

**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: <b>991179</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued: OCT 27 1999	
Past Use:		Proposed Use:		COST OF WORK: \$		PERMIT FEE: \$	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: E Type: BOCA 95 Signature: <i>[Signature]</i>	
Proposed Project Description:				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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:		Date Applied For:		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..

DAVID CLINE  
107-874-8703

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: 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

COMMENTS

21 OCT-99 Accessibility Certificate - Statement From designed - Building Code Certificate  
by design professional Robert E. Howe Reg. Arch. #1241 - S.H. Howe.

Did walk thru checked plumbing tests

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

7/00 Did find much thru with Contractor painted, throughout everything completed.

9/00 Sent letter of completion 9/17/00

Permit # 991179

C B L

61-F-007

Inspection Record


Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

**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):			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 04102			N/A		\$187,000.00 \$1,146-
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.			125 Pleasant Hill Rd. Scarborough, ME 04074		Rec'd By 
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.**

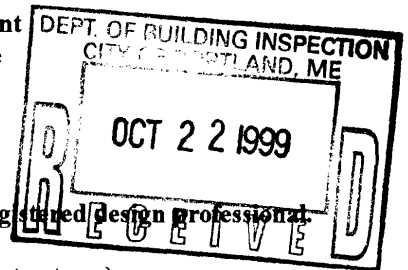
A complete set of construction drawings showing all of the following elements of construction:

- 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
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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

BUILDING PERMIT REPORT

99

ADDRESS: 24 Storer Street

CBL: 061-F-007

PERMIT: Interior renovations & alterations to Hund House

OWNER: Wayne Flete School

APPLICANT: Contractor Cimino Const.

UP E CONSTRUCTION TYPE

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

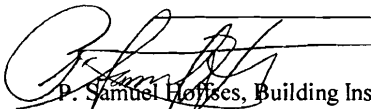
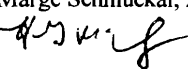
Construction Cost: \$187,000.00
Permit Fees: \$1,146.00

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*11, \*21, \*22, \*23, \*27, \*29, \*33, \*35

- 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.
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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.

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. panic hardware shall be used as per section 1017.4.2 of The bldg. Code.
36. \_\_\_\_\_
37. \_\_\_\_\_
38. \_\_\_\_\_

  
 P. Samuel Hoffses, Building Inspector  
 cc: V.A. 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.**



# 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

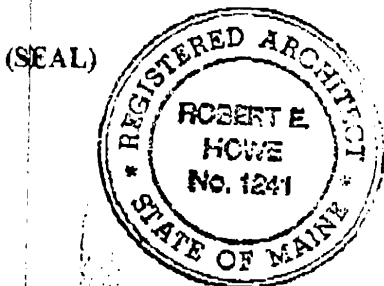
RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: 10.13.99

These plans and/or specifications covering construction work on:

ALTERATIONS & MINOR RENOVATIONS, 900 SQUARE FEET,  
AT HURD HOUSE, WAYNELEFE SCHOOL, STANOR 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.

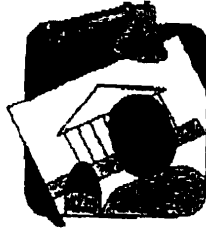


Signature Robert E. Howe

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 AV=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 CLASSROOM

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

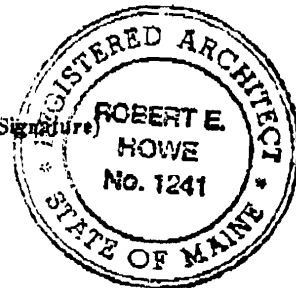
If mixed use, what subsection of 313 is being considered N/A

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

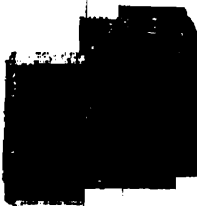
1<sup>ST</sup> FLOOR 40  
2<sup>ND</sup> FLOOR 56  
BASEMENT 10

PSH 9/24/97

(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

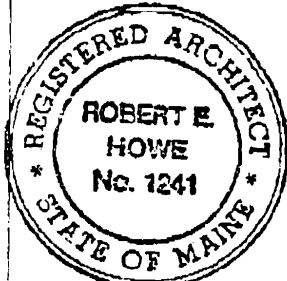
DATE: 10.13.99

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.

(SEAL)



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 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  
 HURD, DONALD P +

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.

