DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

This is to certify that VICKERY PINE LLC Located At 191 PINE ST

Job ID: 2012-07-4448-ALTCOMM CBL: 063- E-007-001

has permission to Renovate 6 Residential units in the main building, including the attic and 1 new dwelling in Carriage House **provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.**

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.	A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

9/11/12

Fire Prevention Officer **Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Plumbing Rough

Electrical - Residential

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • *www.portlandmaine.gov*

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4448-ALTCOMM **Located At:** 191 PINE ST **CBL:** 063- E-007-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain a seven family dwelling – six dwellings in the main building and one dwelling in the detached garage. Any change of use shall require a separate permit application for review and approval.
4. This permit is being approved using section 14-433 which allows a dwelling unit to be installed in the garage. The garage was built in 1917, well before 1940, and the footprint is 550 sf.

Historic

1. Project to conform to conditions of approval stipulated by the Maine Historic Preservation Commission in its 6/25/12 recommendation to the National Park Service
2. See additional recommendations regarding storm windows, roofing material specification and exterior paint in HP approval letter dated 7/31/12.

Fire

"MAIN HOUSE AND TOWNHOUSE CONDITIONS"

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. All openings between the exit stairway enclosure and the building shall be protected by 1-hour self-closing fire door assemblies.
4. A fire escape confidence test from a licensed structural engineer shall be provided to the Fire Department on approved forms for each fire escape. Any repair or renovation of a fire escape requires permits and all deficiencies shall be corrected by licensed contractors under the direct supervision of, and certified by, the structural engineer prior to final inspection. Notification: Fire escapes may contain lead paint and the repair or renovation, including painting, fall within EPA requirements.
5. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.

6. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. Compliance letters are required.
7. The fire alarm system shall comply with the City of Portland Fire Department Rules and Regulations.
8. A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
9. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
10. All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".
11. Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
12. All smoke detectors and smoke alarms shall be photoelectric.
13. Local and system carbon monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
14. The sprinkler system shall be installed in accordance with NFPA 13 or 13R; and the City of Portland Fire Department Rules and Regulations.
15. A separate Suppression System Permit is required from the City. This review does not include approval of sprinkler system design or installation.
16. A State sprinkler permit is required.
17. Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
18. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
19. Fire department connection type shall be 2 ½" and location and shall be on the street side of the building as approved in writing by fire prevention bureau. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
20. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
21. A Knox Box is required. The building should be master keyed.
22. A firefighter Building Marking Sign is required.
23. Fire extinguishers are required per NFPA 1.
24. Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"
25. All means of egress to remain accessible at all times the building is occupied.
26. Emergency lights are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
27. A single source supplier should be used for all through penetrations.

"CARRIAGE HOUSE CONDITIONS"

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
4. Hardwired, battery backup, interconnect photoelectric smoke alarms shall be installed in accordance with NFPA 101, *Life Safety Code*.
5. Hardwired, battery backup, interconnect carbon monoxide alarms are required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.

6. The sprinkler system shall be installed in accordance with NFPA 13, 13R or 13D.
7. A separate no fee One- or Two-family Fire Sprinkler Permit is required from the City. This review does not include approval of sprinkler system design or installation.
8. A State sprinkler permit is required.
9. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
10. System acceptance and commissioning must be coordinated with suppression system contractors and the Fire Department. Call 874-8703 to schedule.

Building

1. Application approval based upon information provided by the applicant or design professional; including revisions dated received 9/6/12 and 9/11/12. Any deviation from approved plans requires separate review and approval prior to work.
2. If any existing, approved fire resistance rated wall or floor ceiling assemblies are breached or reconstructed, they shall comply with the requirements for new construction and a detail is required.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
4. Renovations of residential dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
5. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
6. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No:	Date Applied:	CBL:	
2012-07-4448-ALTCOMM	**7/11/2012**	**063- E-007-001**	
Location of Construction: **191 PINE ST**	Owner Name: **VICKERY PINE LLC**	Owner Address: **255 WESTERN PROM** **PORTLAND, ME 04102**	Phone: **617-877-0697**
Business Name:	Contractor Name: **Shinberg Consulting, LLC**	Contractor Address: **477 Congress St., Suite 1012, Portland, ME 04101**	Phone: **(207) 772-7070**
Lessee/Buyer's Name:	Phone:	Permit Type: **BLDG - Building**	Zone: **R-4**
Past Use: 7 residential units	Proposed Use: Same – 7 residential units – remove one apartment from main building (6 dwelling units remaining) and convert garage to a dwelling unit – interior & exterior work Phase I only	Cost of Work: **392000.00** Fire Dept: 8/28/12 ✓ Approved w/ conditions ___ Denied ___ N/A Signature: BJ Walsh (58)	CEO District: Inspection: Use Group: R-2/R-3 Type: 3B MUBEC 2009 Signature: 9/11/12
Proposed Project Description: **renovations of main building & convert garage to dwelling**		Pedestrian Activities District (P.A.D.)	
Permit Taken By: **Gayle**			

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 electrial work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
___ Shoreland	___ Variance	___ Not in Dist or Landmark
___ Wetlands using section 14-433 b add dwelling to garage	___ Miscellaneous	___ Does not Require Review
___ Flood Zone	___ Conditional Use	___ Requires Review
___ Subdivision	___ Interpretation	___ Approved
___ Site Plan	___ Approved	✓ Approved w/Conditions
___ Maj ___ Min ___ MM	___ Denied	___ Denied
Date: Ok w/ condition 7/19/12 AFM	Date:	Date: 8/1/12 D. Andrews

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 appication 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

July 31, 2012

Jason Vickery
255 Western Promenade
Portland, Maine 04102

Re: Comprehensive Exterior Rehabilitation of Edmund Phinney House and Garage;
199 Pine Street

Dear Mr. Vickery:

This office has reviewed and approved your request for a Certificate of Appropriateness for Exterior Alterations and Repairs to the Edmund Phinney House and garage at 199 Pine Street. This approval is based on the materials provided, including plans, elevations, details and material specifications prepared for approval as a "Certified Rehabiliation" by the National Park Service. This approval also incorporates by reference the conditions of approval recommended by the Maine Historic Preservation Commission on 6/25/2012.

The application is encouraged to consider the following alternative or additional measures:

- Installation of Certainteed's "Hatteras" architectural shingles, as opposed to 3-tab shingles. The recommendation to install the Hatteras shingle is not to simulate slate, but to provide a bit more visual depth and character than a standard 3-tab.
- Initiation of a paint analysis to determine the original color of trim and sash
- If exterior storms are installed over the remaining original sash, every effort should be made to select a low-profile storm that has a narrow frame. This will reduce the visual disparity between the new double-glazed windows (that will have no storms) with those windows that have storms.

