

BUILDING PERMIT REPORT

DATE: 28 MAY 98 ADDRESS: 360 Spring 061-F-006
REASON FOR PERMIT: To make renovations
BUILDING OWNER: Waynelete School
CONTRACTOR: Brady Const. Inc.
PERMIT APPLICANT: _____
USE GROUP E BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: 4/ 48, 10, 26, 29, 30

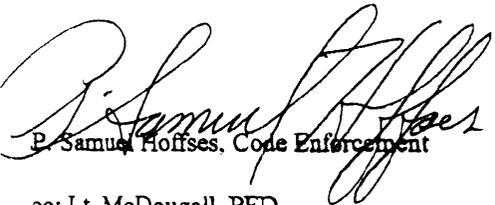
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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.
5. 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)
6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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 34" 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".
9. Headroom in habitable space is a minimum of 7'6".
10. 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. (6' 8")
12. 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.
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 least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 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)

- 17. 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.
- 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)
- 21. 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".
- 22. 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.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- X 26. 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).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- X 29. STAIRS and retaining wall - maintenance IS NOT to exceed
the existing Footprint -
- X 30. Historic Preservation as per STAFF approval
- 31. _____
- 32. _____



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

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): <i>WAYNE FLETCHER SCHOOL</i>			
Total Square Footage of Proposed Structure <i>N/A</i>		Square Footage of Lot <i>N/A</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>61</i> Block# <i>F</i> Lot# <i>6</i>		Owner: <i>Wayne Fletcher School</i>	Telephone#: <i>774-5721 ext 206</i>
Owner's Address: <i>360 Spring Street</i>		Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Cost Of Work: <i>\$ 7,000</i> Fee <i>\$55</i>
Proposed Project Description:(Please be as specific as possible) <i>See Enclosed specifications Remove/replace (Normal & Hard) (a) skylights) rebuilding 64 Emery St stairs & Buch retaining walls</i>			
Contractor's Name, Address & Telephone <i>Brady Construction Inc. PO Box 451 Broomfield ME 04005</i>			Rec'd By <i>[Signature]</i>
Current Use: <i>School</i>		Proposed Use: <i>Same</i>	

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.

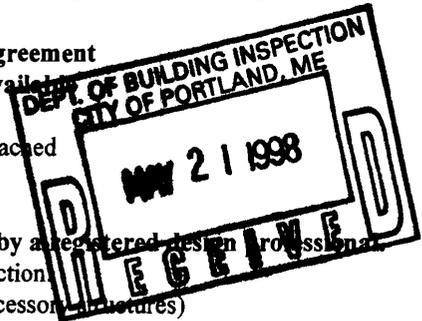
Certification

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: <i>[Signature]</i>	Date: <i>5/21/98</i>
---	----------------------

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



Mr. Gary Sowerby
Waynflete School
360 Spring Street
Portland, ME.

April 14, 1998
page 1 of 5

Specifications - Repairs

1. Morrill

A. Roofing/Gutters/Chimney Toppings

Remove existing asphalt shingle roofing including four sides of the main building. Lower addition roofing to remain.

Remove (5) skylights and frames. Frame over old skylight opening using 2 x spruce materials and sheathing matching existing sheathing thickness using CDX plywood or boards.

Renail existing roof sheathing as necessary due to roofing removal. New roofing will be installed on the existing roof sheathing.

Remove (3) three chimney toppings down to the roof deck and rebuild these three toppings using brick matching the existing chimney style.

Install W.R. Grace "Vycor" rubber underlayment six feet (6') up the eaves. The other areas of exposed roof decks will be covered with 30# asphalt impregnated felt underlayment.

Remove existing chimney flashing and replace with new lead coated copper inserted into prepared mortar joints. Counter flashings to be reglet style.

Install a shop fabricated lead coated copper gutter system on three sides matching the existing gutter on the fourth side, which will remain. Provide and install lead coated copper downspouts for six individual drops.

Install sheetrock at the old skylight area, with three coats of joint compound applied on the seams and screw heads, sanded smooth for application of paint. All other finishes to remain. All priming and painting will be by others.

2. Hurd

A. Roofing and Gutters

Remove existing asphalt shingle roofing including four sides of the main building. Lower addition roofing to remain.

Renail existing roof sheathing. New roofing will be installed on the existing roof sheathing.

Remove two (2) skylights. Frame over old skylight opening using 2 x spruce materials and sheathing matching existing sheathing thickness using CDX plywood or boards.

Remove existing chimney flashings and replace with new lead coated copper inserted into prepared mortar joints. Counter flashings to be reglet style.

Repoint existing chimney toppings and waterproof.

Mr. Gary Sowerby
Waynflete School
360 Spring Street
Portland, ME.

April 14, 1998
page 2 of 5

Specifications - Repairs

2. Hurd

A. Roofing and Gutters continued

Install W.R. Grace "Vycor" rubber underlayment six feet (6') up the eaves. All other exposed roof deck to be covered with 30# asphalt impregnated felt underlayment.

Remove existing wood gutter system. Install a shop fabricated lead coated copper gutter system on four sides of the main building similar in design to the wood gutter. Provide and install lead coated copper downspouts for six individual drops.

Remove and replace one fascia board using pine materials similar to the existing style on the Hurd main building roof line. All other roof trim to remain.

Painting: Exterior roof trim on upper building area. Addition roof trim finishes to remain. All painted surfaces will be washed to remove mildew and other surface contaminants. Loose paint will be removed by handscraping. Bare wood will receive one coat of an exterior primer. Caulking will be performed as necessary. Two finishes coats of an exterior acrylic finish will be applied due to a potential color change.

Note: Since the inside attic space is unfinished, no costs are included for interior finishes at the old skylight areas.

