

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

Location of Construction: 4 Storey Office		Owner: David Cimino		Phone: 774-5731 ext. 206		Permit No: 991179	
Owner Address: 300 Spring St. 04102		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: Lime Co. Co. 125 Pleasant Hill		Address: Road, Scarborough, ME 04074		Phone: 207-883-5138		Permit Issued: OCT 27 1999	
Past Use: School		Proposed Use: Same		COST OF WORK: \$ 187,900		PERMIT FEE: \$ 1,146	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: E Type: Signature: BOCA 95	
Proposed Project Description: Interior renovations and alterations to Mard House, to basement, first and third floors				Signature: [Signature]		Signature: [Signature]	
Permit Taken By: KA		Date Applied For: 10-22-99		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: CBL: 061-7-007	
				Signature: _____ Date: _____		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"/>	

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 David Cimino for Pick Up
207-883-5138

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: 10-21-99	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

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: _____

PERMIT ISSUED
WITH REQUIREMENTS

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.

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):			24 Storer Street	04102
Total Square Footage of Proposed Structure		1900 per floor	Square Footage of Lot	N/A
Tax Assessor's Chart, Block & Lot Number		Owner:	Telephone#:	
Chart#	61	Block#	F	Lot#
				7
		Waynflete School		774-5721 ext.206
Owner's Address:		Lessee/Buyer's Name (If Applicable)		Cost Of Work: Fee
360 Spring Street		N/A		\$187,000.00 \$1,146-
04102				
Proposed Project Description:(Please be as specific as possible) Alterations & minor renovations to Hurd House, 900 sq. ft. of basement alterations and minor (new bathroom) renovation to first floor & removal of wall on third.				
Contractor's Name, Address & Telephone			Cimino Construction Co.	(207)883-5138
			125 Pleasant Hill Rd.	Scarborough, ME 04074
Current Use:			EDUCATIONAL	Proposed Use: EDUCATIONAL

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:
	October 21, 1999

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





City of Portland, Maine

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Services

FROM: HKTA / ARCHITECTS

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: 10.13.99

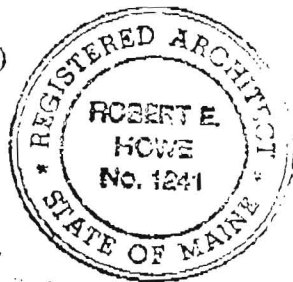
These plans and/or specifications covering construction work on:

ALTERATIONS & MINOR RENOVATIONS, 900 SQUARE FEET,
AT HURD HOUSE, WAYNFLETE SCHOOL, STORER STREET

to the best of our ability

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



Signature Robert E. Howe

Title PRESIDENT

Firm HKTA / ARCHITECTS

Address 4 MILK STREET
PORTLAND 04101



CITY OF PORTLAND MAINE 04101

Tel. - 207-874-8704
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: HKTA / ARCHITECTS
4 MILK STREET, PORTLAND, ME 04107

DATE: 10.14.99

Job Name: HURD HOUSE (INTERIOR RENOVATIONS)

Address of Construction: SPRINKER STREET

THE BOCA NATIONAL BUILDING CODE/1996 THIRTEENTH EDITION

Construction project was designed according to the building code criteria listed below.

Building Code and Year BOCA 1996 Use Group Classification(s) EDUCATIONAL
Type of Construction 3B Bldg. Height 22 STORY Bldg. Sq. Footage 1900/PER FLOOR
Seismic Zone A= 0.10 Group Class 2
Roof Snow Load Per Sq. Ft. 42 Dead Load Per Sq. Ft. N/A
Basic Wind Speed (mph) 85 Effective Velocity Pressure Per Sq. Ft. 18.5
Floor Live Load Per Sq. Ft. 40 CLASSROOMS

Structure has full sprinkler system? Yes No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the from the Portland Fire Department

Is structure being considered unlimited area building: Yes No

If mixed use, what subsection of 312 is being considered: N/A

List Occupant loading for each room or space, designed into this Project.