All improvements shall be carried out as shown on the model windows and specifications submitted to staff on 6/26/2012, except as to comply with the recommendations above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work. This Certificate is granted upon condition that the work

authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Deborah Andrews
Historic Preservation Program Manager

Cc: Building Inspections

R-4 Interior Entered POS 2012 07444 8 66

General Building Permit Application

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: 191 Pine Street		
Total Square Footage of Proposed Structure Townhouse: 1596 Main House: 7210 Brick House: 906 TOTAL: 9712	Square Footage of Lot 9,800	
Tax Assessor's Chart, Block & Lot Chart# 63 Block# E Lot# 007	Owner: Vickery Pine LLC 255 Western Promenade Portland, ME 04102	Telephone: (617) 877-0697
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: David Lloyd Archetype, P.A. 48 Union Wharf Portland, ME 04101 (207) 772-6022	Cost Of Work: $ 392,000 Fee: $ 3,940 C of O Fee: $ 75

RECEIVED
JUL 11 2012
Dept. of Building Inspections
City of Portland Maine

Current legal use (i.e. # of units): Apartments 7 units
If vacant, what was the previous use? _____
Proposed Specific use: Apartments
Is property part of a subdivision? No If yes, please name _____
Project description: Renovation of main building, eliminating one unit. Addition of one unit in brick building. Unit count will remain the same.

Contractor's name, address & telephone: Shinberg Consulting, LLC, 477 Congress Street, Suite 1012 Portland, ME 04101 (207) 772-7070
Who should we contact when the permit is ready: Greg Shinberg
Mailing address: Shinberg Consulting, LLC, 477 Congress Street, Suite 1012, Portland, ME 04101 Phone: (207) 772-7070

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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:** 7-11-12

This is not a permit; you may not commence ANY work until the permit is issued.

Certificate of Design Application

From Designer: Archetype, PA

Date: July 9, 2012

Job Name:

Address of Construction: 191 Pine Street

2009 ~~2003~~ International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2009 Use Group Classification (s) R-2

Type of Construction Type 3

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3)

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
Residential	40PSF

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)

_____ Basic wind speed (1809.3)

_____ Building category and wind importance Factor, I_w table 1604.5, 1609.5)

_____ Wind exposure category (1609.4)

_____ Internal pressure coefficient (ASCE 7)

_____ Component and cladding pressures (1609.1.1, 1609.6.2.2)

N/A Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category")

_____ Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

_____ Site class (1615.1.5)

N/A Live load reduction

N/A Roof *live* loads (1603.1.2, 1607.11)

46 PSF Roof snow loads (1603.7.3, 1608)

60 PSF Ground snow load, P_g (1608.2)

46 PSF If P_g > 10 psf, flat-roof snow load P_f

1.0 If P_g > 10 psf, snow exposure factor, C_e

1.0 If P_g > 10 psf, snow load importance factor, I_s

1.1 Roof thermal factor, C_t (1608.4)

46 PSF Sloped roof snowload, P_s (1608.4)

_____ Seismic design category (1616.3)

_____ Basic seismic force resisting system (1617.6.2)

_____ Response modification coefficient, R_I and deflection amplification factor C_d (1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

N/A Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)

_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

Certificate of Design

Date: July 9, 2012

From: Archetype, PA

These plans and / or specifications covering construction work on:

191 Pine Street

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ~~2003~~ ***International Building Code*** 2009 and local amendments.

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE
(SEAL)

Signature:

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf

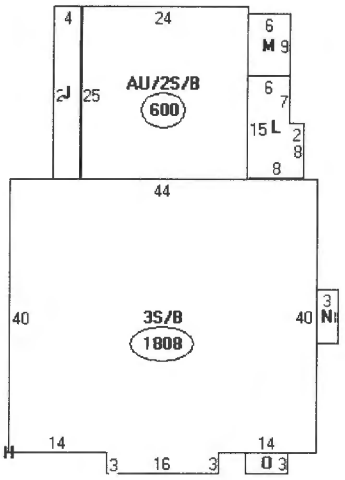
Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Zoning Notes – 191 Pine St.

7-19-12 Left message for Greg Shinberg to call. Losing three parking spaces by turning garage into a dwelling unit. Need to show 7 parking spaces or three more than there now. Is the permit for both phases? – amachado

7-19-12 Spoke to Greg Shinberg. He is going to submit a revised site plan that scales and shows the parking. He said that there are 7 parking spaces that exist now not including the garage. This permit is for Phase I only. A separate permit will be applied for to do the Phase 2 work. -amachado



Descriptor/Area

A: 091
2510 sqft

B: 011
2510 sqft

C: 011
2426 sqft

D: 011
1808 sqft

E: 086
300 sqft

F: PORCH COVERED
100 sqft

G: PORCH COVERED
106 sqft

H: PORCH, ENCLOSED
98 sqft

I: 3S/B
1808 sqft

J: 1S PORCH
100 sqft

K: AU/2S/B
600 sqft

3 car garage. 3 parking spaces

carriage house
section 14-433
550¢ built before - 1940.

Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

Application for Permit to Build

(1st and 2nd CLASS BUILDING)

Portland, Me., September 17, 1917 19

TO THE
INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Location, No. ..... 191 Pine Street ..... Wd. ..... 7 ..
Name of owner is? .. Madeline A. Thomlinson ..... Address, ... 191 Pine St. .....
Name of mechanic is? ..... J. C. Oliver ..... " .... 191 Pine St. .....
Name of architect is? .. none ..... " .....
Material of building? ..... 1st or 2d class? .....
Building to be occupied for? .... private garage ..... No. of Stores? .....
How many families? .....
How near the line of the street? ...... 25 ft. back .....
Will the building be erected on solid or filled land? ..... If in block, how many? .....
Size of lot, No. of feet front? .. 70 .....; feet rear? .....; feet deep? ..... 140 .....
Size of building, No. of feet front? .... 22 ..... No. of feet rear? ..... No. of feet deep? .. 25 .....
No. of stories in height, above basement? .. one ..; No. of feet in height from sidewalk to highest point of roof? .. 13 ft.
Material of foundation? ... concrete ..... If concrete, submit specifications.
Will foundation be laid on earth, rock or piles? .....
Length of piles? ..... Wood or concrete piles? .....
Number of rows? .....
Distance on centres? .....
Diameter top? ..... Bottom? .....
Capped with stone or concrete? .....
Piles cut off at what grade? ..... Grade of basement? .....
External walls, Party walls, } thickness { 1st.. 8".. 2d, ... 3d, ... 4th, ... 5th, ... 6th, ... 7th, ... 8th, ... 9th, ... / 1st, ... 2d, ... 3d, ... 4th, ... 5th, ... 6th, ... 7th, ... 8th, ... 9th, ...
Are the walls solid or vaulted? ..... Material? .....
What will be the materials of front .....
Will the roof be flat, pitch, mansard or hip? .... pitch ..... Material of roofing. Ashphalt slate surface.
What will be the material of cornice? .....
What will be means of access to roof? .....
Are there any hoistways or elevators? ..... How protected? .....
How is building heated? ..... none ..... Thickness of shell of flue? .....
Fire stops provided? ..... Method of fire stops? .....
Means of extinguishing fire? .....
Stairways enclosed in brick walls? ..... Thickness of such walls? .....
Means of egress? ..... double doors .....

