

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

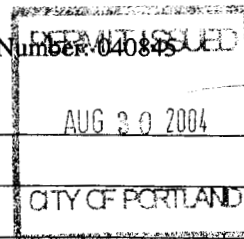
CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 040845



This is to certify that Barker Wayne/Applicant

has permission to 9678 sq ft 8 unit residential b

AT 157 York St

044 B005001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is opened or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature] 8/27/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in **48-72** hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection; Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing **ANY** backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

8/30/04
Date

[Signature]
Signature of Inspections Official

8/30/04
Date

CBL: 044-B-045

Building Permit #: _____

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 04-0845	Issue Date: AUG 29 2004	CBL: D44 B005001
-----------------------	----------------------------	---------------------

Location of Construction: 157 York St	Owner Name: Barker Wayne	Owner Address: 34 Park St	Phone: 775-1892
Business Name:	Contractor Name: Applicant	Contractor Address: 34 Park Street Portland	Phone: 2077751892
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R-B

Past Use: vacant lot	Proposed Use: 8 unit residential bldg	Permit Fee: \$5,481.00	Cost of Work: \$540,000.00	CEO District: 1
-------------------------	--	---------------------------	-------------------------------	--------------------

Proposed Project Description: 9678 sq ft 8 unit residential bldg	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB 8/2/104
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: jodinea	Date Applied For: 06/21/2004	Zoning Approval
-----------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2003-0254 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied OK with condition CS Date: 7/14/04	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
---	---	--	---

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 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 - Building or Use Permit

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

Permit No: 04-0845	Date Applied For: 06/21/2004	CBL: 044 b005
------------------------------	--	-------------------------

Location of Construction: 157 York St	Owner Name: Barker Wayne	Owner Address: 34 Park St	Phone: () 775-1892
Business Name:	Contractor Name: Applicant	Contractor Address: 34 Park Street Portland	Phone (207) 775-1892
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: 8 unit residential bldg	Proposed Project Description: 9678 sq ft 8 unit residential bldg
---	--

--

--

--

--

Location of Construction: 157 York St	Owner Name: Barker Wayne	Owner Address: 34 Park St	Phone: () 775-1892
Business Name:	Contractor Name: Applicant	Contractor Address: 34 Park Street Portland	Phone (207) 775-1892
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

PUBLIC WORKS REVIEW ...3/10/04

I have reviewed the plans dated 2/10/04 and find they still do not address my previous comments.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 12/02/2003
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved with Conditions **Reviewer:** **Approval Date:** 07/14/2004
Note: J.R. For R.K. **Ok to Issue:**

Comments:

6/21/2004-jodinea: owner is acting as his own contractor JLH

8/18/2004-mjn: memo sent to Designer re plan deficiencies

8/26/2004-gg: received additional plans. /gg

August 23, 2004

Mr. Mike Nugent
Manager of Inspection Services
City of Portland, Maine
Portland City Hall
389 Congress Street
Portland, Maine **04101**



Re: **Guilford Court - Wayne Barker**
157 York Street
Portland, ME

Dear Mr. Nugent,

The following are our responses to your plan review for the above referenced project, dated 08-18-04.

1. A full size set (**24 x 36**) of updated plans (including structural) and a .pdf will be forwarded to you upon completion of all pending issues/changes. The owner will have a copy of all correspondence between the city of Portland and Port City Architecture.
2. AWM Engineering is completing mechanical and plumbing drawings for the use of the issuance of the required permits. Specific protection details will be provided as required for any penetrations in the fire separation assemblies.
3. Guard specifications will be provided to the city for approval prior to assembly and installation.
4. Please see attached letter from Casco Bay Engineering.
5. Per Section **1014.12**, we are protecting the upper landing with the overhangs as shown in the Elevations on Sheet A-8 (also see Building Section 1 of A-9). Where stair treads are exposed to the elements, an ice/snow melt system will be installed equal to Calorique (800) 922-9276 (see attached).

A copy of this letter will be forwarded to Mr. Wayne Barker. Please call me at **761-9000** if you have any questions. Thank you very much for all your assistance.

Sincerely,



Mark Chaloupecky
Port City Architecture



CIVIL & STRUCTURAL ENGINEERING
 www.cascobayengineering.com

90 Hodsdon Rd., Pownal, ME 04069 Phone 207.688.4630 Fax 207.688.4986

August 24, 2004

Port City Architecture
 Attn: Mr. Mark Chaloupecky
 65 Newbury Street
 Portland, ME 04101

Re: Guilford Court
 Structural Responses regarding City of Portland letter

Dear Mark:

Casco Bay Engineering reviewed the letter you received from the City of Portland, ME, dated August 23, 2004.

