

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that DELTA REALTY LLC – JABBAR'S  
AUTO SALES

Located At 710 FOREST AVE

Job ID: 2012-03-3559-CH OF USE/AMEND 2012-45749

CBL: 130- G-007-001

has permission to Construct a 2 hr firewall, add an exterior door, add an oil/water separator to the existing drain  
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  
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

\_\_\_\_\_  
**Fire Prevention Officer**

  
7/13/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division

Location: 710 FOREST AVE

CBL: 130- G-007-001

Issued to: DELTA REALTY LLC

Date Issued: 9/11/2012

**This is to certify** that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-03-3559-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

DUBAI AUTO SALES

APPROVED OCCUPANCY

USE GROUP S-1/B  
USED CAR SALES AND MINOR REPAIRS  
TYPE 5-B  
IBC 2009

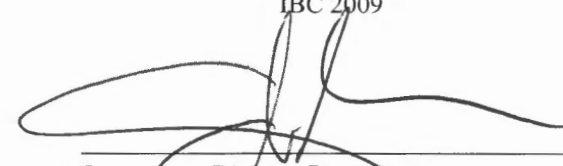
LIMITING CONDITIONS: MINOR AUTO REPAIR - CONFORM TO IBC & NFPA

Approved:

9-11-2012

(Date)

  
Inspector

  
Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-03-3559-CH OF USE 2012-45749 AMEND	Date Applied: 7/06/2012	CBL: 130- G-007-001	
Location of Construction: 710 FOREST AVE	Owner Name: DELTA REALTY LLC	Owner Address: 380 WARREN AVE PORTLAND, ME 04103	Phone:
Business Name: Dubai Auto Sales, LLC	Contractor Name: GRAY'S GENERAL CONTRACTING	Contractor Address:	Phone:
Lessee/Buyer's Name: Jabbar Essa – 3 Riverton Dr., Portland, ME 04103	Phone: 615-4369	Permit Type: AMENDMENT	Zone: B-2c
Past Use:  This portion of the building off Saunders Street- Used car sales and minor repairs	Proposed Use:  Same: Used car sales and minor repairs – to construct 2 hour fire wall – install floor drain with oil/water separator	Cost of Work:  Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature: <i>Capt. Leone</i>	CEO District:  Inspection: Use Group: <i>5B 5/B</i> Type: <i>5B 5/B</i> <i>IBC-2009</i> Signature: <i>GMB</i> <i>7/13/10</i>
Proposed Project Description: Change of use from N/A to used car		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK with conditions</i> <i>7/9/12</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>7/9/12</i></p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	<b>CERTIFICATION</b>		

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

8-27-12 DWM Tim 329-6186 Under Floor plumb.

9-6-12 DWM/BKL/John Martell Dave 831-1888.  
Final Fall Elec + Fire Fall Bldg terminate plumbing  
~~Final OK~~  
+ bath fan at exterior.

9-11-12 DWM/BKL Dave Final Elec, Fire + Bldg OK

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

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

Certificate of Occupancy/Final 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

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-03-3559-CH OF USE

Located At: 710 FOREST AVE

CBL: 130- G-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. All previous conditions are still in force with the issuance of this permit.

### **Building**

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. All noted corrections per the previous inspections shall be in compliance prior to the issuance of the certificate of occupancy.
3. 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.

### **Fire**

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>
4. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
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. Sprinkler requirements for heating equipment per NFPA 2009 101 9.7.1.2.



# General Building Permit Application

Entered 7/6/12  
(B3)

# 2012-45749

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.

2012-03-3559 Ch of U. Addendum

Location/Address of Construction: <u>710 Forest Ave</u> <span style="float: right;">B-2C</span>		
Total Square Footage of Proposed Structure/Area <u>1,500 s.f.</u>	Square Footage of Lot <u>8073 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>130-C1-7</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>Jabbar Essa</u> Address <u>3 Riverton Dr</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>615-4369</u>
Lessee/DBA (If Applicable) <u>Dubai Auto Sales, LLC</u>	Owner (if different from Applicant) Name <u>Delta Realty LLC</u> Address <u>380 Warren Ave</u> City, State & Zip <u>Portland 04103</u>	Cost Of <sup>new work</sup> Work: \$ <u>10,000</u> C of O Fee: \$ <u>already paid</u> Total Fee: \$ <u>120.00</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Used car and minor repair</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Construct 2 hr fire wall separating uses and install floor drain w/ oil/water separator (see plans).</u>		
Contractor's name: <u>Grays General Contracting</u>		<b>RECEIVED</b> <b>JUL 06 2012</b>
Address: _____ City, State & Zip _____		<b>Dept. of Building Inspections</b> <b>City of Portland Maine</b> Telephone: _____
Who should we contact when the permit is ready: <u>Jabbar Essa</u>		Telephone: <u>615-4369</u>
Mailing address: <u>3 Riverton Dr Portland ME 04103</u>		

cash do not send

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

Jeanie Harwood Esquire?