If the building is to be occupied as a Tenement House, give the following particulars:

Height of cellar? ..... Height of basement? .....
Height of first story ..... second, ... third, ... fourth, ...
fifth, ... sixth, ... seventh, ... eighth, ... ninth, ... tenth, ...
Is the cellar or the basement to be occupied for habitation? .....
Distance from surrounding buildings? front, ...; side, ...; side, ...; rear, ...
If there is a building already erected on the front or rear of lot, give height? .....
State how many ways of egress are to be provided, ...

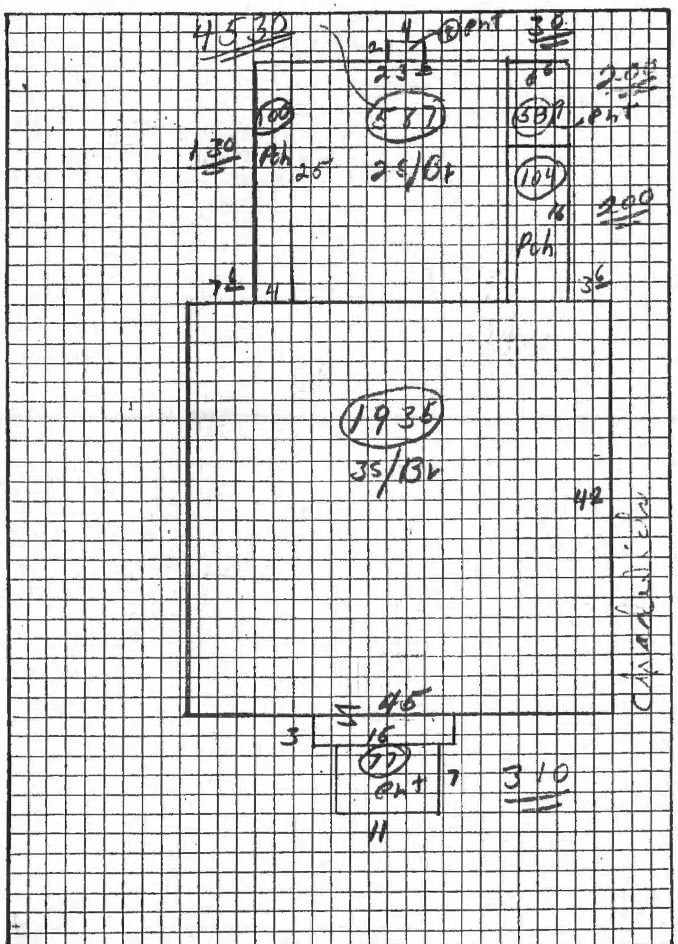
Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand to any Building Inspector of the City of Portland

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19	YEAR 19



CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	7 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	**FLOOR FINISH** (B 1 2 3)		KITCHEN SINK	7 ✓
¼ ½ ¾				STD. WAT. HEAT	
NO. CELLAR		CEMENT	B ✓	AUTO. WAT. HEAT	✓
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE		LAUNDRY TUBS	✓
WIDE SIDING		HARDWOOD	1 ✓ 2 ✓ 3 ✓	NO PLUMBING	
DROP SIDING		TERRAZZO			
NO SHEATHING		TILE		**TILING**	
WOOD SHINGLES				BATH FL. & WCOT.	
ASBES. SHINGLES				TOILET FL. & WCOT.	
STUCCO ON FRAME		ATTIC FLR. & STAIRS	✓	**LIGHTING**	
STUCCO ON TILE		**INTERIOR FINISH** (B 1 2 3)		ELECTRIC	✓
BRICK VENEER				NO LIGHTING	
BRICK ON TILE		PINE	3 ✓	**NO. OF ROOMS**	
SOLID BRICK	✓	HARDWOOD	1 ✓ 2 ✓ 3 ✓	BSMT.	2ND 6
STONE VENEER		PLASTER	1 ✓ 2 ✓ 3 ✓	1ST 5	3RD 4
CONC. OR CIND. BL.		UNFINISHED	✓	**OCCUPANCY**	
		METAL CLG.		SINGLE FAMILY	
TERRA COTTA				TWO FAMILY	
VITROLITE		RECREAT. ROOM		APARTMENT	7 ✓
PLATE GLASS		FINISHED ATTIC		STORE	
INSULATION		FIREPLACE	3 ✓	THEATRE	
WEATHERSTRIP		**HEATING**		HOTEL	
ROOFING		PIPELESS FURNACE		OFFICES	
ASPH. SHINGLES	✓	HOT AIR FURNACE		WAREHOUSE	
WOOD SHINGLES		FORCED AIR FURN.		COMM. GARAGE	
ASBES. SHINGLES		STEAM	✓	GAS STATION	
SLATE TILE		HOT WAT. OR VAPOR		**ECONOMIC CLASS**	
METAL		NO HEATING		OVER BUILT	
COMPOSITION				UNDER BUILT	
ROLL ROOFING		GAS BURNER	✓	DT. 11/1/50	AR. CS
		OIL BURNER	✓	LD. ✓	PD. MM
INSULATION		STOKER		MS.	CK 50-32

60	per month	Heat	H.W.	Part	furn
55	"	"	"	"	"
50	"	"	"	"	"
46	"	"	"	"	"
46	"	"	"	"	"
42.55	"	"	"	"	"
80.	"	"	est owner		

