City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716 Location of Construction: Owner: Phone: Permit No.Q 70-72 Emery St Port Resources, Inc. Owner Address: Lessee/Buyer's Name: Phone: BusinessName: 193 Middle St Ptld, ME 04101 Permit Issued: Contractor Name: Address: Phone: AUG 1 8 1997 DLM Corporation David McDonald P.O. Box 52 Ptd1, ME 04112 871-1660 COST OF WORK: PERMIT FEE: Past Use: Proposed Use: 279,000.00 \$ 1,415.00 Foster Care Same FIRE DEPT. Approved INSPECTION: ☐ Denied Use Group \$3. Type: w/addition Zone: CBL: BOGA 96 061-G-Q07 Signature: Proposed Project Description: Zoning, Approva PEDESTRIAN ACTIVITIES DISTRICT (I Action: Approved Demo portion of existing XXXXXXXX Structure Approved with Conditions: ☐ Shoreland **N** Rebuild Demo'd portion & expand 2,450 Sq Ft Denied □ Wetland ☐ Flood Zone 💫 ☐ Subdivision Signature: Date: ☐ Site Plan maj ☐minor ☐mm ☐ Permit Taken By: Date Applied For: Mary Gresik 14 August 1997 **Zoning Appeal** □ Variance This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules. ☐ Miscellaneous Building permits do not include plumbing, septic or electrical work. ☐ Conditional Use Building permits are void if work is not started within six (6) months of the date of issuance. False informa-□ Interpretation 3. call David 1-1660 □ Approved tion may invalidate a building permit and stop all work... □ Denied **Historic Preservation** 2-30 YC 15667/30-3671 □ Not in District or Landmark 15668/30-3672 □ Does Not Require Review Action: CERTIFICATION ☐ Aprooved thereby 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 the proposed work is authorized by the owner of record and that the proposed work is authorized by the owner of record and that the proposed work is authorized by the owner of record and that the proposed work is authorized by the owner of record and that the proposed work is authorized by the owner of record and that the proposed work is authorized by the owner of record and that the proposed work is authorized by the owner of record and that the proposed work is authorized by the owner of record and that the proposed work is authorized by the owner of record and that the proposed work is authorized by the owner of record and that the proposed work is authorized by the owner of record and that the proposed work is authorized by the owner of record and that the proposed work is a the proposed work is a the proposed work is a the proposed work in the proposed work is a the proposed work in the proposed work is a the proposed work in the proposed work is a the proposed work in the proposed work is a the proposed work in the proposed work is a the proposed work in the proposed work in the proposed work is a the proposed work in the pr ☑Approved with Conditions 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, □ Denied if a permit for work described in the application is issued, Locertify 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 14 August 1997 ADDRESS: DATE: SIGNATURE OF APPLICANT PHONE: RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE: CEO DISTRIC

5/De/97 519" Side xard North Side - OK Rear & Side - Foundation
Already phased before inspection of
Framing MSP- Appears to be done per plans-
Framing Insp-Appears to be done per plans- New to do fire blocking near bornnt areasof elevator Shaft
elevator Shaft
Plumbing - New to add I cleanoust in bommt - Checked w/ State Plumbing Inspector - Duna Tottle
w/ State Plumbing Inspector - Duna Tottle
6/12/98
Final-Need to replace temp. jack studs-
of Need switch plate covers us mont - open wires / pipes -
Hundrail bomme stairs
of party rewry emeng. light - not operable or vaccoum books on slop sinks to of side tarcets
of vaccoum books on slop sinkstoutside tarects
Stairwell-front 20 min door to 16ms fire rated of
Repoint ext, Endn or
Sturwell-front 20 min door to 1605 fire rated of Report ext. Endn or Star Well-front steps only have block on ground under post Need square lattice Repoint chimney Type Foundation: OK - 7.5. Hopes Framing: OK - T.M. U/State Final: Other:
Need square lattice
Reform t chimney Type Inspection Record Date
Foundation: OK - P.S. Hoffses 12/5/97
Framing: OK - 7.M. W/state
Final:
Other:

CITY OF PORTLAND, MAINE



(Date)

Inspector

Department of Building Inspection

Certificate of Occupancy

LOCATION RE-7: Spent of the Conference of the Co Date of Issue Issued to The Mean Make Day of Make 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. 274.391, 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 fo. occupancy or use, limited or otherwise, as indicated below. PORTION OF BUILDING OR PREMISES APPROVED OCCUPANCY Carrier - Id Gradeni Foster Car **Limiting Conditions:** This certificate supersedes certificate issued ... 96 Approved:

> 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.