Item 4 of the letter references the following structural engineering issues:

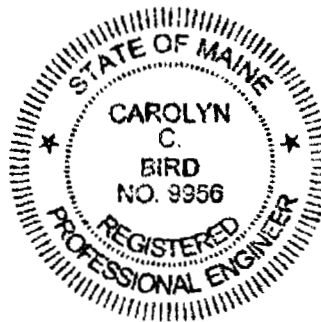
- In response to the first question of Item 4, we used the Equivalent Lateral Force Procedure of BOCA 1610.4 to resolve seismic forces.
- In response to the second question of Item 4, yes, drifted/sliding snow loads were accounted for in our analysis. Likewise, the Prefabricated Wood Truss Designer is required to account for these loads, in addition to unbalanced snow loading, as indicated in the structural drawings.

Please call if you have any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Carolyn C. Bird".

Carolyn C. Bird, P.E.
 Casco Bay Engineering





Products & Servi

Home: Products Et Services: Snow & Ice Melting: Retrofit Stair

Home

Products & Services

Technical Support

About Calorique

Contact Cal

Products & Services

- Interior Space Heating
- Snow & Ice Melting
 - ▶ Retrofit Stair Treads
 - ▶ Loading Dock De-Icing
 - ▶ Precast Concrete
 - ▶ Embedded Elements
 - ▶ De-Icing for Brick, Stone & Pavers
 - ▶ Gutter De-Icing
- Industrial Heating
- O.E.M. Elements
- Contract Printing
- Home & Hobby

Snow & Ice Melting

Eliminate dangerous snow and ice from your business or home with Calorique's inexpensive system.

Heated Retrofit Stair Treads Ice & Snow Melting Combined with an Amazing Anti-Slip Surface



Slips are the main cause from snow and ice. No how carefully you show there are still likely to where ice and snow can slippery conditions. Cal heated retrofit stair treads eliminate both the ice and provide excellent that meets ADA non-slip requirements.

NEW! Click Here to see these treads are to in!

Once the stair treads have been screwed into position, just turn them on when to snow, or when icy conditions become likely. That's all there is to it! The full heating elements melt ice and snow without shoveling or chemicals. Controls available to make operation completely automatic, so the system operates safely and without human intervention.

Proven at Colorado Ski Resorts!
Even Two Foot Snowfalls Can't Stop Calorique's Unique Technology!



Click on an Image to See a Larger Version

Operation is inexpensive: A series of 10 six foot wide steps (1.8m) costs less than an hour to operate*! That's less than the cost of having the stairs shoveled!

For More Information See:

- ▶ Retrofit Stair Treads Photo Gallery
- ▶ Retrofit Stair Treads Animated Installation Presentation - (Shockwave required)
- ▶ Retrofit Stair Treads Installation Manual - **CM1013** - UPDATED (Acrobat required)

* Based on 10¢ per KWH electrical cost. Your cost may vary.