379.55 x 12 = 4550 YR

FURN 1690
HEAT 900
WATER 60
LIGHTS 50
1700

APT. COMPUTATIONS

UNIT	1951			
1935 S.F.	24600			
S. F.				
ADDITIONS	+5400			
BASEMENT				
WALLS				
ROOF				
FLOORS				
ATTIC F&S	+230			
FINISH				
4/1 3 BAYS	+550			
FIREPLACE	+480			
HEATING	+300			
OB 2.00	+380			
PLUMBING	+1660			
TILING				
TOTAL	33600			
FACT. +10	2460			
REP. VAL.	36060			

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D. OBS.	SOUND VAL.	TAX VAL.
Apt.	A 35/Br	A	?		G	36,060	50%	18,030	30%	12620	7575
Gar. 26	B Br. 22x25	B	26		G	1250	50%	630	B	630	375
	C								C		
	D								D		
	E								E		
	F								F		
	G								G		

YEAR	1951					TAX VALS.	1951 TOTAL BLDGS.	13250	7950
TAX VAL.							19	19	
OLD VAL.	1950						19	19	
CHANGE							19	19	

new.

Receipts Details:

Tender Information: Check , BusinessName: Vickery Pine LLC, Check Number: 1027
Tender Amount: 4065.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 7/11/2012
Receipt Number: 45885

Receipt Details:

Referance ID:	7235	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	3940.00	Charge Amount:	3940.00
Job ID: Job ID: 2012-07-4448-ALTCOMM - renovations of main building			
Additional Comments: Vickery Pine LLC			

Referance ID:	7236	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-07-4448-ALTCOMM - renovations of main building			

Additional Comments:

Referance ID:	7237	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-07-4448-ALTCOMM - renovations of main building			
Additional Comments:			

Thank You for your Payment!

Velux Skylight Proposed for 191 Pine

VS Deck Mounted

For roof pitches from 15° to 85°
Flashing sold separately

Available sizes for trusses 24" on center

	101	104	106	108
Frame size:	21½" x 27⅜"	21½" x 38⅜"	21½" x 46¼"	21½" x 54¹⁵⁄₁₆"

Available sizes for rafters 16" on center

	304	306	308	601	606
Frame size:	30⁹⁄₁₆" x 38⅜"	30⁹⁄₁₆" x 46¼"	30⁹⁄₁₆" x 54¹⁵⁄₁₆"	44¾" x 27⅜"	44¾" x 46¼"

VCM Curb Mounted

For roof pitches from 0° to 60°
Flashing sold separately

Available sizes for trusses 24" on center

	2222	2234	2246
Inside curb dimension:	22½" x 22½"	22½" x 34½"	22½" x 46½"

Available sizes for rafters 16" on center

	3030	3046	3434	4646
Inside curb dimension:	30½" x 30½"	30½" x 46½"	34½" x 34½"	46½" x 46½"

QVM Self-Flashed

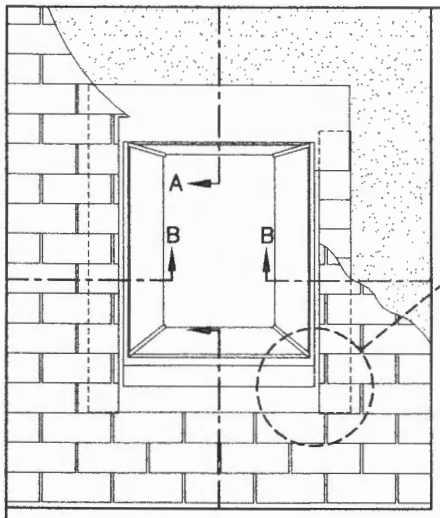
For roof pitches from 15° to 60°
Flashing integrated (for shingles only)

Available sizes for trusses 24" on center

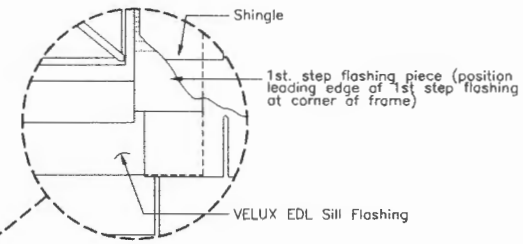
	150	152	156
Frame size:	23¼" x 23⁷⁄₁₆"	23¼" x 30½"	23¼" x 46¼"

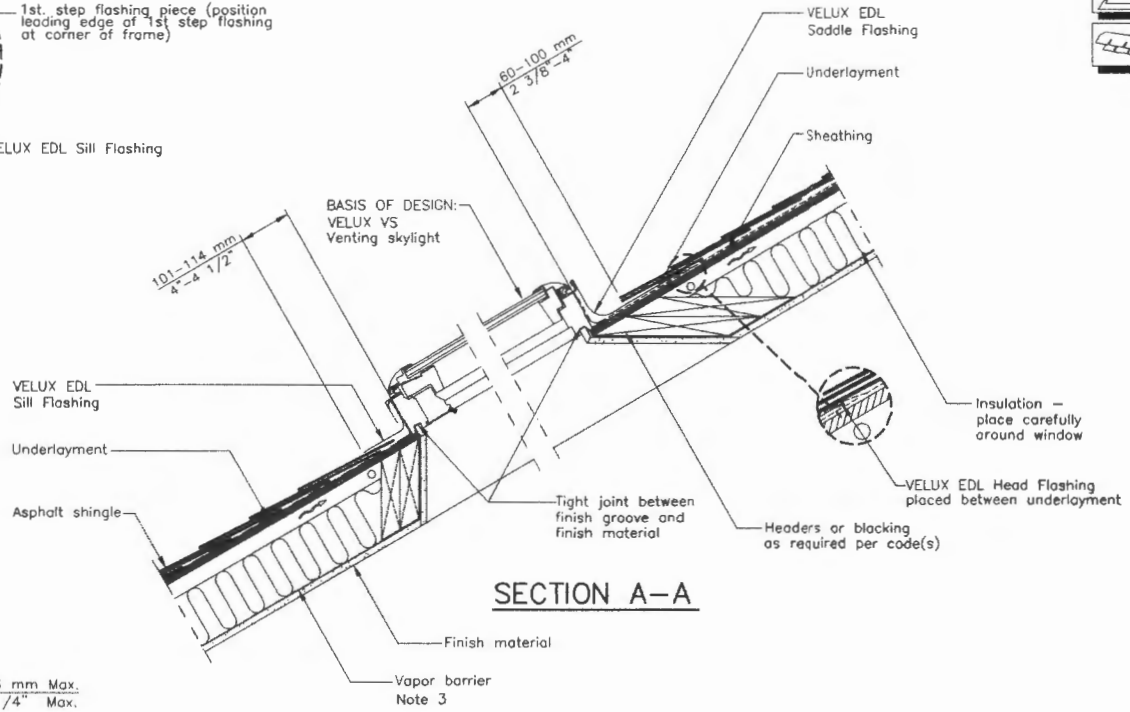
Available sizes for rafters 16" on center

