questions or concerns, please call David Kingsley at 797-7777 ext.13. Thank you for your assistance.

Sincerely,

David M. Kingsley

CONSTRUCTION PLAN:  
New Fire Escape for  
271 Spring Street



4x4 TOP DECK  
2x6 JOISTS  
4x4 POSTS

(CORNER TRIM OF BUILDING WILL NOT BE COVERED AS WITH PRESENT ESCAPE)

10x10 MAIN DECK  
2x8 JOISTS  
4x6 POSTS PINNED ON CONCRETE

4x6 STAIR PLATFORM  
4x4 POSTS  
2x6 JOISTS

PRESSURE TREATED LUGS  
RAILS TO CODE WITH 2x2 BALLUSTERS

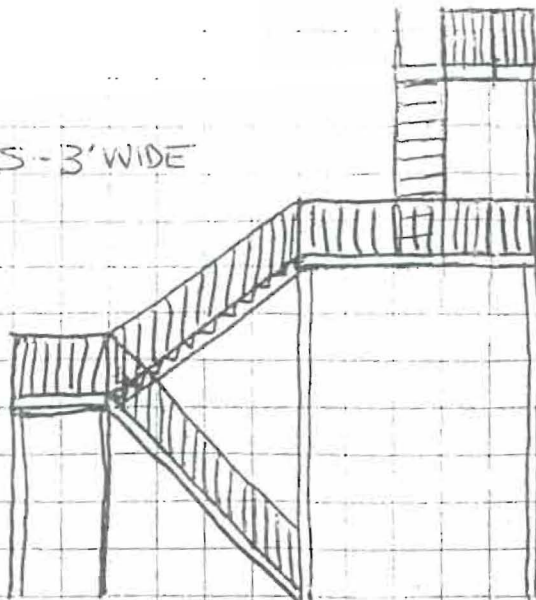
VIEW FROM REAR

\* NOTE \*



TOP VIEW

STAIRS - 3' WIDE



VIEW FROM DRIVEWAY

STAIRS FROM TOP LEVEL TO MAIN LEVEL WILL HAVE A STEEP PITCH DUE TO SPACE AND HISTORICAL COMMITTEE RESTRAINTS. (NOT ENOUGH ROOM FOR A LONGER RUN) Lower stairs will comply with code.





# INSURANCE BINDER

DATE (MM/DD/YY)  
08/31/99

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

PRODUCER  
 ANDERSON WATKINS ASSOC  
 31 CENTRAL ST  
 WESTBROOK ME 04092-9951

PHONE (A/C, No, Ext): 207-856-5500  
 COMPANY  
 NO SECURITY INS CO  
 BINDER # 52-2  
 DATE EFFECTIVE TIME 08/23/99 12:01 X AM  
 EXPIRATION DATE TIME 10/23/99 X 12:01 AM NOON

CODE: 18-074 SUB-CODE:  
 AGENCY CUSTOMER ID: ADYEA52-2  
 ENSURED  
 ARTHUR DYER & DAVID KINGSLEY  
 400 ALLEN AV  
 PORTLAND ME 04103

X THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #: BINDER  
 DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (including Location)  
 BUILDERS RISK-271 SPRING ST PORTLAND ME  
 GENERAL LIABILITY

## COVERAGES

TYPE OF INSURANCE	COVERAGE/FORMS	AMOUNT	DEDUCTIBLE	COINS %
PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input checked="" type="checkbox"/> SPEC	Building-Repl Cost	\$ 220,000	\$1000	80
GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT	RETRO DATE FOR CLAIMS MADE:	GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP OF AGG \$2,000,000 PERSONAL & ADV INJURY \$1,000,000 EACH OCCURRENCE \$1,000,000 FIRE DAMAGE (Any one fire) \$ 50,000 MED EXP (Any one person) \$ 5,000		
AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS		COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ MEDICAL PAYMENTS \$ PERSONAL INJURY PROT \$ UNINSURED MOTORIST \$		
AUTO PHYSICAL DAMAGE DEDUCTIBLE <input type="checkbox"/> COLLISION <input type="checkbox"/> OTHER THAN COL	<input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES	ACTUAL CASH VALUE STATED AMOUNT \$ OTHER		
GARAGE LIABILITY <input type="checkbox"/> ANY AUTO		AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$		
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE \$ AGGREGATE \$ SELF-INSURED RETENTION \$ STATUTORY LIMITS		
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY		EACH ACCIDENT \$ DISEASE - POLICY LIMIT \$ DISEASE - EACH EMPLOYEE \$		