Copyright © 2001 2003 Calorique, Ltd All rights reserved Disclaimer

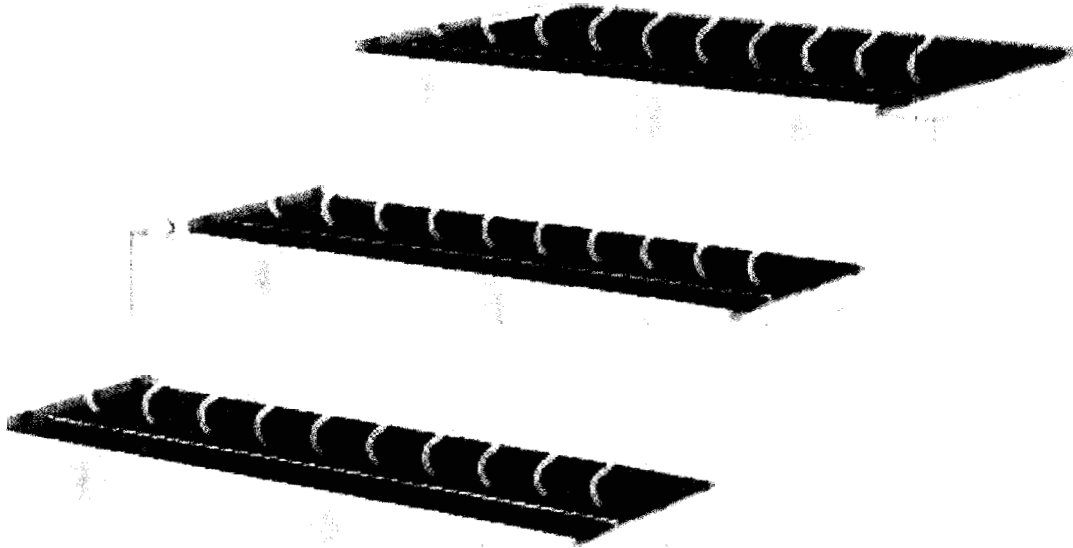
Macromedia SHOCKWAVE ENABLED

To view the animated instructions you will need the Macromedia Shockwave Plugin. You can find it [HERE](#).

CALORIQUE

Retrofit

***Snow & Ice Melting
Heated Stair Treads***

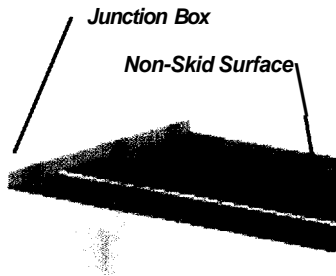


Installation Manual



Before Installing

- Failure to follow installation instructions, or misapplication, may result in electrical shock, fire and/or personal injury hazard. Installations not done in accordance with these installation instructions will void the warranty.
- Installation must conform to all requirements of the National Electrical Code (NEC) 426.23(B) (Fixed Outdoor Electric Deicing and Snow-Melting Equipment) and any local codes or ordinances. In countries other than the USA, follow the dictates of the local electrical and building code.
- The electrical source must conform to the heating units' requirements (voltage and circuit amperage capacity) and overcurrent protection device must incorporate a GFCI.
- Connection of heating units should be performed by a licensed electrician.
- Do not cut, bend or otherwise alter the CalorIQ Heated Stair Tread. Any alterations to the units may present a shock or fire hazard and will void the warranty.
- Suitable overcurrent protection shall be provided by means of circuit breaker or fuse. Overcurrent protection shall be of a type indicated as being acceptable for branch circuit protection.
- WARNING: Ensure that adequate drainage is provided for water runoff.



Tools & Materials

- **CalorIQ Heated Stair Treads.** See *Free Estimate Worksheet* (CM1012) for ordering details.

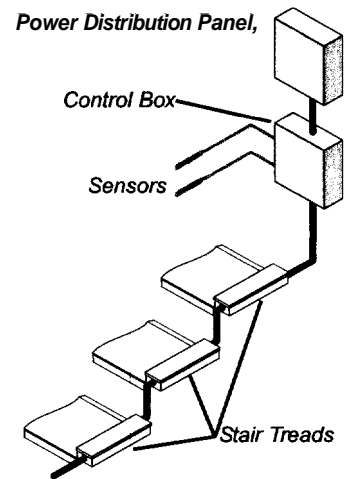
C Twical heated stair tread. Your model may vary.

- **Standard Electrical Hand Tools.**
- **Overcurrent Protection.** User / installer supplied. The circuit breaker used with this system must have an overcurrent rating of 30 amps and an integral GFCI rated for 30mA equipment protection.
- **Electrical Conduit.** Rigid or flexible conduit meeting the requirements of N.E.C. 426.23(B) of local code (e.g. carflex).
- **Electrical Wire.** Suitable wire for use within exterior conduit. Three conductors must be available. Conductors may range from #14-22 AWG, size based upon total ampacity connected.
- **Drill with Bits.** Bit must be rated for drilling into the material onto which the stair treads are being installed.

NOTE: If using an anchoring method other than the supplied expansion shields and stainless steel screws, follow the manufacturer's instructions for best results. In all preparation and installation steps indicating use of the expansion shields and supplied 1/4" stainless steel screws, replace with the anchor manufacturer's instructions.

- **Construction Adhesive.** This adhesive must be water and heat resistant.
- **Silicone Sealant.** Exterior grade silicone used to waterproof the junction box cover plate.
- **Control System.** Supplied by CalorIQ, automatically turns the system on and off based on the temperature and presence of precipitation. UL Listed and CSA Certified.
- **Specification Sheet.** Provides specifications for all stair treads included with the system.
- **Product Labels.** Provide information about the system that may be required during future remodeling or repairs.
- **Warranty Card.** This card must be filled out and returned to CalorIQ to ensure proper registration of the warrantee.