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](http://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: \_\_\_\_\_ Date: 7-6-12

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



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Cash

**Tender Amount:** 120.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 7/6/2012

**Receipt Number:** 45750

## Receipt Details:

Referance ID:	7187	Fee Type:	BP-Permit
Receipt Number:	0	Payment Date:	
Transaction Amount:	120.00	Charge Amount:	120.00
Job ID: Job ID: 2012-03-3559-CH OF USE - Change of use from N/A to used car			
Additional Comments: 710 Forest			

**Thank You for your Payment!**





ARCHITECTURE • PLANNING • INTERIOR DESIGN

Ms. Jeanie Bourke  
Code Enforcement / Plans Review  
Planning and Urban Development Department  
389 Congress Street, Room 308  
Portland, ME 04101

June 21, 2012

Re: Essa Repair Garage, 710 Forest Avenue, Portland, ME

Dear Ms. Bourke,

As you may recall from our recent correspondence, I represent the interests of Jabbar Essa, owner of the Proposed Essa Garage a motor vehicle repair facility, proposed to be located at 710 Forest Avenue in Portland. No building modifications have been performed since you and PFD Captain Chris Pirone last walked through the space with Mr. Essa and John Scribner of Coastal Enterprises and additional information and commentary has been received from PFD Captain Ben Wallace and the City's electrical Inspector. The purpose of this correspondence is to summarize the comments and provide the basis by which my client can confirm his intention to comply by performing the necessary modifications. It Jabbar Essa's desire to apply for a Building Permit in conjunction with hiring Gray's General Contracting, Inc. (David Gray, Owner) to perform the work to meet the performance standards required by the City of Portland.

As a matter of recapitulation, the existing building is a single-story, mixed-use commercial structure, of Type V construction, without fire suppression and a supervised fire alarm. My assumption is that this business falls within the Storage Use Group (S-1 Moderate Hazard) of the International Building Code 2009. The facility is comprised of two vehicle repair bays, an adjacent parts storage area and a small customer waiting area to be located on the opposite side of a required fire separation wall. Since the entire original building was not designed to meet the restrictions of this use, my interpretation requires fire separation of this use from that of others within the attached structure. The adjacent structure is considered a Business Use and thus requires 2 hour fire separation (since fire suppression is not included) which currently does not exist.



ARCHITECTURE • PLANNING • INTERIOR DESIGN

In review of current building conditions and respective of the proposed future use I suggest inclusion of the following new components, based on my review and review commentary provided by City Officials:

- 1.) Incorporation of a Fire Separation Wall is required, it is proposed to construct a 2hr gypsum wall board and wood stud separation wall at the existing vehicle repair bay and office demising wall location (this will incorporate use of the existing wood studs and add new gypsum wallboard to supplement existing gypsum wallboard per UL Designation UL263 – Design U301, attached) and provide a 1-1/2hr door (reverse existing swing) with closure device and lever hardware. The existing concrete block finish shall be removed and not considered as part of the UL designated wall assembly.
- 2.) A floor drain exists without an Oil / water separation feature, after conferring with Bennett Engineering, Professional Consulting Engineers, it was determined that in the case of a minor vehicle repair facility a floor drain need not be provided. The Essa Garage Facility has decided to use this particular bay as a storage bay and reserve the other bay as the repair bay since it houses the vehicle lift. The designated service bay does not have a floor drain. It will be washed and drained to the overhead vehicle entry door. *See plan - will have oil/water separator*
- 3.) The three wall hung gas furnaces that exist in a rear area behind the storage bay, attached to the separation wall, require either 1 hour wall enclosure or dedicated fire suppression. The choice has been made to employ the fire suppression option. Captain Pirone's suggestion to incorporate a limited fire suppression system with directly mounted heads and emanating from the domestic water system will be applied. The contractor David Gray, Gray's General Contracting will contact Fire Officials to ensure that their input and approval is included.
- 4.) The existing electrical panels are wall mounted within the rear portion of one the vehicle repair bays, it is proposed that the floor be clearly marked by permanent means with a designation of clear floor area to be as wide as the panels and a minimum of 3'-0" deep for safety and access.
- 5.) Each area of the facility shall be marked for egress with emergency lighting, provide smoke detection (heat detection in the vehicle repair bay) and fire extinguishers (ABC rated)
- 6.) In order to use the office area opposite the proposed fire separation wall for a waiting room, it is essential that a new exterior door be added for direct customer entrance and exit from the exterior without access through a service bay, which is presently the case. The door and accessible route will be added next to the existing radio tower.



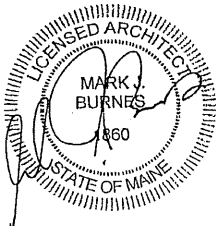
ARCHITECTURE • PLANNING • INTERIOR DESIGN

- 7.) The contractor must provide fire stopping and caulking within the existing masonry tenant / party walls and penetrations.
- 8.) Since the gas furnaces will be penetrating the new fire wall, it will be necessary to provide new fire dampers at all ductwork penetrations through the 2hr fire separation wall.
- 9.) The existing bathroom vent shall be extended through the roof and a ventilation fan added. This existing bathroom is considered for employee use.
- 10.) A code compliant water heater with pressure and temperature relief valves will be provided.