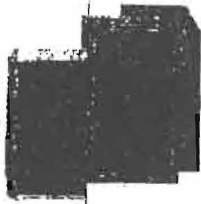
1ST FLOOR 40
2ND FLOOR 56
BASEMENT 10

PSH 9/24/99

(Designers Stamp & Signature)



NO CHANGE IN USE OR OCCUPANCY IN FLOORS 1 & 2



CITY OF PORTLAND
BUILDING CODE CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: HKTA / ARCHITECTS

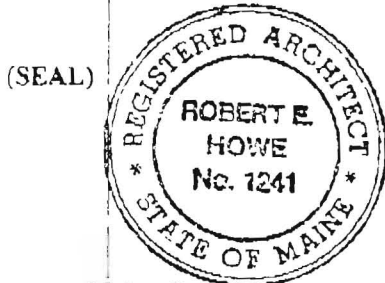
RE: Certificate of Design

DATE: 10.13.99

These plans and/or specifications covering construction work on:

ALTERATIONS & MINOR RENOVATIONS TO HURD HOUSE, 900 SQUARE FEET
OF BASEMENT ALTERATIONS AND MINOR (NEW BATHROOM) RENOVATIONS TO FIRST
TO THE BEST OF OUR ABILITY FLOOR + REMOVAL
OF WALL ON THIRD.

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1996 Thirteenth Edition, and local amendments.



Signature Robert E. Howe
Title PRESIDENT
Firm HKTA / ARCHITECTS
Address 4 MILK STREET, PORTLAND 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

PSH 9/24/99

F7

2908 — 73
73

(108)

Know all Men by these Presents,

That We, DONALD F. HURD and JOSEPHINE A. HURD, both of Portland,
in the County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other good and valuable
considerations to us

paid by WAYNFLETE SCHOOL, a charitable corporation located in Portland
in said County and State,

the receipt whereof we do hereby acknowledge, do hereby
give, grant, bargain, sell and convey, unto the said Waynflete School, its
successors ~~and assigns~~ assigns forever,
a certain lot or parcel of land, with the buildings thereon situated
on the westerly side of Storer Street in Portland, in the County of
Cumberland and State of Maine, bounded and described as follows:

Beginning on said westerly side of Storer Street and the north-
easterly corner of land formerly of Edward Fox; thence westerly by
said Fox land and parallel with Spring Street to land formerly of
J. S. Wilson; thence northerly by said Wilson land about eighty (80)
feet to land formerly of Seth C. Dyer; thence easterly by said Dyer
land and parallel with said first described line to said westerly side
of said Storer Street; thence southerly by said westerly side of said
Storer Street about eighty (80) feet to the point begun at, together
with all our right, title and interest in and to said Storer Street.

Reference may be had to deed from Joshua C. Libby to Alice
Milliken Libby dated August 3, 1928 and recorded in Cumberland County
Registry of Deeds, Book 1302, Page 77 and deeds therein mentioned.

Being the same premises conveyed to us by Warranty Deed of
James C. Foster and Ann F. Foster recorded in Cumberland County
Registry of Deeds.

Hurd &

to

Waynflete
School

War

WAINFLETE

2908 Pg. 73

Date 7.12.65

MURD, DONALD D +

2166 Pg. 315

Date 3.10.54

FOSTER, JAS. C.

1868 Pg. 50

Date 4.24.47

ABBOTT, CHESTER G.

1623 Pg. 420

Date 1.3.41

LATHROP, RUTH B.

1622 Pg. 261

Date 11.26.90

FPNB EXEC

Pg.

Date

LIBBY, AUCIE MILLIKEN

1302 Pg. 77

Date 8.3.28

LIBBY, JOSHUA C.

973 Pg. 177

Date 5.12.16

TORRENCE, ADELAIDE M.