### TEMPORARY PROOF OF INSURANCE

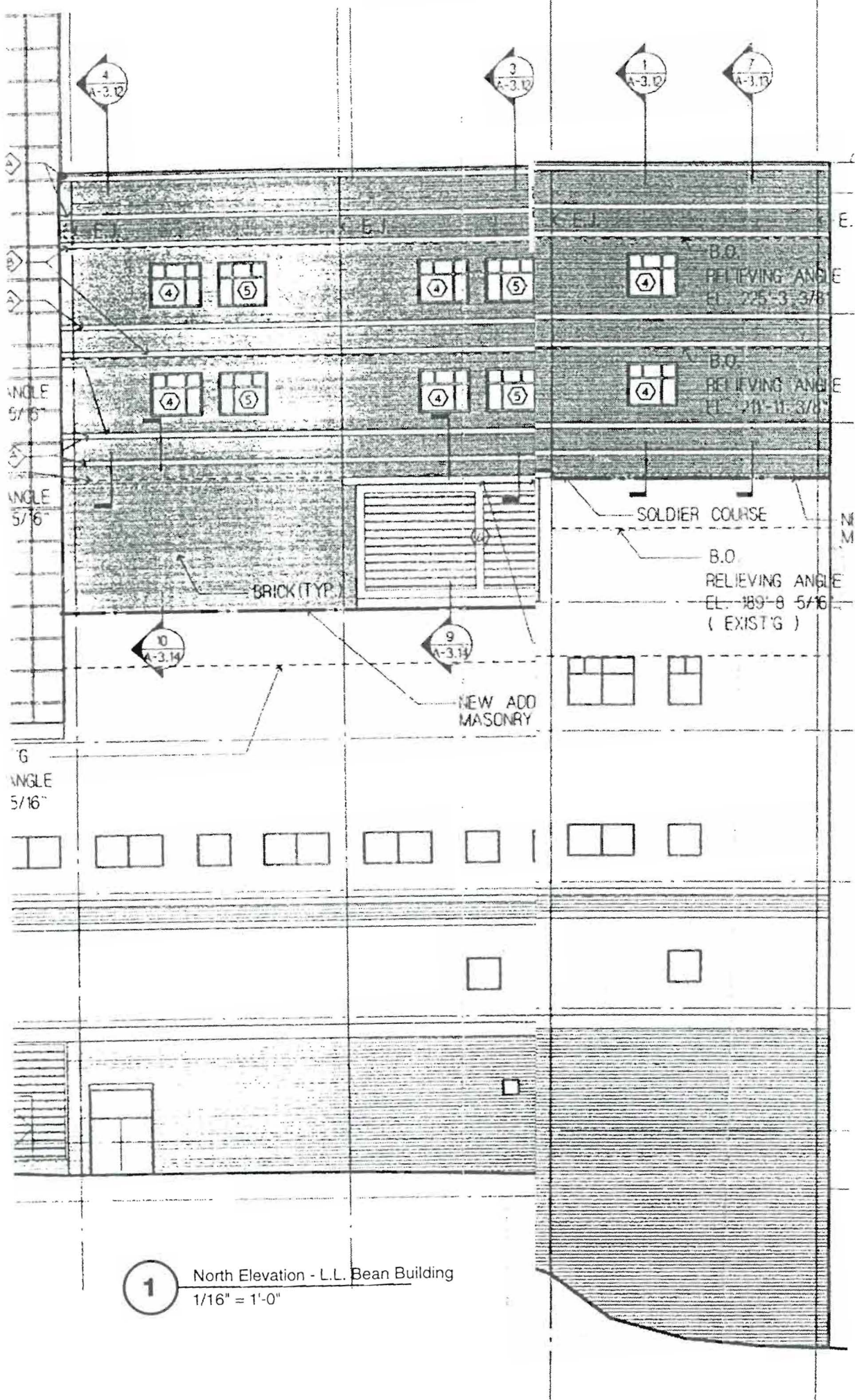
SPECIAL CONDITIONS/OTHER COVERAGES

NAME & ADDRESS

MORTGAGE  ADDITIONAL INSURED  
 LOSS PAYEE   
 LOAN #

AUTHORIZED REPRESENTATIVE  
 Joanne R Desjardins *Joanne Desjardins*





1 North Elevation - L.L. Bean Building  
 1/16" = 1'-0"

Dwg. No.