We appreciate the input and review offered by the City of Portland Representatives to provide a safe and thoughtful project. We look forward to Building Permit Application and compliance with the scope definition defined herein, as well as future interaction with the City's Inspection Staff.

Thank you for your consideration, we look forward to your confirmation and look forward to beginning the aforementioned modifications in the near future.

Yours Truly,



Mark J. Burnes

Attachment

Cc: Jabbar Essa, David Gray, John Scribner and Captain Chris Pirone, File

**Design No. U301  
BXUV.U301  
Fire Resistance Ratings - ANSI/UL 263**

Page Bottom

**Design/System/Construction/Assembly Usage Disclaimer**

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

**Fire Resistance Ratings - ANSI/UL 263**

See General Information for Fire Resistance Ratings - ANSI/UL 263

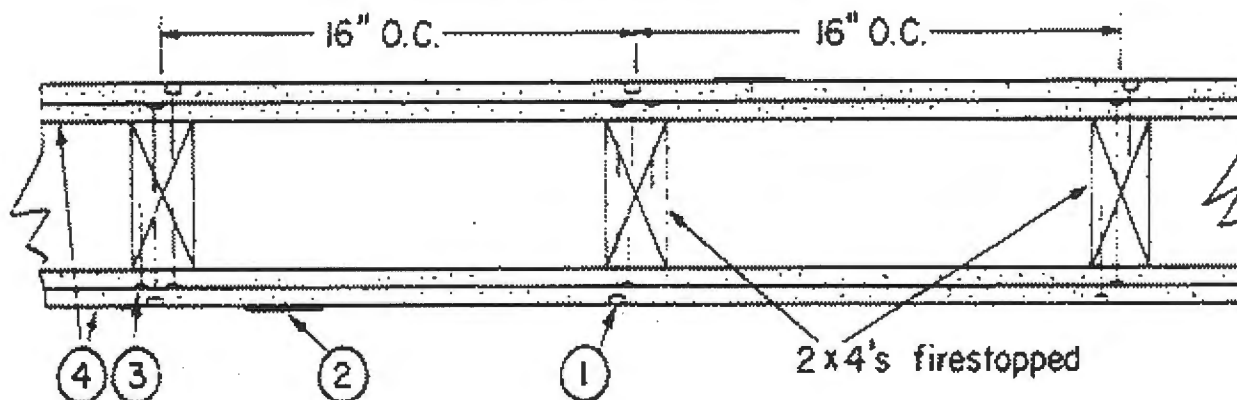
**Design No. U301**

May 29, 2012

**Bearing Wall Rating — 2 HR.**

**Finish Rating — 66 Min.**

Load Restricted for Canadian Applications — See Guide [BXUV7](#)



1. **Nailheads** — Exposed or covered with joint compound.

2. **Joints** — Exposed joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.

3. **Nails** — 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.

4. **Gypsum Board\*** — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.

When used in widths other than 48 in., gypsum board to be installed horizontally.

When Steel Framing Members\* (Item 6) are used, base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced max 24 in. OC; face layer attached with 1-5/8 in. long Type S bugle-head steel screws spaced max 12

in. OC.

**ACADIA DRYWALL SUPPLIES LTD** — Type X

**AMERICAN GYPSUM CO** — Types AGX-1, M-Glass, AG-C, AGX-11.

**BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO** — Type DBX-1.

**CERTAINTEED GYPSUM INC** — Types 1, FRPC, EGRG, GlasRoc, Type C or Type X.

**CERTAINTEED GYPSUM CANADA INC** — Type C, Type X, Type Abuse-Resistant.

**CGC INC** — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, WRC, WRX .

**GEORGIA-PACIFIC GYPSUM L L C** — Types 5, 6, 9, C, DAP, DD, DA, DAPC , DGG, DS, GPFS6. LS.

**LAFARGE NORTH AMERICA INC** — Types LGFC-C, LGFC2, LGFC2A , LGFC6, LGFC6A., LGFC-C/A, LGFC-WD, LGLLX.

**NATIONAL GYPSUM CO** — Types FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-C, FSW-G, FSMR-C, FSL.

**PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM** — Type C, PG-2, PG-3, PG-3W, PG-4, PG-5, PG-5W, PG-5WS, PG-9, PG-11 or PG-C.

**PANEL REY S A** — Types PRC, PRX, RHX, MDX, ETX, GREX

**SIAM GYPSUM INDUSTRY (SARABURI) CO LTD** — Type EX-1

**TEMPLE-INLAND** — Type TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X.

**UNITED STATES GYPSUM CO** — Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX.

**USG MEXICO S A DE C V** — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, WRC, WRX.

4A. **Gypsum Board\*** — (As an alternate to Item 4) — Nom 3/4 in. thick, installed as described in Item 4.

**CGC INC** — Types AR, IP-AR.

**UNITED STATES GYPSUM CO** — Types AR, IP-AR.

**USG MEXICO S A DE C V** — Types AR, IP-AR.

4B. **Gypsum Board\*** — (As an alternate to Items 4 and 4A)—5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 4. Joint covering (Item 2) not required.