	302	306	656
Frame size:	30⁹⁄₁₆" x 30½"	30⁹⁄₁₆" x 46¼"	47¼" x 46¼"

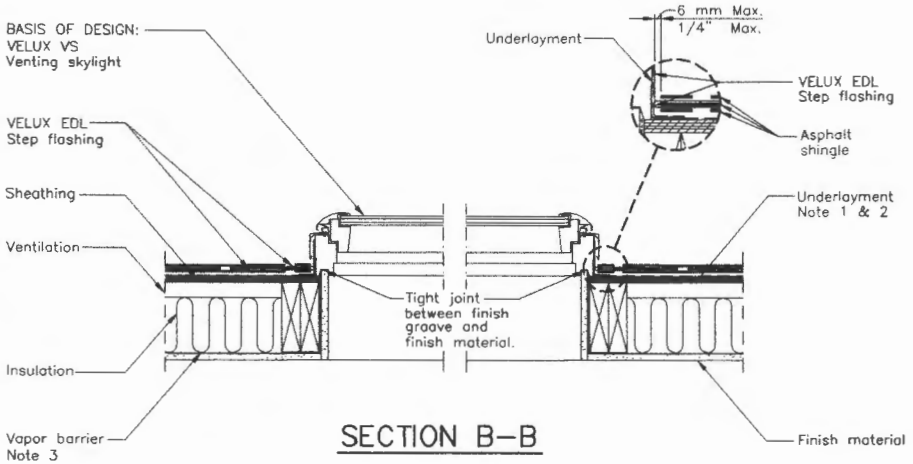


ELEVATION





SECTION A–A



SECTION B–B

GENERAL NOTES

1. Wrap frome in ZOZ 216 adhesive underlayment provided with VELUX flashing.
2. Underlayment to be folded up against all sides of curb.
3. Vapor barrier should be used to avoid moisture.

VELUX
Sky–Product Management
VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1–800–88–VELUX
www.VELUXUSA.com

	Name	Date
Drawn by	JDH	Apr 10
Checked by	WQ, JL	Apr 10
Drawing No.		

VS–Residential/Commercial Roof Section (Cathedral Ceiling with Asphalt Shingles)

VS–02–1208

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Vickery Pine LLC, Check Number: 1023
Tender Amount: 50.00

Receipt Header:

Cashier Id: ldobson
Receipt Date: 6/27/2012
Receipt Number: 45431

Receipt Details:

Referance ID:	1658	Fee Type:	PEZ-HPAR
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-530 - 191 Pine St.; Renovations ext. & int., add unit			
Additional Comments: 191 Pine St			

Thank You for your Payment!

August 14, 2012

Benjamin Wallace
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, ME 04101

RE: 191 Pine Street

Dear Ben,

Per our discussion on today August 14th 2012 in regards to 191 Pine Street renovations I have the following responses:

1. We will provide a basement plan showing laundry room and travel distance to exit that will not exceed 35 feet.

2. Existing apartment doors will be equipped with door closers and painted with intumescent paint. Note that this is a code modification to NFPA 101 31.2.4.3 sub paragraph 5.

3. Door to basement will be treated per item 2.

4. Headroom per 7.1.5 in existing buildings shall not be less than 7 feet. All egress ways meet this requirement. In one unit on the 4th floor within the dwelling unit we have sloped ceilings. Under Chapter 24, 24.2.6 height of hallways shall not be less than 7 feet. We meet this requirement within the dwelling unit. It is the interpretation of this architect that ancillary space, beyond egress hallways, within the unit is not required to meet this minimum height.

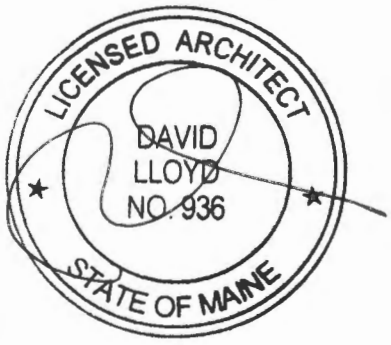
5. We are working under NFPA101 43.2.2.1.4 reconstruction.

This building is a National Historic Landmark and is being renovated under the bylaws of the Nation Park Service.

Thank you for your time in reviewing this project. As always we appreciate your insight and welcome your questions and concerns.

Sincerely,

David Lloyd
Architect



Benjamin Wallace - 191 pine street

From: David Lloyd <lloyd@archetypepa.com>
To: <WALLACEB@portlandmaine.gov>
Date: 8/25/2012 6:43 AM
Subject: 191 pine street
CC: <jason@independentroofservices.com>, Greg Shinberg <gls@shinbergconsulti...

Ben
Per our discussions on 8/24 we will follow up on the following

1 Door type A leading from corridor to units will be replaced with a one hour door and frame. Ben I would like to note that throughout our negotiations I believed that you would allow us to use these existing doors. I do want you to know that these doors are very important to the historical fabric of the building. As you mentioned it is possible to recreate these doors[at a substantial cost to the owner], with a one hour label and receive approval from the NPS. It is my professional opinion that these existing doors do not create a distinct life safety hazard . I realize that you must review under NFPA but under IEBC 3409.1 the local building official has the power to use his or her judgment in these cases .

2 The owner will follow up with a fire escape inspection after receiving your list of criteria

3 Per 43.10.4.8 we are exempt from min 1 hour where our plaster walls and ceilings are in good condition. This code interpretation is also backed up in IEBC 1003.7 which says the one hour protection is substituted for plaster walls in good condition. We have also discussed your acceptance of existing plaster in this building and interpret these existing walls to offer equivalency to a one hour wall.