Inspector of Buildings

BUILDING PERMIT REPORT

DATE: 18 AUG. 97 ADDRESS: 70-72 EMELY ST.
REASON FOR PERMIT: Deno/rebuild add, Tron
BUILDING OWNER: Port Resources, Frc.
CONTRACTOR: DLm Col 10
PERMIT APPLICANT: David McDonald APPROVAL: */ *2 *6 *8 * 9 * 10 * 1/ * 12 * 20 26 * 27
*14, 15, *16 ×18 ×21, *20, 26, ×27
CONDITION(S) OF APPROYAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

2. Before concrete for foundation is placed, approvale the Development Review Coordinates and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)

3. Precaution must be taken to protect concrete from freezing.

- 4. 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.
- Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or 1-1 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- 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) U.L. 103.
 - 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- ¥ 9. Headroom in habitable space is a minimum of 7'6".
- \$\text{L10.} 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.
- △ 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- Every sleeping room below the fourth story in buildings of use Groups R and 1-1 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.
 - 13. 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.
- ∠14. All vertical openings shall be enclosed with construction having a fire rating of at lest one (1)hour, including fire doors with self closer's.
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- 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 19, 920.3.2 (BOCA National Building Code/1996), and NI⁻PA 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)

- 17. A portable fire extinguisher shall be located as per NIPA #10. They shall bear the label of an approved agency and be of an approved type.
- △18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
 - 19. The Sprinkler System shall maintained to NFPA #13 Standard.
 - 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- X21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
 - 22. 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".
 - 23. 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 to the Division of Inspection Services.
 - 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- \$25. Ventilation shall meet the requirements of Chapter 12 Sections 1210, of the City's Building Code,
- ₹26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.

£27.	All requirements must be met before a finial Certificate of Occupancy is issued.		<u>.</u>	
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		7.		
28.	· · · · · · · · · · · · · · · · · · ·	· .		

P. Samuel Hosses Chief of Code Enforcement

cc: Lt. McDougall, PFD Marge Schmuckal

29.

FIRE ALARM ACCEPTANCE REPORT

GENERAL	
Address: 70-72 EMERY Owner: Address: 75 LANCASTER Floors Protected: 3	
EQUIPMENT INVENTORY	
Equipment Brand:	eakerChimes
AUXILLARY EQUIPMENT	
Fire Fighters Telephone; Yes No You've Communications; Yes No You've Annunciators; Yes: No You've Annunciators; Yes: No You've No You Yes: No You've No You've No You Yes: No You've No You've No You Yes: No You Yes: No You've No You Yes: No Yes: N	AND THE SECRETARY SET PROPERTY OF THE PROPERTY
WIRING	
Does the wiring conform to NFPA #70 (NEC), Article 760? Ye Is standby power provided? Yes X No: Battery: X Generator: Both Have any devices been "T" tapped? Yes No Are back boxes provided for all devices: Yes No TEST RESULTS	s <u>X</u> No
Was a complete test conducted on this sytem including the smoke detectors and pull stations? Yes: No Y Is the Alarm Tone of the sounding devices adequate to main ambient noise levels? Yes: No: Is this sytem in compliance with NFPA 72A standards: Yes:	tain 15 dbs above
Signature of Installing Contractor Date: 5-26	Beegger

This form must be completed in its entirety and returned to the Fire Prevention Bureau before a Certificate of Occupancy will be issued.