**CGC INC** — Type SHX

**UNITED STATES GYPSUM CO** — Type SHX

**USG MEXICO S A DE C V — Type SHX**

**4C. Gypsum Board\*** — (As an alternate to Items 4, 4A or 4B -not shown) For Direct Application to Studs Only- For use on one or both sides of the wall as the base layer or one or both sides of the wall as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.

**RAY-BAR ENGINEERING CORP — Type RB-LBG.**

**4D. Gypsum Board\*** — As an Alternate to Item 4 — 5/8 in. thick applied either horizontally or vertically. Inner layers fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.

**AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C.**

**4E. Gypsum Board\*** — (As an alternate to Items 4 through 4D) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 4.

**TEMPLE-INLAND — Type X ComfortGuard Sound Deadening Gypsum Board.**

**4F. Gypsum Board\*** — (As an alternate to Item 4) — Not to be used with item 6. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically and secured as described in Item 4.

**NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board**

**4G. Wall and Partition Facings and Accessories\*** — (As an alternate to Items 4 through 4F) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.

**SERIOUS ENERGY INC — Types QuietRock ES, QuietRock 527.**

**4H. Gypsum Board\*** — (As an alternate to Item 4) — Not to be used with item 6. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically and secured as described in Item 4.

**CERTAINTED GYPSUM INC — Type SilentFX**

**4I. Gypsum Board\*** — (As an alternate to item 4) — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 1-1/4 in. long Type W steel screws spaced 8 in. OC. Outer layer attached to studs over inner layer with 2 in. long Type W steel screws spaced 8 in. OC offset 6 in. from base layer. Vertical joints located over studs. Vertical and horizontal joints between inner and outer layers staggered. Outer layer joints covered with joint tape and compound, screwheads covered with joint compound. As an alternate to the joint compound nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Wallboard other than 48 in. wide must be applied horizontally. The SoundBreak XP Type X Gypsum Board is not to be used with Item 6.

**NATIONAL GYPSUM CO — Types FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-C, FSW-G, FSMR-C, SoundBreak XP Type X Gypsum Board.**

**4J. Gypsum Board\*** — (As an alternate to Items 4) For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick, compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grades "A, B, C or D". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head

steel screws spaced as described in Item 4.

**MAYCO INDUSTRIES INC** — "X-Ray Shielded Gypsum"

**4K. Gypsum Board\*** — For use with Item 7 — 5/8 in. thick, two layers applied vertically. Inner layer attached to resilient channels with 1 in. long steel screws spaced 8 in. OC. Outer layer attached to resilient channels over inner layer with 1-5/8 in. long steel screws spaced 8 in. OC. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side. Insulation, Items 8 or 9 is required.

**AMERICAN GYPSUM CO** — Types AGX-1, M-Glass, AG-C, AGX-11.

**4L. Gypsum Board\*** — (As an alternate to Items 4) For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.

**RADIATION PROTECTION PRODUCTS INC** — Type RPP-LBG

**4M. Gypsum Board\*** — (As an alternate to Item 4) — 5/8 in. thick, 4 ft. wide, two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 4.

**CERTAINTED GYPSUM INC** — 5/8" Easi-Lite Type X

**CERTAINTED GYPSUM CANADA INC** — 5/8" Easi-Lite Type X.

**5. Molded Plastic\*** — Not shown, Optional — Solid vinyl siding mechanically secured over the outer layer to framing members in accordance with manufacturer's recommended installation details.

**ALSIDE, DIV OF ASSOCIATED MATERIALS INC**

**GENTEK BUILDING PRODUCTS LTD**

**VYTEC CORP**

**NEBRASKA PLASTICS INC**

**6. Steel Framing Members** — (Optional, Not Shown)\* - Furring channels and resilient sound isolation clip as described below:

**A. Furring Channels** — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 4.

**B. Steel Framing Members\*** — Resilient sound isolation clip used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

**PAC INTERNATIONAL INC** — Type RSIC-1.

**7. Furring Channel** — Optional — Not Shown — For use on one side of the wall with Item 4K — Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Item 8 or 9 is required.

**8. Batts and Blankets\*** — Required for use with resilient channels, Item 7, min. 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the nom 4 in. face of the studs with staples placed 24 in. OC.

**THERMAFIBER INC** — Type SAFB

**9. Batts and Blankets\*** — (As an alternate to Item 8) — min. 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall, attached to the nom. 4 in. face of the studs with staples placed 24 in. OC. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

**10. Wall and Partition Facings and Accessories\*** — (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

**SERIOUS ENERGY INC** — Type QuietRock QR-510.

**11. Cementitious Backer Units\*** — (Optional Item Not Shown — For Use On Face Of 2 Hr Systems With All Standard Items Required) — 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide.- Applied vertically with vertical joints centered over studs. Face layer fastened over gypsum board to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC.