Thank you for your time and effort in reviewing these plans

David Lloyd
Archetype, P.A.
48 Union Wharf
Portland, ME 04101
Tele: (207) 772-6022
Fax: (207) 772-4056
Cell: (207) 831-8627
lloyd@archetypepa.com
http://www.archetype-architects.com

RES*check* Software Version 4.4.3
Compliance Certificate

Project Title: Carriage House - 191 Pine Street

Energy Code:	**2009 IECC**
Location:	**Portland, Maine**
Construction Type:	**Single Family**
Project Type:	**Addition/Alteration**
Heating Degree Days:	**7378**
Climate Zone:	**6**

Construction Site:
191 Pine Street
Portland, ME

Owner/Agent:
Vickery Pine, LLC
255 Western Prom
Portland, ME

Designer/Contractor:
Archetype Architects, PA
48 Union Wharf
Portland, ME

Compliance: **Passes**

Compliance: **18.6% Better Than Code** Maximum UA: **70** Your UA: **57**

The % Better or Worse Than Code index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Cathedral Ceiling Exemption: Framing cavity filled with insulation.	---	---	---	---	---
Skylight 1: Metal Frame with Thermal Break:Double Pane with Low-E	8			0.320	3
Wall 1: Solid Concrete or Masonry:Interior Insulation Exemption: Framing cavity filled with insulation.	---	---	---	---	---
Window 1: Metal Frame with Thermal Break:Double Pane with Low-E	138			0.320	44
Door 1: Solid	48			0.200	10

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in RES*check* Version 4.4.3 and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Name - Title | Signature | Date

RES*check* Software Version 4.4.3
Inspection Checklist

Energy Code:	**2009 IECC**
Location:	**Portland, Maine**
Construction Type:	**Single Family**
Project Type:	**Addition/Alteration**
Heating Degree Days:	**7378**
Climate Zone:	**6**

Ceilings:

☐ Ceiling 1: Cathedral Ceiling

Exemption: Framing cavity filled with insulation.

Comments: _____

Above-Grade Walls:

☐ Wall 1: Solid Concrete or Masonry:Interior Insulation

Exemption: Framing cavity filled with insulation.

Comments: _____

Windows:

☐ Window 1: Metal Frame with Thermal Break:Double Pane with Low-E, U-factor: 0.320

For windows without labeled U-factors, describe features:

#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

Skylights:

☐ Skylight 1: Metal Frame with Thermal Break:Double Pane with Low-E, U-factor: 0.320

For skylights without labeled U-factors, describe features:

#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No

Comments: _____

Doors:

☐ Door 1: Solid, U-factor: 0.200

Comments: _____

Air Leakage:

☐ Joints (including rim joist junctions), attic access openings, penetrations, and all other such openings in the building envelope that are sources of air leakage are sealed with caulk, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.

☐ Air barrier and sealing exists on common walls between dwelling units, on exterior walls behind tubs/showers, and in openings between window/door jambs and framing.

☐ Recessed lights in the building thermal envelope are 1) type IC rated and ASTM E283 labeled and 2) sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

☐ Access doors separating conditioned from unconditioned space are weather-stripped and insulated (without insulation compression or damage) to at least the level of insulation on the surrounding surfaces. Where loose fill insulation exists, a baffle or retainer is installed to maintain insulation application.

☐ Wood-burning fireplaces have gasketed doors and outdoor combustion air.

☐ Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.

Air Sealing and Insulation:

☐ Building envelope air tightness and insulation installation complies by either 1) a post rough-in blower door test result of less than 7 ACH at 50 pascals OR 2) the following items have been satisfied:

(a) Air barriers and thermal barrier: Installed on outside of air-permeable insulation and breaks or joints in the air barrier are filled or repaired.

(b) Ceiling/attic: Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed.

(c) Above-grade walls: Insulation is installed in substantial contact and continuous alignment with the building envelope air barrier.

(d) Floors: Air barrier is installed at any exposed edge of insulation.

(e) Plumbing and wiring: Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.

(f) Corners, headers, narrow framing cavities, and rim joists are insulated.

(g) Shower/tub on exterior wall: Insulation exists between showers/tubs and exterior wall.

Sunrooms:

☐ Sunrooms that are thermally isolated from the building envelope have a maximum fenestration U-factor of 0.50 and the maximum skylight U-factor of 0.75. New windows and doors separating the sunroom from conditioned space meet the building thermal envelope requirements.

Materials Identification and Installation:

☐ Materials and equipment are installed in accordance with the manufacturer's installation instructions.

☐ Materials and equipment are identified so that compliance can be determined.

☐ Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.

☐ Insulation R-values and glazing U-factors are clearly marked on the building plans or specifications.

Duct Insulation:

☐ Supply ducts in attics are insulated to a minimum of R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to at least R-6.

Duct Construction and Testing:

☐ Building framing cavities are not used as supply ducts.

☐ All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are substantially airtight by means of tapes, mastics, liquid sealants, gasketing or other approved closure systems. Tapes, mastics, and fasteners are rated UL 181A or UL 181B and are labeled according to the duct construction. Metal duct connections with equipment and/or fittings are mechanically fastened. Crimp joints for round metal ducts have a contact lap of at least 1 1/2 inches and are fastened with a minimum of three equally spaced sheet-metal screws.
Exceptions:

Joint and seams covered with spray polyurethane foam.

Where a partially inaccessible duct connection exists, mechanical fasteners can be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.

Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).

☐ All ducts and air handlers are located within conditioned space.

Temperature Controls:

☐ Where the primary heating system is a forced air-furnace, at least one programmable thermostat is installed to control the primary heating system and has set-points initialized at 70 degree F for the heating cycle and 78 degree F for the cooling cycle.

☐ Heat pumps having supplementary electric-resistance heat have controls that prevent supplemental heat operation when the compressor can meet the heating load.

Heating and Cooling Equipment Sizing:

☐ Additional requirements for equipment sizing are included by an inspection for compliance with the International Residential Code.

☐ For systems serving multiple dwelling units documentation has been submitted demonstrating compliance with 2009 IECC Commercial Building Mechanical and/or Service Water Heating (Sections 503 and 504).

Circulating Service Hot Water Systems:

☐ Circulating service hot water pipes are insulated to R-2.

☐ Circulating service hot water systems include an automatic or accessible manual switch to turn off the circulating pump when the system is not in use.

Heating and Cooling Piping Insulation:

☐ HVAC piping conveying fluids above 105 degrees F or chilled fluids below 55 degrees F are insulated to R-3.

Swimming Pools:

☐ Heated swimming pools have an on/off heater switch.

☐ Pool heaters operating on natural gas or LPG have an electronic pilot light.

☐ Timer switches on pool heaters and pumps are present.

Exceptions:

Where public health standards require continuous pump operation.

Where pumps operate within solar- and/or waste-heat-recovery systems.

☐ Heated swimming pools have a cover on or at the water surface. For pools heated over 90 degrees F (32 degrees C) the cover has a minimum insulation value of R-12.