CLIENT

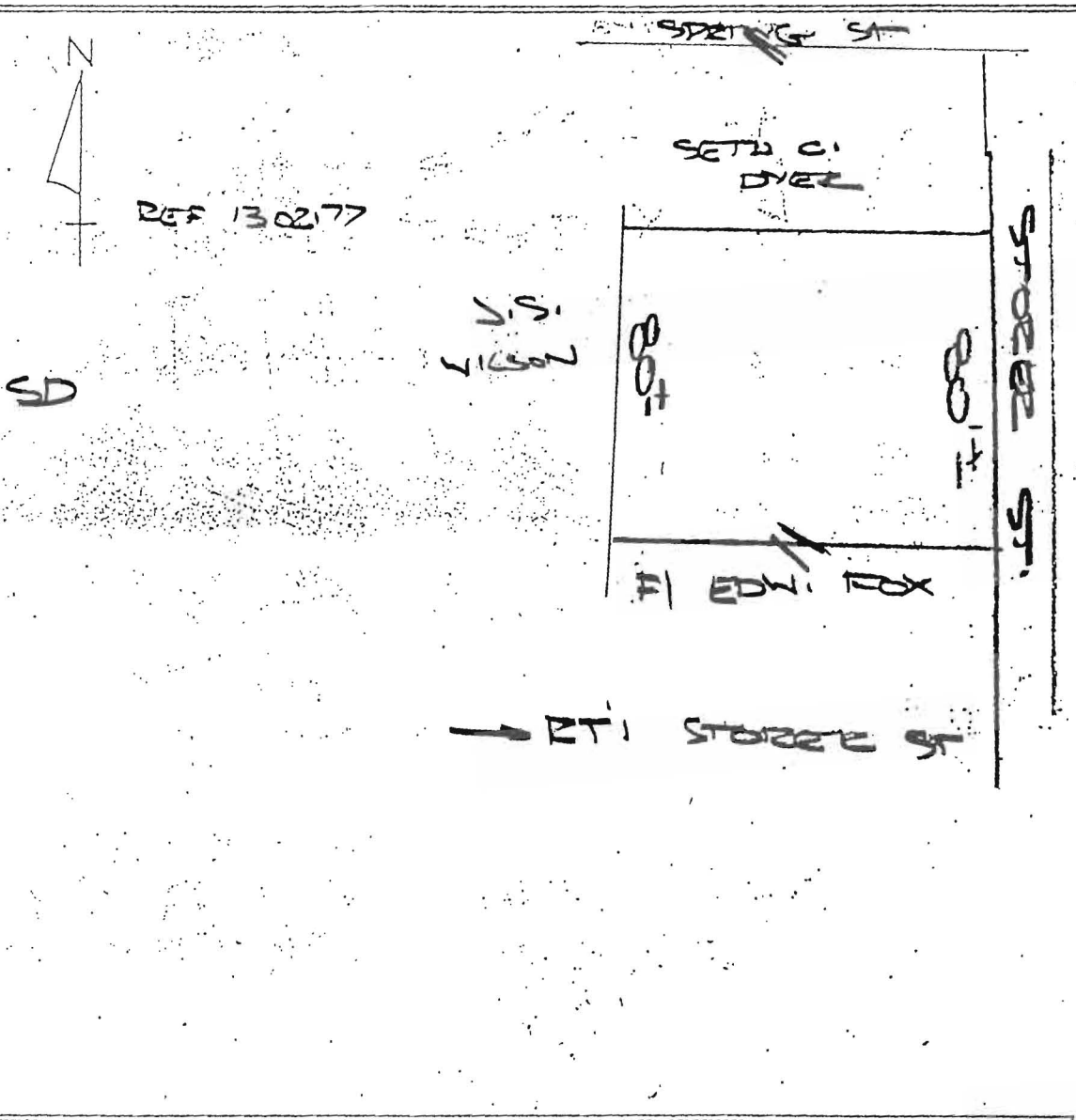
WAINFLETE

JOB #

61-F-17

ADDRESS

T.M.
LOT



Deed Research By _____

DATE _____

R. P. TITCOMB ASSOCIATES, INC.
50 Gray Road
Falmouth, Maine 04105

21 OCT-99 Accessibility Certificate - ^{COMMENTS} Statement From designed - Building Code Certificate
by design professional Robert E. Howe Reg. Arch. # 1241 - S. Haffner.

Did walk thru checked plumbing tests

Made several insp's on site with contractor
during project. Plans were always on site.

9/00 Did find work thru with Contractor painted,
throughout everything completed.

9/00 Sent letter of completion 9/11/00

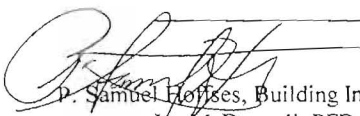
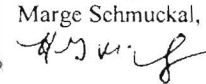
Permit # 991179

C B L

61-F-007

Inspection Record		Date
Type		
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.
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. *Range hardware shall be used as per section 1017.4.2 of The bldg. Code.*
36. _____
37. _____
38. _____


 P. Samuel Hoffses, Building Inspector
 cc: V. McDougall, PFD
 Marge Schmuckal, 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.**