**NATIONAL GYPSUM CO** — Type PermaBase

\*Bearing the UL Classification Mark

Last Updated on 2012-05-29

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**GENERAL NOTES:**

1. REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.
2. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL BE REPAIRED OR RESTORED TO THE ORIGINAL CONDITION AND QUALITY APPROVED BY THE ARCHITECT.
3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL GOVERNING CODES INCLUDING 2009 IBC, NFPA 101 2009 WAKE MAN HAZARDOUS WASTE OPERATIONS GUIDELINES, STATE OF MAINE PLUMBING CODE, NEC 2008 AND AIA 1991.
4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THE ARCHITECT SHALL BE PROVIDED WITH DIMENSIONS AND MATERIALS.
5. DEMOLITION SHALL BE SEQUENTIAL. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRING DEMOLITION.
6. DEMOLITION REQUIRES SELECTIVE REMOVAL AND SUBSEQUENT ON-SITE DISPOSAL OF THE FOLLOWING: REFRIGERANT, ASBESTOS, LEAD-PAINT, AND OTHER HAZARDOUS MATERIALS. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR REMOVAL AND RECONSTRUCTION, GRADING, TERRACING OR DISSECTION OF ALL WORK. AREA TO BE DEMOLISHED SHALL BE SECURED BY THE CONTRACTOR.
7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF THE FOLLOWING: ASBESTOS, LEAD-PAINT, AND OTHER HAZARDOUS MATERIALS. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO COMMENCING THE WORK.
8. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS SHOWN, PROVIDE THE PRODUCT IDENTIFICATION NUMBER. SUBSTITUTIONS SHALL BE FORWARDED TO THE ARCHITECT FOR REVIEW AND APPROVAL. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT THROUGH WRITTEN DIRECTIVE.
9. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC MAINTENANCE, REPAIR AND REPLACEMENT AGREEMENTS, FINAL OPERATIONAL AND MAINTENANCE DOCUMENTS.
10. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT TOUGH, REPAIR AND RESTORE DAMAGED EXPOSED FINISHES.
11. THE LOCATION OF ALL DOORWAYS NOT DEMOLISHED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. UNLESS OTHERWISE NOTED.
12. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDEVELOPED CEILING UNLESS OTHERWISE NOTED.
13. DETAIL ALL DOORWAYS TO SHOW ALL SURFACE APPLIED FINISHES, TRIM, GASKETS, SHIELDS, OVERHANGS, PARTITION FALS AND BASE HOLDERS.
14. IF TWO COEXISTING CODES OR DETAILS EXIST IN THIS DRAWING SET OR ASSOCIATED SPECIFICATIONS IT SHALL BE THE CONTRACTOR'S CHOICE TO RESOLVE ANY CONFLICT. DETAIL APPLIES AT NO ADDITIONAL COST.

**REVISIONS:**



281 VERANDA ST. Phone: 207-781-3344  
 PORTLAND, MAINE 04103 Fax: 207-699-5564  
 Online @ [foresidearchitects.com](http://foresidearchitects.com)

Project Status: **CODE REVIEW**  
 Project Number: **EVG0512**

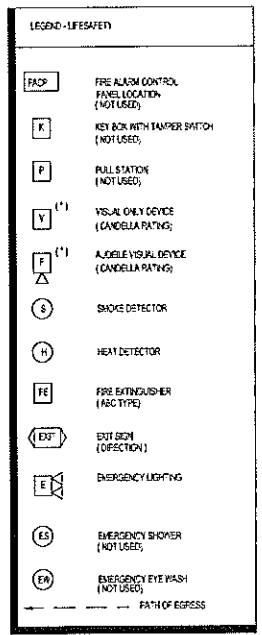
Project Title: **Essa Motor Vehicle Repair Garage  
 710 Forest Avenue  
 Portland, Maine**