B. Entry - Repairs/Reconstruction

Stairs and landing systems

All existing stair and landing base supports to remain.

Existing landing, stair, and skirting systems to remain.

Roof System:

Remove metal roofing and replace with EPDM 60 mm rubber roofing with copper counter and perimeter flashing. Temporary support of entry roof system as necessary due to construction.

Cornice

Remove and replace the wood gutter and wood fascia boards using wood materials similar to the existing style. Reinstall downspout upon completion of the new gutter.

Ceiling Coverings - Existing ceiling coverings will remain.

Frieze - Existing frieze and dentils to remain.

Architrave - Existing architrave to remain.

Ceiling - Existing ceiling coverings and details to remain.

Mr. Gary Sowerby
Waynflete School
360 Spring Street
Portland, ME.

April 14, 1998
page 3 of 5

Specifications - Repairs

2. Hurd continued

B. Entry - Repairs/Reconstruction continued

Metal Handrails

Disconnect metal handrails at stairs as necessary for construction. Reinstall upon completion of work.

Columns

Remove and reconstruct the two columns using pine and MDO plywood materials including:

- . Capitols;
- . Shafts;
- . Base;
- . Cornice;
- . Dado;
- . Base moulding;
- . Plinth
- . Pedestal

Wood Railings - Remove and replace the wood railing sections from the columns to the main building using pine materials matching existing sizes and styles including top rail, ballusters, and bottom rail.

Landing, Stair, skirting systems to remain.

Door Entry

Remove existing vertical wood astragal and replace using pine. This is located between the two doors.

Remove patched in side door sill and replace with wood members and glue and bondo.

Remove and replace trim board and mouldings located under the door using pine materials similar to existing designs.

Remove panels and mouldings on each side of the double doors and reconstruction using pine and MDO plywood in a style similar to the existing.

Wood arch and mouldings around half round window to remain.

Painting: Front entry including painted area of stairs and canopy.

All painted surfaces will be washed to remove mildew and other surface contaminants. Loose paint will be removed by handscraping. Bare wood will receive one coat of an exterior primer. Caulking will be performed as necessary. Two finish coats of an exterior acrylic finish will be applied due to a potential color change.

Mr. Gary Sowerby
Waynflete School
360 Spring Street
Portland, ME.

April 14, 1998
page 4 of 5

Specifications - Repairs

2. Hurd continued

C. Bulkhead and Stair Tower

Bulkhead

Remove and replace (1) exterior pair of bulkhead bead board doors, pine astragal and jambs, using pine materials similar to the existing style. Provide and install new hinges and a metal latch. Remove bulkhead roofing and provide copper as roofing. Removal and replacement of clapboard siding as necessary to install copper flashing for this roofing work is included.

Remove and replace up to 36 linear feet of board siding.

Stair Tower

Remove and replace up to 150 linear feet of red cedar clapboard siding at areas of deterioration and bulkhead flashing work.

Remove and replace pine casings around (1) window and rework sill.

Remove and replace up to 30 linear feet of frieze board using pine materials matching existing size.

Remove and replace up to 14 linear feet of fascia board using pine materials matching existing size.

Remove existing roofing, renaill sheathing, and replace with EPDM 60 mm rubber roofing with copper counter and perimeter flashing.

Painting: Exterior of Stair Tower and Bulkhead

All painted surfaces will be washed to remove mildew and other surface contaminants. Loose paint will be removed by handscraping. Bare wood will receive one coat of an exterior primer. Caulking will be performed as necessary. Two finish coats of an exterior acrylic finish will be applied due to a potential color change.

D. Bay Window

Resupport bay window using spruce materials. This support will be accomplished at the base area of the window.

Remove existing base trim including wood panels, and replace using pine or MDO plywood in a similar style. Reconstruct base of bay window and panels at areas of deterioration. Base of bay window includes the lower section of the bay from the window sill to the bottom of the bay base. All other areas not affected by deterioration will remain. Including roof trim, frieze, soffit, dentil, window frames, casings, and sashes.

Remove metal roofing and replace with EPDM 60 mm rubber roofing with copper counter and perimeter flashing.

Mr. Gary Sowerby
Waynflete School
360 Spring Street
Portland, ME.

April 14, 1998
page 5 of 5

Specifications - Repairs

2. Hurd continued

D. Bay Window continued

Painting: Complete bay window. Existing storm windows to remain. All painted surfaces will be washed to remove mildew and other surface contaminants. Loose paint will be removed by handscraping. Bare wood will receive one coat of an exterior primer. Caulking will be performed as necessary. Two finish coats of an exterior acrylic finish will be applied due to a potential color change.

3. Founders

Painting

Work area: Siding, exterior trim, exterior of doors and casings, window casings.

Work Scope: Initially all surfaces will be washed to remove mildew and other surface contaminants. Loose paint will be removed by handscraping. Bare wood will receive one coat of exterior primer. Caulking will be performed as necessary. Windows will be reglazed as required. One coat of exterior acrylic finish paint will be applied. The masonry wing attach to Founders is not included in this estimate.

Note: Some siding and trim may have to be repaired/replaced before painting. No costs are included in this estimate.

4. 64 Emery Street

A. Entrance Brick Walls and Granite steps

Remove existing metal and wood handrails as necessary for construction.

Remove two brick half walls with granite topping, the granite steps, and concrete pad.

Existing footings for the brick walls to remain and will be reused as the new brick half wall support.

Construct new brick half walls reusing granite topping.

Reuse and provide additional stone for the granite step base and concrete pad base.

Reinstall the granite steps and concrete pad or pour a new pad if necessary.

Reinstall wood railings upon completion of the project.