Department of Public Safety

Licensing and Inspections Unit

State Fire Marshal's Office

Engineering and Inspections Divisions 164 State House Station Augusta, Maine 04333-0164



May 30, 1997

Port Resources, Inc. 70-72 Emery St. Portland, ME 04102

RE: Port Resources - Adult Foster Homes (Waiver)

To Whom It May Concern:

This **Preliminary Letter of Approval** acknowledges that you have started a file with our office for the intention of obtaining a Construction and Barrier Free Permit.

After reviewing the preliminary plans, I find that the basic concept of your project can be fine-tuned for full compliance with the requirements for Life Safety Code and Barrier Free Construction.

We await your resubmittal of completed plans and specification for final review. This letter is **NOT** final approval, and it is important to note that **CONSTRUCTION SHALL NOT BEGIN UNTIL PERMIT IS ISSUED.**

If I may be of further assistance to you in this matter, please do not hesitate to contact this office.

Yours for better fire protection,

Stephen B. Dodge

Public Safety Inspector II

SBD/fs

P.S.: Provide 20 minute rated firedoors with self-closing positive latched devices on laundry rooms.

397 Water Street
Gardiner, Maine 04345
Telephone: 207-624-8744
Fax: 207-624-8767

Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

Port Resources 70-72 Emery Street Portland, ME 04102

RE:

Information Requested

Dear Sirs/Madams,

Please note the following responses to your queries for the Maine State Housing Authority:

Project owner:

Port Resources

Project Address:

70-72 Emery Street, Portland, ME

Does this property have any known code violations?

X yes

Does the building currently comply with local zoning?

X yes cert. of occupancy on file

Are you familiar with the proposed changes/rehabilitation

to the property?

somewhat in general - yes

Will the proposed changes comply with all applicable`

codes & requirements?

They will be required to do so prior building permit issuance

Comments:

Of course there can be no blanket pre-approvals before reviewing the permit submissions. We look forward receiving those plans and reviewing them. We will review for site plan, zoning, plumbing, electrical, fire, and building codes.

Very Truly Yours,

Marge Schmuckal

Zoning Administrator/Asst. Chief of Insp. Services

cc to: File

P. Samuel Hoffses, Chief of Insp. Services

Contractor's Material and Test Certificate for Aboveground Piping															
PROCEDURE Upon completion of work, inspection and tests shall be made by the contractor's representative and witnessed by an owner's representative. All defects shall be corrected and system left in service before contractor's personnel finally leave the job.															
A certificate shall b contractor. It is und workmanship, or fa	derstood ti	the owner	r's represe	entative's signat	ture in 1	n wy prejud	dices	any clair		st contracto	or for fau	ulty ma	aterial, p	poor	
PROPERTY NAME FOSTER HOME DATE 4-27-98															
PROPERTY ADDRESS 70-72 EMERY STREET PORTLAND, MAINE															
ACCEPTED BY APPROVING AUTHORITIES (NAMES) MAINE STATE FIRE MARSHAL															
	ADDRES									MAI					
PLANS	INSTALL	ATION C	ONFORM	S TO ACCEPT	ED PL				' '	SYES NO					
EQUIPMENT USED IS APPROVED IF NO, EXPLAIN DEVIATIONS YES											□ N	٥			
INSTRUCTIONS	HAS PERSON IN CHARGE OF FIRE EQUIPMENT BEEN INSTRUCTED AS TO LOCATION OF CONTROL VALVES AND CARE AND MAINTENANCE OF THIS NEW EQUIPMENT? IF NO, EXPLAIN												0		
		HAVE COPIES OF THE FOLLOWING BEEN LEFT ON THE PREMISES?									YES NO				
,				NTS INSTRUC						YES NO					
		FPA 25									YES			10	
LOCATION OF SYSTEM	SUPPLIF	ES BUILC	DINGS	BASEN	NEN		LS 7			ECON	DF				
		MAKE		MODEL	-	YEAR OF		S	IFICE IZE	QUANT			APERAT RATING		
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SPRINKLERS		STAR		56-92	-	1947				22		155			
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PIPE AND FITTINGS	Type of F					EL ST 18	<u> </u>	<u> </u>							
ALARM										AXIMUM T		_		_	
VALVE		TYPE	A	LARM DEVICE MAKE	-	MOD	DEL		TH	HROUGH TEST CONNECTION MIN SEC			SEC		
OR FLOW INDICATOR	VANI	E TY	∍E		POTTER VSR-										
			D	PRY VALVE		<u> </u>			Q. O. D.						
		MAKE		MODEL		SERIAL NO.		MAKE		MODEL		SERIAL NO.			
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N/A	Without Q.O.D.			ļ						<u></u>					
	With Q.O.D.		<u> </u>				<u> </u>			L	<u></u>	\perp			
	IF NO, E	EXPLAIN													