Drawing Name: **Building Code PLAN**

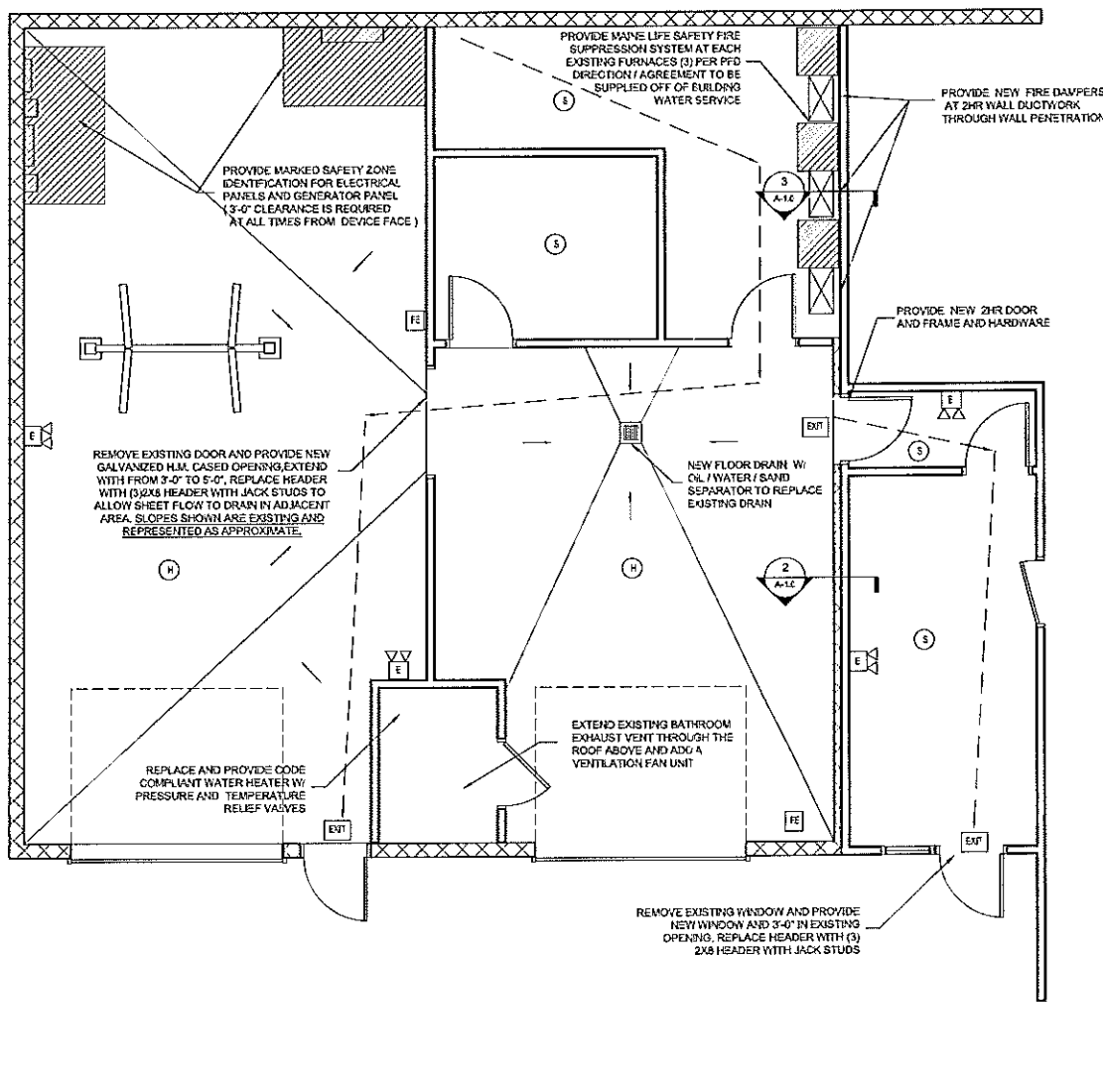
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 SHEET: **A-1.0**  
 Date: **07/12/12 (REVISED)**

IBC 2009 CODE DATA	
USE GROUP CLASSIFICATION	S-1 MANUFACTURING
TYPE OF CONSTRUCTION	TYPE IV (COMBUSTIBLE)
FLOOR AREA	1762 SF (SINGLE LEVEL) - FIRST FLOOR
TABLE 503 BUILDING AREA LIMITATION	EXIST. AREA RENOVATION WITHIN EXIST. BUILDING - EXIST. USE TO REMAIN
TYPE OF FLOOR FINISH	NOT REQUIRED - AREA OF FINISH ALLOWABLE
MIN. CEILING HEIGHT	8'-0" MIN. CEILING HEIGHT
ALLOWED BUILDING AREA - SF	8236 SF
BUILDING HEIGHT	SINGLE STORY
FIRE SUPPRESSION	WET PIPE SAFETY SYSTEM PROVIDED ON ALL FURNACES
EXIT ACCESS CORRIDORS	1-1/2"
INTERIOR LOAD BEARING WALLS	2-1/4"
STRUCTURAL MEMBER SUPPORTING FLOORS AND ROOF	2-1/4"
FLOOR CONSTRUCTION	0-1/2"
ROOF CONSTRUCTION	0-1/2"
FIRE EXTINGUISHERS	LOCATIONS TO BE FIELD VERIFIED BY FIRE CHIEF PRIOR TO INSTALLATION
REQUIRED VERTICAL EXITS	CLASS A OR CLASS B
CORRIDORS PROVIDING EXIT ACCESS	CLASS A OR CLASS B
ROOMS ON ENCLOSED SPACE	CLASS A OR CLASS B
INTERIOR FLOOR FINISH REQUIREMENTS	CLASS A OR CLASS B
CORRIDORS PROVIDING EXIT ACCESS	CLASS B OR CLASS 1
ROOMS ON ENCLOSED SPACE	CLASS 1 OR CLASS 11
GENERAL NOTES	1. ALL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. UNLESS OTHERWISE NOTED. 2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, REQUIREMENTS AND ACCESSIBILITY PER ADA A.A.A.