2.0

Maine Medical Center

Sign Type 2 - Illuminated Letters  
 Elevation SIGN N-2

Jon Roll & Associates

Job # 314.00

Date Jan 1999

Scale As Noted



**BUILDING PERMIT REPORT**

DATE: 19/sep./99 ADDRESS: 271 Spring St. CBL: 056-G-047  
 REASON FOR PERMIT: Replace existing Fire Escape  
 BUILDING OWNER: Kingsley & Dyer  
 PERMIT APPLICANT: \_\_\_\_\_ Contractor Wright Carpentry  
 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, \*4, \*13, \*35, \*36, \*37, \*38

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 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)




**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>271 Spring Street, Portland (rear west side)</b>			
Total Square Footage of Proposed Structure <b>140 sq ft</b>		Square Footage of Lot <b>2804 sq ft</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>56</b> Block# <b>6</b> Lot# <b>47</b>		<b>David M Kingsley</b> <b>Arthur C Dyer</b>	Telephone#: <b>797-7777</b>
Owner's Address: <b>400 Allen Avenue Portland, ME 04103</b>		Lessee/Buyer's Name (If Applicable) <b>NA</b>	Cost Of Work: <b>\$ 2500<sup>00</sup></b> Fee <b>\$ 42<sup>00</sup></b>
Proposed Project Description:(Please be as specific as possible) <b>Replace existing wooden fire escape (condemned by City) by a new wooden fire escape (built to code)</b>			
Contractor's Name, Address & Telephone <b>William Wight, Wight Carpentry, South Portland 799-3789</b>			Rec'd By 
Current Use: <b>fire escape for 5 unit building</b>		Proposed Use: <b>fire escape for 5 unit building</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

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>9/10/99</b>
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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

ADDRESS: 271 SPRING ST.  
 PERMIT APPLICATION FOR: FIRE ESCAPE  
 BUILDING OWNER: David Kingdon and Arthur Wren  
 PERMIT APPLICANT: D  
 REVIEWER: D. Andrews  
 DATE OF DECISION: 9/28/99

**HISTORIC PRESERVATION REVIEW**

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

**ACTION**

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: \_\_\_\_\_

Approved as submitted

Approved with conditions (see below)

Conditions of Approval:

Contact Historic Preservation Staff ( 874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. Fire escape to be painted/stained color of  
woodwork
2. \_\_\_\_\_
3. \_\_\_\_\_



COMMENTS

9-29-99 Did Pie construction meeting with Dave King and  
at the counter He will resolve the stair issue and submit to

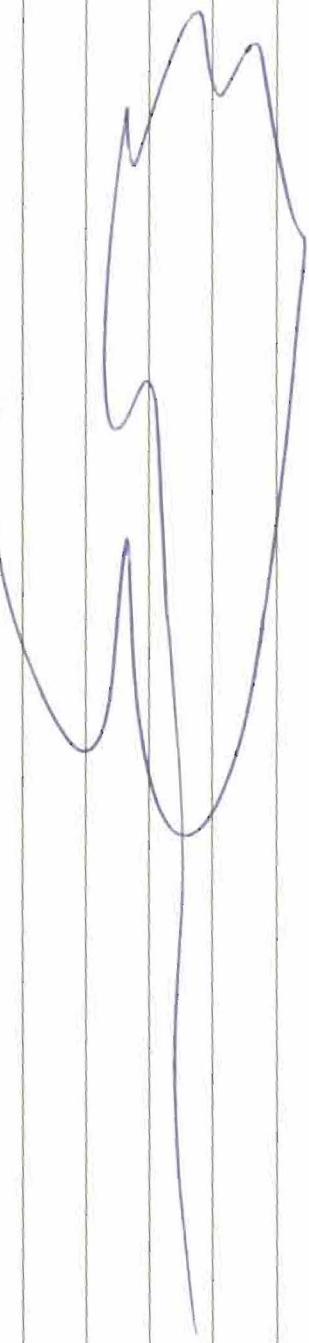
Sammy a plan for protecting the stairs. (TR)

10-6-99 OK to pour tubes 4' Deep (TR)

10-25-99 Sam H, Lt. Mac + I met Bill Wright to get over top floor landing  
and Bill will make up a plan and a set of stairs that can work, we told  
him no ladders (TR)

11/30/99 - checked fire escape - metal treads on all stairs - excellent construction and meets  
the requirements of historic district. Finished.

TMM 11/30/99



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)
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.
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. *to remain 5 D.U.*
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. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- \*35. *All ledgers shall be lug bolted to the building. The columns shall be fasten to the foundation and framing of fire escape -*
- \*36. *The proposed metal ladder is not a recognized part of a fire escape - therefore a change must be made in this area*
- \*37. *The proposed fire escape shall be protected from snow and ice - before work begins a plan must be shown to address this matter.*
- \*38. *Bracing shall be used on the proposed columns.*

*[Signature]*  
 P. Samuel Hoopes Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

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