Reprinted with permission from NFPA 13, Installation of Sprinkler Systems, Copyright ©1996, National Fire Protection Association, Quincy, MA 02269. This reprinted material is not the complete and official position of the National Fire Protection Association, on the referenced subject which is represented only by the standard in its entirety.

¹MEASURED FROM TIME INSPECTOR'S TEST CONNECTION IS OPENED.

	OPERATIO	N	□ PNF	EUMATIC [ELECTRIC	HYDRAU	LIC					
	PIPING SUI	YES NO										
	DOES VALV	YES NO										
DELUGE AND PREACTION	IS THERE AN ACCESSIBLE FACILITY IN EACH CIRCUIT FOR TESTING											
VALVES	FOR TESTING YES NO											
NA	MAKE MO			CIRCUIT OPERA		EACH CIRCUIT		MAXIMUM TIME TO OPERATE RELEASE				
14/1			YES	NO	YES		NO NO		SEC			
	LOCATION	MAKE &	SETTING	STATIC *	SESSURE	RESIDUA	I PRESS	SURE	FLOW RATE			
PRESSURE REDUCING	& FLOOR	MODEL	-		OUTLET (PSI	(FL	OWING))				
VALVE TEST		 		INLET (PSI)) INLET (PSI	INLET (PSI) OUTLET (PSI) FLOW (GPI						
TEST DESCRIPTION	HYDROSTATIC: Hydrostatic tests shall be made at not less than 200 psi (13.6 bars) for 2 hours or 50 psi (3.4 bars) above static pressure in excess of 150 psi (10.2 bars) for 2 hours. Differential dry-pipe valve clappers shall be left open during the test to prevent damage. All aboveground piping leakage shall be stopped. PNEUMATIC: Establish 40 psi (2.7 bars) air pressure and measure drop, which shall not exceed 1½ psi (0.1 bars) in 24 hours. Test pressure tanks at normal water level and air pressure and measure air pressure drop, which shall not exceed 1½ psi (0.1 bars) in 24 hours.											
	ALL PIPING HYDROSTATICALLY TESTED AT 200 PSI (BARS) FOR HRS IF NO, STATE REASON DRY PIPING PNEUMATICALLY TESTED YES NO EQUIPMENT OPERATES PROPERLY YES NO											
	SODIUM S	ILICATE OF	R DERIVATIVER TESTING	KLER CONTRAC 'ES OF SODIUM SYSTEMS OR S	SILICATE, BRI	INE, OR OTHER						
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	CONCRET	E, HAS RE	PRESENTAT	S ARE USED IN TIVE SAMPLE COMPLETED?	☐ YES	□ NO), EXPLAII				
BLANK TESTING GASKETS	NUMBER U		LOCATIO	NS				NUMBE	R REMOVED			
	WELDED F	PIPING	YES	⊠ NO	IF YES							
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REMARKS	DATE LEF	T IN SERV	ICE WITH AL	L CONTROL VAI	LVES OPEN							
	NAME OF SPRINKLER CONTRACTOR GRINNELL FIRE PROTECTION											
SIGNATURES				TESTS	WITNESSED	BY	<u>-</u>		٠,			
	FOR PROPERTY OWNER (SIGNED) TITLE DATE DATE DATE DATE DATE DATE DATE											
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ADDITIONAL EXP	'LANATION A	ND NOTES	· '									
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