Exceptions:

Covers are not required when 60% of the heating energy is from site-recovered energy or solar energy source.

Lighting Requirements:

☐ A minimum of 50 percent of the lamps in permanently installed lighting fixtures can be categorized as one of the following:

(a) Compact fluorescent

(b) T-8 or smaller diameter linear fluorescent

(c) 40 lumens per watt for lamp wattage <= 15

(d) 50 lumens per watt for lamp wattage > 15 and <= 40

(e) 60 lumens per watt for lamp wattage > 40

Other Requirements:

☐ Snow- and ice-melting systems with energy supplied from the service to a building shall include automatic controls capable of shutting off the system when a) the pavement temperature is above 50 degrees F, b) no precipitation is falling, and c) the outdoor temperature is above 40 degrees F (a manual shutoff control is also permitted to satisfy requirement 'c').

Certificate:

☐ A permanent certificate is provided on or in the electrical distribution panel listing the predominant insulation R-values; window U-factors; type and efficiency of space-conditioning and water heating equipment. The certificate does not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels.

NOTES TO FIELD: (Building Department Use Only)

RES*check* Software Version 4.4.3
Compliance Certificate

Project Title: Main House and Town House - 191 Pine Street

Energy Code:	**2009 IECC**
Location:	**Portland, Maine**
Construction Type:	**Multifamily**
Project Type:	**Addition/Alteration**
Heating Degree Days:	**7378**
Climate Zone:	**6**

Construction Site:
191 Pine Street
Portland, ME

Owner/Agent:
Vickery Pine, LLC
255 Western Prom
Portland, ME

Designer/Contractor:
Archetype Architects, PA
48 Union Wharf
Portland, ME

Compliance: **Passes**

Compliance: **13.1% Better Than Code** Maximum UA: **452** Your UA: **393**

The % Better or Worse Than Code index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Cathedral Ceiling Exemption: Framing cavity filled with insulation.	---	---	---	---	---
Skylight 1: Metal Frame with Thermal Break:Double Pane with Low-E	64			0.320	20
Wall 1: Solid Concrete or Masonry:Interior Insulation Exemption: Framing cavity filled with insulation.	---	---	---	---	---
Window 1: Metal Frame with Thermal Break:Double Pane with Low-E	1134			0.320	363
Door 1: Solid	48			0.200	10
Basement Wall 1: Masonry Block with Empty Cells Exemption: Framing cavity not exposed.	---	---	---	---	---

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in RES*check* Version 4.4.3 and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Name - Title _____ Signature _____ Date _____

☐ Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.

Air Sealing and Insulation:

☐ Building envelope air tightness and insulation installation complies by either 1) a post rough-in blower door test result of less than 7 ACH at 50 pascals OR 2) the following items have been satisfied:

(a) Air barriers and thermal barrier: Installed on outside of air-permeable insulation and breaks or joints in the air barrier are filled or repaired.

(b) Ceiling/attic: Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed.

(c) Above-grade walls: Insulation is installed in substantial contact and continuous alignment with the building envelope air barrier.

(d) Floors: Air barrier is installed at any exposed edge of insulation.

(e) Plumbing and wiring: Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.

(f) Corners, headers, narrow framing cavities, and rim joists are insulated.

(g) Shower/tub on exterior wall: Insulation exists between showers/tubs and exterior wall.

Sunrooms:

☐ Sunrooms that are thermally isolated from the building envelope have a maximum fenestration U-factor of 0.50 and the maximum skylight U-factor of 0.75. New windows and doors separating the sunroom from conditioned space meet the building thermal envelope requirements.

Materials Identification and Installation:

☐ Materials and equipment are installed in accordance with the manufacturer's installation instructions.

☐ Materials and equipment are identified so that compliance can be determined.

☐ Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.

☐ Insulation R-values and glazing U-factors are clearly marked on the building plans or specifications.

Duct Insulation:

☐ Supply ducts in attics are insulated to a minimum of R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to at least R-6.

Duct Construction and Testing:

☐ Building framing cavities are not used as supply ducts.

☐ All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are substantially airtight by means of tapes, mastics, liquid sealants, gasketing or other approved closure systems. Tapes, mastics, and fasteners are rated UL 181A or UL 181B and are labeled according to the duct construction. Metal duct connections with equipment and/or fittings are mechanically fastened. Crimp joints for round metal ducts have a contact lap of at least 1 1/2 inches and are fastened with a minimum of three equally spaced sheet-metal screws.
Exceptions:

Joint and seams covered with spray polyurethane foam.

Where a partially inaccessible duct connection exists, mechanical fasteners can be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.

Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).

☐ All ducts and air handlers are located within conditioned space.

Temperature Controls:

☐ Thermostats exist for each dwelling unit (non-dwelling areas must have one thermostat for each system or zone). A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each room is provided.

Electric Systems:

☐ Separate electric meters exist for each dwelling unit.

Heating and Cooling Equipment Sizing:

☐ Additional requirements for equipment sizing are included by an inspection for compliance with the International Residential Code.

☐ For systems serving multiple dwelling units documentation has been submitted demonstrating compliance with 2009 IECC Commercial Building Mechanical and/or Service Water Heating (Sections 503 and 504).

Circulating Service Hot Water Systems:

☐ Circulating service hot water pipes are insulated to R-2.

☐ Circulating service hot water systems include an automatic or accessible manual switch to turn off the circulating pump when the system is not in use.

2009 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Ceiling / Roof	0.00
Wall	0.00
Floor / Foundation	0.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.32	
Skylight	0.32	
Door	0.20	NA

Heating & Cooling Equipment	Efficiency
Heating System:_____	_____
Cooling System:_____	_____
Water Heater:_____	_____

Name: _____ Date: _____

Comments:

Jeanie Bourke - 191 Pine Street Revisions

From: Sally Anderson <sally@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Date: 9/5/2012 2:20 PM
Subject: 191 Pine Street Revisions
CC: <gls@shinbergconsulting.com>, <jvickery@vickeryinvestments.com>
Attachments: REScheck 191 CarriageHouse.pdf; REScheck 191 Pine Main House and Town House.pdf; 2012-09-05 191 Pine St. REVISED.pdf

Hello Jeanie,

Please see attached revised drawings for 191 Pine St. I am also including the ResCheck in this e-mail along with responses to your questions and comments below. Greg Shinberg will be dropping off a revised hardcopy along with the CD of the PDF's to your office tomorrow. Please let me know if you have any other questions or comments, Thank you,

-Sally

Main House

1. Cover page code analysis for IBC, what relevant sections you are referencing? Refer to Cover Sheet 9/10/12 using IEBC

2. Is the door to the basement existing and does it swing over the stairs? The door swings out- this has been corrected on attached drawings

3. Provide bathroom exhaust for at least those without windows and specify fire rating for those penetrating the "rated floor ceiling". See attached plans indicating vents- no vents are going through rated floor/ceiling assemblies

4. Several bathroom toilets do not meet the 24" fixture clearance per the plumbing code, 407.5, units 1, 3C, 4A, See attached plans with dimensions indicated to clarify clearances 9/10/12 In Front of Fixture 24" min.