Typical system wiring layout. 3



Preparation

- If necessary, level worn or damaged steps with quick setting leveling compound.
- Install and supply power to a junction box located conveniently for connection to the CalorIQ Heated Stair Treads. Make sure that power is turned off at the distribution panel before installing this system.
- Install control system according to the separate instructions.
- Using an accurate ohm meter, test each stair tread to ensure that it is within the limits shown on the inside cover of the tread's junction box cover.

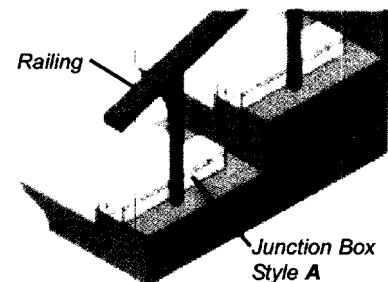
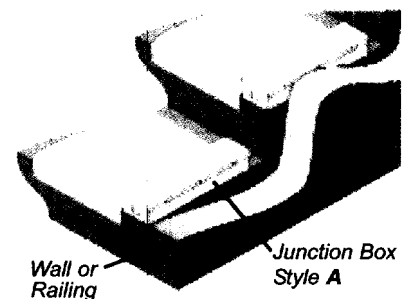
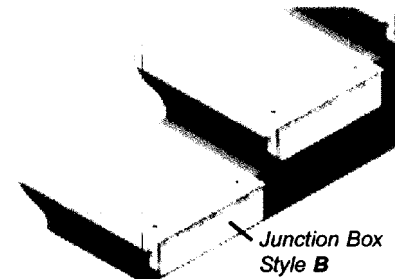
Installation

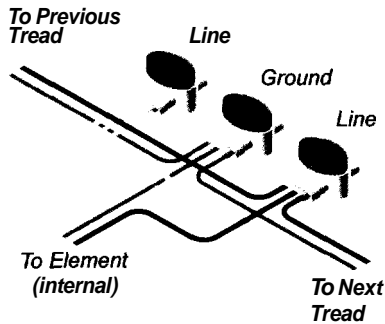
- **Drill Holes to Accept Expansion Shields**
Using the stair treads as a template, mark and drill holes for the expansion shields. Holes must be

TIP: Since the exact hole locations may differ from stair tread to stair tread, label each stair and tread and use the appropriate tread to mark the hole locations.

Place stair treads based on their junction box type, and the type of railing or edge work. 3

- Insert the Expansion Shields into the Holes.
- Mount the Stair Treads. Repeat the following for each stair tread:
 - Apply construction adhesive to the underside of the stair tread.





- Replace the stair tread and secure in place using the supplied stainless steel screws.

- **Wire Stair Treads Together.**

Using the supplied tap connectors, wire the stair treads together. Using the following figure as a guide, route conduit into the junction box on each tread and splice the three legs of electrical power together using the supplied waterproof connectors.

C Tap wires between each tread using the connectors within the attached junction box.

- **Secure Conduit in Place.**

Use a recognized method for securing the conduit.

- **Attach Cover Plate.**

Apply a continuous bead of exterior grade silicone sealant along the inside edge of the cover plate, then screw the plate to the junction box using the included screws.

- **Check Resistance.** Using an accurate ohm meter, test each stair tread to ensure that it is within the limits shown on the specification sheet. This test confirms that the treads were not damaged during installation.

- **Complete Electrical Connections.**

- Connect Stair Treads to the Control System.

Following the manufacturer's instructions for the control, connect the stair treads to the control.

- Supply Power to the Control.
- Test the System Operation.

Turn on the system and ensure that it is drawing the correct amount of current. The current draw for your system is listed on the order sheet that comes with the system.

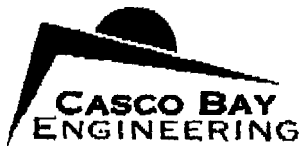
Copyright © 2002-2004 CalorIQ, Ltd.
All rights reserved.
Printed in USA

CalorIQ, Ltd.
2380 Cranberry Highway
West Wareham, MA 02576
USA
+1 508.291.4224 voice
800.922.9276
+1 508.291.2299 fax
www.calorique.com
info@calorique.com

Operation

NOTE: Do not operate the system when the air temperature is above 50°F (10°C). Operation above this temperature may overheat the elements and present a shock hazard.

- When using the CalorIQ snow sensor, the stair treads will heat up automatically when needed. No user intervention should be required. See the control's operations manual for additional information.
- When using an on/off switch as the sole control, turn on the system when snow or icy conditions are expected.