2009 NFPA CODE DATA	
BUILDING SQUARE FOOTAGE	AREA: 1762 SF
OCCUPANT LOAD - STORAGE	500 SF OCCUPANT + 3 OCCUPANTS PER 100 SF REPAIR
OCCUPANT LOAD - STORAGE	500 SF OCCUPANT + 3 OCCUPANTS PER 100 SF REPAIR
USE GROUP CLASSIFICATION	STORAGE
TYPE OF CONSTRUCTION	UNPROTECTED TYPE IV (IBC)
BUILDING HEIGHT	ONE STORY
FIRE SUPPRESSION	WET PIPE SAFETY SYSTEM PROVIDED ON ALL FURNACES
EXIT ACCESS CORRIDORS	1-1/2"
INTERIOR LOAD BEARING WALLS	2-1/4"
STRUCTURAL MEMBER SUPPORTING FLOORS AND ROOF	2-1/4"
FLOOR CONSTRUCTION	0-1/2"
ROOF CONSTRUCTION	0-1/2"
FIRE EXTINGUISHERS	LOCATIONS TO BE FIELD VERIFIED BY FIRE CHIEF PRIOR TO INSTALLATION
ASSESSMENT OF MEANS OF EGRESS	NOT TO EXCEED 30' FT
DOWNDRAught PATH OF TRAVEL	NOT TO EXCEED 100 FT
CORRIDOR WIDTH	5'-0" MIN. CLEAR
FLAME SPREAD RATINGS	0-1/2"
INTERIOR FINISH REQUIREMENTS	CLASS B OR CLASS 1
REQUIRED VERTICAL EXITS	CLASS A OR CLASS B
CORRIDORS PROVIDING EXIT ACCESS	CLASS A OR CLASS B
ROOMS ON ENCLOSED SPACE	CLASS A OR CLASS B
INTERIOR FLOOR FINISH REQUIREMENTS	CLASS 1 OR CLASS 11
REQUIRED VERTICAL EXITS	CLASS 1 OR CLASS 11
CORRIDORS PROVIDING EXIT ACCESS	CLASS 1 OR CLASS 11
ROOMS ON ENCLOSED SPACE	CLASS 1 OR CLASS 11
GENERAL NOTES	1. ALL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. UNLESS OTHERWISE NOTED. 2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, REQUIREMENTS AND ACCESSIBILITY PER ADA A.A.A.



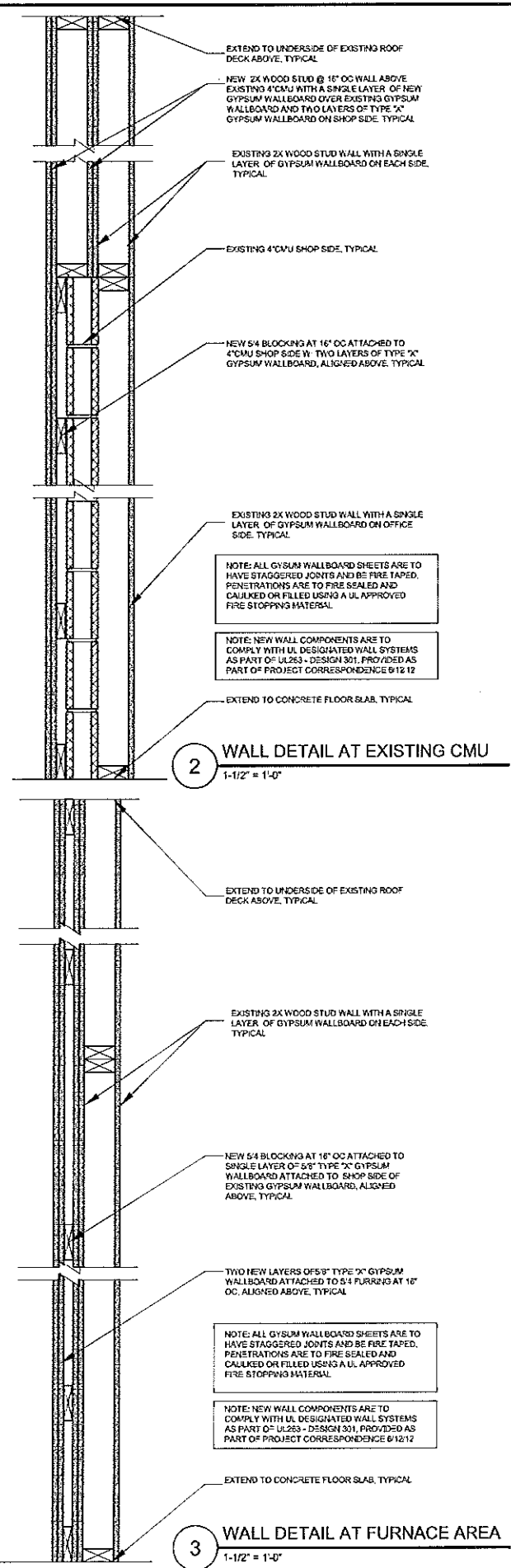
ALL NEW PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF THE DECK ABOVE AND CONSIST OF 3-5/8" LIGHT GAUGE METAL FRAMING @ 16" OC AND 5/8" TYPE 'X' GYPSUM ON EACH SIDE AND 3-1/2" SOUND ATTENUATION BATT WITH 1/2" FIRE STOP AND FIRE CAULK ALL JOINTS AND PENETRATIONS IN ALL PARTITIONS PROVIDED WITH FIRE RATINGS.