5. A5.1, is wall type W-3 labeled correctly?, are there 2 layers each side, what is the UL design, STC 50? This has been corrected- see attached drawings

6. Are the W/D units condensing or will they be vented? They will be Vented in the main building- the carriage house will be condensing

7. A1.2, etc. what is the wall type of the exterior wall infill? See attached drawings

8. A1.4 provide the 7' headroom line on the floor plan and the area to meet Sec. 1208 See attached drawings 9/10/12 Floor Area at required 7' at sloped ceiling req to be 50% of FL Area not including beyond 5'

9. A1.3 provide fire door at bottom of stair in common hall to unit 5 See attached drawings

10. Provide new stair construction plans/cross sections See attached drawings

"Town House"

1. Is the fireplace functioning ,and if so, W-7 framing will need to provide 2" airspace The fireplace is not functioning

Carriage House

1. Justify energy code compliance with ResCheck or alternative and no insulation at the north wall See attached ResCheck

2. Plan 3.1 (4) calls out point load bearing for the new beams as 2-2x4, bearing is required for the full width of the beam The beams bear on a 2x4@16" stud wall with additional (2) 2x4 studs located at each beam. Full bearing is provided by a double 2x4 top plate.

David Tetreault, P.E., Structural Design Consulting, Inc.

3. Same plan, provide structural compliance of 2x6 T&G floor spanning 5'5" between beams Calculations show that bending stress is 34% of allowable, shear stress is 15% of allowable and the total load deflection is L/280.

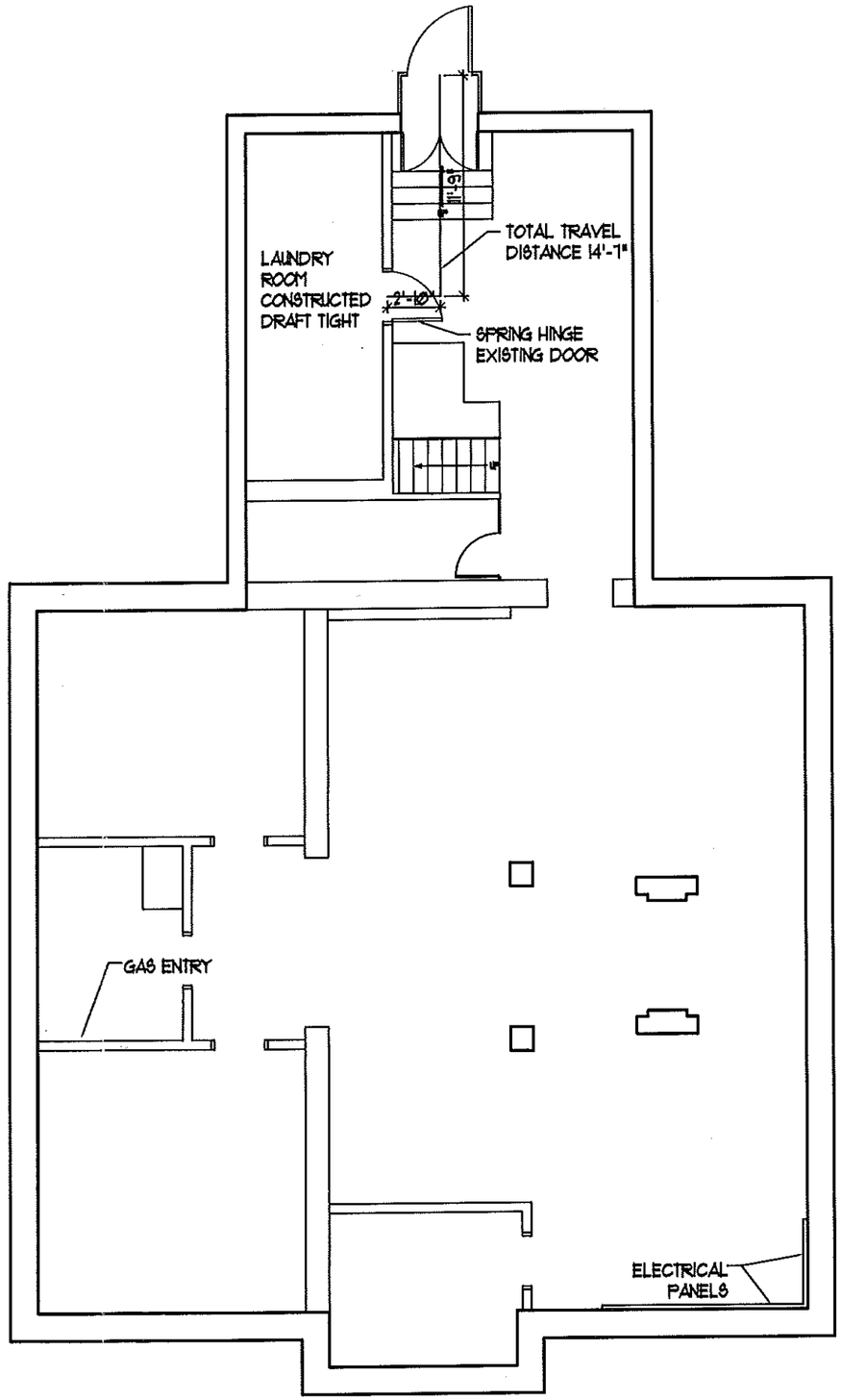
David Tetreault, P.E., Structural Design Consulting, Inc.

Let me know if you have any questions,

Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

Sally Anderson
Archetype, P.A.
48 Union Wharf
Portland, ME 04101
Phone: (207) 772-6022
Fax: (207) 772-4056
sally@archetypepa.com
http://www.archetype-architects.com



BASEMENT FLOOR PLAN

SCALE: 1/8"=1'-0"

Project North

W E S

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Project: 191 PINE STREET PORTLAND, MAINE

Scale: 1/8" = 1'-0"

Date: 17 August 2012

AS BUILT FLOOR PLANS

A1.02