CIVIL & STRUCTURAL ENGINEERING
www.cascobayengineering.com
90 Hodsdon Rd., Pownal, ME 04069 Phone 207.688.4630 Fax 207.688.4986

FAX SHEET

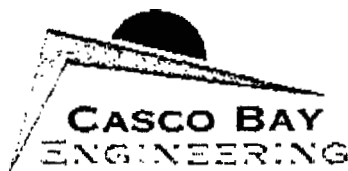
To: Mark Chaloupecky
Fax number: 761-2010
From: Carolyn Bird
Date: August 25, 2004
RE: Guilford Court
Responses to Pre-Construction Meeting &
Memo dated July 15, 2004, by Port City Architecture
No. of Pages: 3 including cover

Dear Mark:

Attached is a letter addressing issues discussed during the Pre-Construction Meeting and the letter you sent us on July 15, 2004. We are issuing Revision #2 which incorporates and includes these items. (Eric emailed the drawings to you today). We will also be dropping off a hard copy tomorrow for you to distribute accordingly.

Sincerely,

Carolyn Bird
Casco Bay Engineering



CIVIL & STRUCTURAL ENGINEERING
www.casco-bay-engineering.com

50 Hodsdon Rd., Pownal, ME 04069 Phone 207.688.4630 Fax 207.688.4986

August 25, 2004

Port City Architecture
Attn: Mr. Mark Chaloupecky
65 Newbury Street
Portland, ME 04101

Re: Guilford Court
Responses to Pre-Construction Meeting &
Memo dated July 25, 2004 by Port City Architecture

Rear Mark:

Casco Bay Engineering reviewed the issues discussed during the Guilford Court Pre-Construction Meeting held on August 11, 2004, at Port City Architecture. We are issuing Revision #2 to the Structural Drawings, dated August 25, 2004, which includes and incorporates many of these items.

Casco Bay Engineering passed out copies of the Building Component Safety Information BCSI 1-03 Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses to the owner and contractor during the Pre-Construction Meeting. We emphasized the extreme importance of using this booklet for building integrity and safety precautions both during construction and in the buildings permanent condition. The Structural Drawings reference this booklet numerous times for the bracing of various members of the Roof Trusses. We discussed hold-downs required for the building into the foundation wall and at thru floor conditions.

Also, as discussed during the Pre-Construction Meeting, we are expecting to review shop drawings for various elements of the building, including but not limited to, the Engineered Floor Joists (this includes the Special Loading for Joist A on S-5), the Prefabricated Wood Trusses on the roof, and Structural Steel shop drawings. Please note, this procedure ensures the structural drawings were interpreted correctly.

As requested, Mr. Wayne Barker requested that we look into the following items:

1. Hold-downs at beam pockets: The revised drawings omit beam pockets for the First Floor Balcony where the top of the foundation wall is at 96'-6". Provide PHD2-SDS's per 3/S-7.1 for thru floor conditions. Provide hold-downs which anchor into concrete as indicated on the structural drawings. See revised structural drawings for hold-downs where beam pockets are still required.
2. The exterior sheathing for the shear walls may run vertically. Mr. Barker indicated that he would prefer to run the panels vertically and utilize longer length panels (than the typical 8'-0" long panels) with one row of blocking at mid-height of the wall. This is acceptable; however, please note that all

- panel edges do require blocking. Therefore, a typical 8'-0" long panel running vertically would still require 2 rows of blocking.
3. It is acceptable to construct exterior walls with 2x6's at 16" o.c. Align studs with engineered floor joists. In order for this system to work, additional studs are required beneath the roof trusses which have lengths greater than 60 feet. The additional wall studs must align with roof trusses all the way down to the foundation walls.
 4. The columns beneath the *Roof Girder Trusses* required additional information. Also, one of these columns at *the First Floor Framing* transfers at the bulkhead door. Please reference structural drawings for the header at this location, hold-downs at thru floor conditions and hold-downs into foundation wall.
 5. For roof sheathing, use sheathing clips between sheets where blocking is not required

Casco Bay Engineering also reviewed the memo by Port City Architecture, dated July 15, 2004, and has the following responses:

1. The foundation wall shown as 8 inches thick is adequate for this building and has been designed accordingly. Mr. Eric Dube spoke with Mr. Mike Nugent of City of Portland, Maine, to confirm that the City does not require a 10-inch thick wall for this application.
2. See new drawing set. The detail in question is located at 5/S3.1. The line at the bottom of the anchor bolt represents the head on the anchor bolt. See "Sill Plate Attachment Schedule (to Fdn Wall)" on S-3 for spacing of anchor bolts in various shear walls.
3. Provide 1/2" plywood APA rated shear wall sheathing as indicated in the structural drawings. OSB is not an acceptable substitution.
4. Blocking is required at all shear wall panel edges. We will not be using cross ties in lieu of blocking.
5. The *plywood* should extend to the bottom of the floor sheathing when the shear walls are parallel with the floor joists. When the floor joist are perpendicular to the shear walls, the plywood should extend to the bottom of the floor joists and full-depth blocking shall be installed directly above the shear wall between the floor joists.
6. On S-5, it is acceptable to move the wall over (1'-0" +/-) in order to be on top of an engineered joist. In either case, the engineered joist must be designed to account for the "Special Loading for Joist A".
7. Structural Drawings call-out 5/8" plywood roof sheathing.
8. It is acceptable to use 25 feet long Engineered Joists where applicable. Engineered Joists shall have bearing lengths per requirements of joist manufacturer.

Please call if you have any additional questions or concerns.

Sincerely,



Carolyn C. Bird, P.E.
Casco Bay Engineering

August 19, 2004

Mr. Mike Nugent
Manager of Inspection Services
City of Portland, Maine
Portland City Hall
389 Congress Street
Portland, Maine 04101



Re: **Guilford Court - Wayne Barker**
157 York Street
Portland, ME

Dear Mr. Nugent,

The following are our responses to your plan review for the above referenced project, dated 08-18-04.

1. The plans will be amended per items 5, 6, and 11 of the letter to you dated August 16, 2004 (also items 3, 4, 6, and 8 of this letter). A copies of the amended plans will be forwarded to you.
2. Per BOCA Table 302.1 - the entire basement floor is considered a storage area in excess of 100s.f.. The basement floor is being sprinkled along with the rest of the building per BOCA Section 904.9 and 906.2.2. The basement floor is separated from the rest of the building by a 1-hour rated floor/ceiling assembly as shown on Sheet A-10 (see attached). It is also separated from the stair towers with a one-hour rated assembly as shown on Sheet A-1 (wall type 1A, Sheet A-2).
3. The stair nosings will be eliminated. The revised drawings are on Sheet A-1 1.
4. A note to insure dimensional uniformity has been added to Sheet A-1 1.
5. The owner is installing a premanufactured guard system. The guards will conform to BOCA Section 1021.0. Specifications (including loading requirements) will be forwarded to you when a manufacturer has been chosen. The Wall Section on Sheet A-9 has be updated.
6. Attic access doors on each side of the draftstopping will be installed as per BOCA Section 1211.2. The location of each access door will be determined by the owner.
7. The Mechanical and Electrical drawings are being prepared by AWM Engineering. They are aware that penetrations can be problematic and we will insure these penetrations will be assembled per code.
8. In lieu of extending the sprinkler system into the attic, we will install 3/8" plywood on a truss directly above the dividing wall between the upper floor units. The draftstopping will be installed per BOCA Section 721.7.2.1.

A copy of this letter will be forwarded to Mr. Wayne Barker. Please call me at 761-9000 and let me know how many sets (and in which format) of the revised plans you require. Thank you very much for all your assistance.

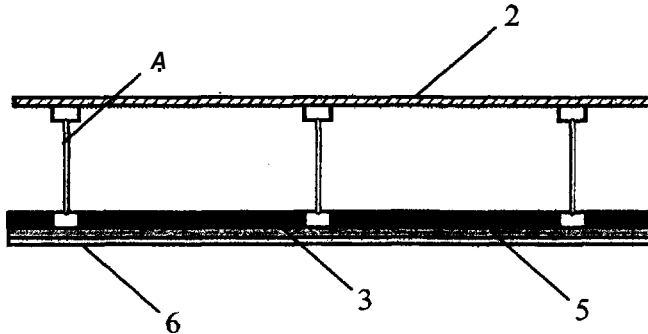
Sincerely,



Mark Chaloupecky
Port City Architecture

WIJ-1.2 One Hour Fire-Resistive Ceiling Assembly

Floor/Ceiling – 100% Design Load – 1 Hour Rating – ASTM E 119/NFPA 251



Test Date: 6/19/84
 Test Number: WHI-694-0159
 Witness By: Warnock Hersey International, Inc.
 Official Report Number: WHI-694-0159
 Endurance Rating: 1 Hour, ASTM E 119/NFPA 251