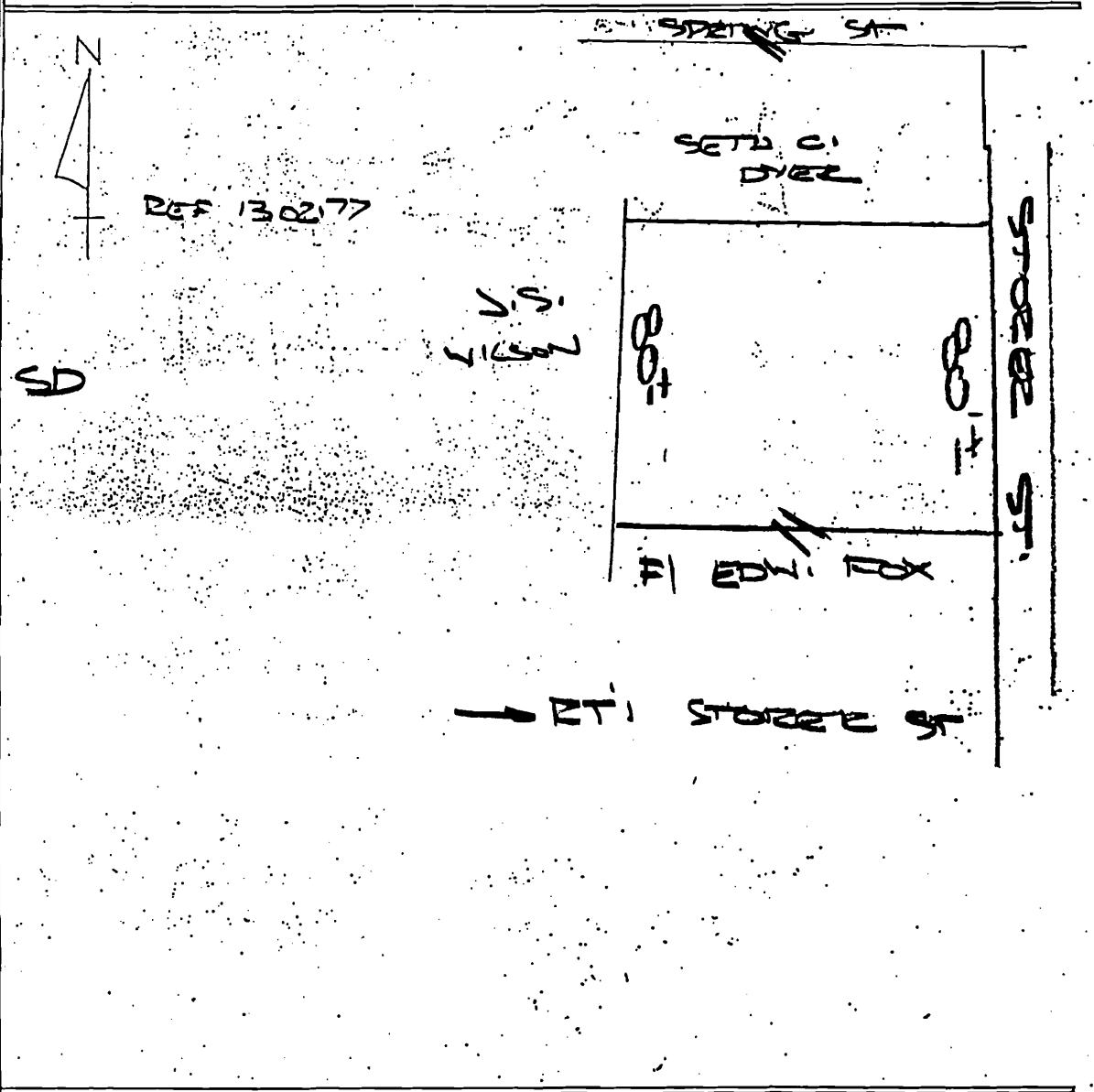
1622 Pg. 261 | Date 11.26.40  
 FPNB, EXEC

\_\_\_\_ Pg. \_\_\_\_ | Date \_\_\_\_  
 LIBBY, ALICE MILLIKEN

1302 Pg. 77 | Date 8.3.28  
 LIBBY, JOSHUA C.

573 Pg. 177 | Date 5.12.16  
 TORRANCE, ADELAIDE M.

CLIENT WAINFLETE JOB # \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ T.M. 61-F-7  
 LOT \_\_\_\_\_



Deed Research By \_\_\_\_\_  
 DATE \_\_\_\_\_

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