1. **Floor Topping (optional, not shown):** Gypsum concrete, lightweight or normal concrete topping.
2. **Floor Sheathing:** Minimum **23/32"** thick tongue-and-groove wood sheathing (Exposure I). Installed per code requirements with minimum 8d common nails and glued to joist top flanges with AFG-01 construction adhesive.
3. **Insulation:** Minimum 1-1/2" thick mineral fiber insulation batts – 2.5 pcf (nominal), supported by resilient channels.
4. **Structural Members:** Wood I-joists spaced a maximum of 24" on center.
 Minimum I-joist flange depth: 1-1/2" Minimum I-joist flange area: 5.25"²
 Minimum I-joist web thickness: 7/16" Minimum I-joist depth: 9-1/4"
5. **Resilient Channels:** Minimum **0.019"** thick galvanized steel resilient channels, attached perpendicular to I-joists using 1-5/8" long drywall screws. Resilient channels spaced 16" on center and doubled at each wallboard endjoist extending to the next joist.
6. **Gypsum Wallboard:** Minimum **5/8"** thick Type C gypsum wallboard installed with long dimension perpendicular to resilient channels and fastened to each channel with minimum 1" long Type S drywall screws. Fasteners spaced 12" on center in the field of the wallboard, 8" on center at wallboard end joints, and 3/4" from panel edges and ends. Endjoints of wallboard staggered.
7. **Finish System (not shown):** Face layer joints covered with tape and coated with joint compound. Screw heads covered with joint compound.

Fire Test conducted at GoldBond Building Products Research Center

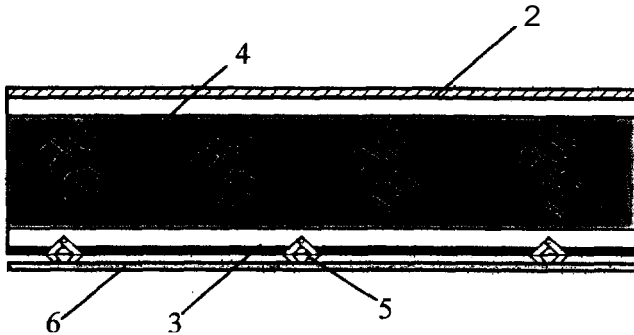
STC and IIC Sound Ratings for Listed Assembly							
Without Gypsum Concrete				With Gypsum Concrete			
Cushioned Vinyl		Carpet & Pad		Cushioned Vinyl		Carpet & Pad	
STC	IIC	STC	IIC	STC	IIC	STC	IIC
51^b	46^b	51^b	64^b	60^b	50^b	60^b	65^b

^a This assembly may also be used in a fire-rated roof/ceiling application, but only when constructed exactly as described.
^b STC and IIC values estimated by David L. Adam Associates, Inc.

Courtesy, American Forest & Paper Association, Washington, D.C.

WIJ-1.4 One Hour Fire-Resistive Ceiling Assembly

Floor/Ceiling – 100% Design Load – 1 Hour Rating – ASTM E 119/NFPA 251



Test Date: 5/11/83
 Test Number: UL R14373
 Witness By: Underwriter's Laboratories, Inc.
 Official Report Number: UL R14373
 Endurance Rating: 1 Hour, ASTM E 119/NFPA 251

Without Gypsum Concrete				With Gypsum Concrete			
Cushioned Vinyl		Carpet & Pad		Cushioned Vinyl		Carpet & Pad	
STC	IIC	STC	IIC	STC	IIC	STC	IIC
-	-	46	68	51	47	50	73

Courtesy, American Forest & Paper Association, Washington, D.C.

Memorandum

To: Mark Chaloupecky
From: Mike Nugent/Manager of Inspection Services
Date: 08/18/2004
Re: 157 York St. (044 B005)

Thank you for your response dated 8/16/2004, Please address the following:

- 1) Please provide amended construction documents reflecting answers 5,6 and 11 from your memo.
- 2) The basement storage “lockers” must be protected in accordance with table 302.1.1
- 3) Nosings are not allowed on R2 stairs except as provided in Section 1014.6.1
- 4) On the tread riser detail , the note indicates that the risers will “vary” care should be noted to make sure that they are dimensionally uniform. (overstating the obvious)
- 5) Exterior Guard detail, dimension and Loads are required.
- 6) Attic Access is not shown on the floor plans
- 7) I’m very nervous not having Plumbing, electrical and HVAC plans to prepare for penetrations, this is problematic .
- 8) Attic draftstopping is typically not exempted with NFPA 13R systems as the enclosed spaces such as attics are sometimes not protected.

Memorandum

To: Mark/Port City Architects
From: Mike Nugent/Manager of Inspection Services
Date: 07/27/2004
Re: 157 York St. (044 B005)

I have commenced reviewing the plans for the above project and need the following information:

PARTIAL LIST

- 1) Need a Soils report (Section 1804)
- 2) Need a Statement of Special Inspection (Section 1705)
- 3) Section 705 of the Code limits the amount of unprotected openings as well as requires a fire rating for exterior walls, based on distance from abutting property lines. The submitted plans do not conform to Table 705.2 and 705.3.
- 4) Stair tread and riser dimensions are not shown on page A-11
- 5) The interior handrails are not extended as required by 1022.2.3
- 6) Headroom for the Cellar stairs is not 80 inches
- 7) What is the sound transmission class of the Dwelling Unit separations walls
- 8) Please provide a floor ceiling assembly detail w/ fire resistance rating, sound transmission class and UL listing.
- 9) There are no electrical or mechanical drawings. Please be advised that all Gas appliances, bathroom vents, kitchen exhaust, clothes dryer vents etc. are problematic installations in fire separation assemblies. Please provide specific information regarding the protection of these penetrations as well and all other rated assembly penetrations.
- 10) Interior finishes are not specified for Smoke Development and Flame Spread
- 11) Fire blocking and draft stopping for the attic and floor systems is not shown.

facsimile transmittal

TO: Mark Chaloubecky **From:** Mike Nugent
Fax: 761-2010 **Date:** August 23,2004
Phone: 761-9000 **Pages:** 1
Re: 157 York St.

Urgent For Review Please Comment Please Reply Please Recycle

And Finally

- 1) I'll need one full sized set of updated plans and a .pdf CD to supercede the existing records.
Please make sure the General Contractor is aware of all issues/changes.
- 2) It is required that separate permits are issued for the mechanical, plumbing and electrical .
These permits will be issued after a review of the engineering plans and establishment of
compliance with applicable codes. It is our understanding that there will be specific protection
details for all fire separation assembly penetrations for plumbing, electrical, clothes dryer
vents, bathroom and kitchen exhaust, fire place vents, ceiling lights...ANY PENETRATIONS
IN ANY Fire Separation Assembly.
- 3) The guard shown on the page A-8 elevation has an ornamental pattern that is a ladder in
effect.. we will need to review and approve guard specs prior to assembly.
- 4) Please provide the following structural info:
What analysis procedure was used in the seismic design (1610.4/5)
Were drift loads and sliding snow loads considered for the dormer valleys and the porch
roves.
- 5) Section 1014.12 requires that exterior stairways and landings be protected from the
accumulation of ice and snow, Compliance with this a requirement is not reflected.

Location of Construction: 157 York St	Owner Name: Barker Wayne	Owner Address: 34 Park St	Phone: () 775-1892
Business Name:	Contractor Name: Applicant	Contractor Address: 34 Park Street Portland	Phone: (207) 775-1892
Lessee/Buyer's Name	Phone:		

I have reviewed the plans dated 2/10/04 and find they still do not address my previous comments.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 12/02/2003
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved with Conditions **Reviewer:** **Approval Date:** 07/14/2004
Note: J.R. For R.K. **Ok to Issue:**

Comments:

6/21/2004-jodinea: owner is acting as his own contractor JLH

8/18/2004-mjn: memo sent to Designer re plan deficiencies

8/26/2004-gg: received additional plans. /gg



CITY OF PORTLAND
 BUILDING CODE CERTIFICATE
 389 Congress St., Room 315
 Portland, Maine 04101

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

FROM DESIGNER: PORT CITY ARCHITECTURE

DATE: June 21/04

Job Name: QUILFORD COURT

Address of Construction: 157 YORK STREET

THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)

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

Building Code and Year BOCA 1999 Use Group Classification(s) RZ

Type of Construction 5B

Structural Systems

Roof Snow Load

60 Ground Snow Load (Pg) .
√2 If Pg > 10 psf, Flat Roof snow load, Pf
1.0 If Pg > 10 psf, snow exposure factor, Ce
.0 If Pg > 10 psf, roof thermal factor
1.0 If Pg > 10 psf, snow load importance factor, I
1.0 Sloped Roof Snowload Ps

Earthquake Loads

.10 Peak velocity-related acceleration, Av
.10 Peak acceleration, Aa
1 Seismic hazard exposure group
C Seismic performance category
1.0 Soil profile type
shear walls Basic structural system / seismic-resisting system
3.5 Response modification factor, R, and deflection

Yes The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

Wind Loads

90 Basic Wind Speed
8 Wind Exposure Category
± .25 Internal Pressure Coefficient
27.1 psf Wind Design Pressure
1 Wind Importance Factor
Windward + Leeward
Main Wind Force Resisting System