**1 CODE PLAN**  
 1/4" = 1'-0"

- PLAN NOTES:**
1. ALL DOORS ARE TO BE PROVIDED WITH ADAAG COMPLIANT HARDWARE.
  2. ALL DOORS AND FRAMES SHALL HAVE A FIRE-RATING CONSISTENT WITH THE WALL IN WHICH IT IS PLACED. WALLS WITH FIRE OR SMOKE PROTECTION CHARACTERISTICS SHALL EMPLOY DOORS WITH LIKE CHARACTERISTICS.
  3. ALL DOOR HARDWARE SHALL INCLUDE LEVER-TYPE LATCH SET, AUTOMATIC CLOSER AND SMOKE SEALS. THIS SHALL BE INCORPORATED INTO ALL RATED DOOR OPENINGS.
  4. LOCATIONS OF LIFE SAFETY AND SIGNAL DEVICES AS VARIATION QUANTITIES AND LOCATED AS SUCH. FINAL DETERMINATION SHALL BE AS APPROVED BY LOCAL FIRE OFFICIAL REVIEW AND SIGN OFF.

THIS PROJECT SHALL ASSUME THAT THE BUILDING OWNER SHALL INSTALL A SUPERVISED FIRE ALARM PANEL AND DETECTION SYSTEM WITH A KNOX BOX TO ALLOW ACCESS AND LOCATION TO THE VARIOUS TENANTS WITHIN THIS MIXED-USE COMMERCIAL STRUCTURE.



**2 WALL DETAIL AT EXISTING CMU**  
 1-1/2" = 1'-0"

**3 WALL DETAIL AT FURNACE AREA**  
 1-1/2" = 1'-0"

NOTE: ALL GYPSUM WALLBOARD SHEETS ARE TO HAVE STAGGERED JOINTS AND BE FIRE TAPED. PENETRATIONS ARE TO BE FIRE SEALED AND CALKED OR FILLED USING A UL APPROVED FIRE STOPPING MATERIAL.

NOTE: NEW WALL COMPONENTS ARE TO COMPLY WITH UL DESIGNATED WALL SYSTEMS AS PART OF UL 263 - DESIGN 301, PROVIDED AS PART OF PROJECT CORRESPONDENCE 6/12/12

NOTE: ALL GYPSUM WALLBOARD SHEETS ARE TO HAVE STAGGERED JOINTS AND BE FIRE TAPED. PENETRATIONS ARE TO BE FIRE SEALED AND CALKED OR FILLED USING A UL APPROVED FIRE STOPPING MATERIAL.

NOTE: NEW WALL COMPONENTS ARE TO COMPLY WITH UL DESIGNATED WALL SYSTEMS AS PART OF UL 263 - DESIGN 301, PROVIDED AS PART OF PROJECT CORRESPONDENCE 6/12/12

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 JUL 13 2012  
 Dept. of Building Inspections  
 City of Portland Maine

**GENERAL NOTES:**

1. VERIFY ALL INFORMATION TO THE ARCHITECT. CONTRACTOR SHALL VERIFY ALL WORK. WATER DISCREPANCIES HAVE BEEN RECALCULATED BY THE ARCHITECT.
2. EXISTING BUILDING CONDITIONS WHICH ARE AFFECTED BY NEW WORK OR CONDITIONS OF WORK SHALL BE CHANGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ORIGINAL CONTRACTOR AND OWNER AS APPROVED BY THE ARCHITECT.
3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM TO ALL BUILDING CODES INCLUDING 2009 IBC, NFPA 101, 2009 MAINE PLUMBING CODE, REC 2008, AND MAINE.
4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY WORK. THE INCLUDES DETAIL PROCEDURES, DIMENSIONS AND MATERIALS.
5. DIMENSIONS ARE NOT TO BE SCALE. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
6. CONSTRUCTION REQUIRES SELECTIVE REMOVAL AND DISPOSITION OF PORTION OF THE BUILDING. THE FOLLOWING PORTION OF ALL MATERIALS SHOWN TO BE REMOVED FOR REUSE AND REPAIR, AND RECONSTRUCTION, CANNOT BE REUSED OR RECONSTRUCTED. ALL MATERIALS, INCLUDING PLUMBING NOT USED IN THE NEW WORK.
7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OR ANY OF PRODUCT INVENTORY IF NOT LISTED IN SUBMITTALS.
8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO THE COMMENCEMENT OF THE WORK.
9. REMOVE ONLY A SINGLE PRODUCT OR MANUFACTURER'S NUMBER, PROVIDE THE PRODUCT'S LOCATION. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S ARCHITECT REPRESENTATIVE THROUGH WRITTEN CORRECTIVE.
10. AS PROJECT PROGRESS, ALL NEW WORK SHALL BE MAINTAINED BY OWNER. MAINTENANCE AGREEMENTS SHALL BE PROVIDED AND SUBMITTED TO THE OWNER.
11. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT. TOUGHEN REPAIR AND RESTORE DAMAGED EXPOSED FINISHES.
12. THE LOCATION OF ALL DOORWAYS NOT DIMENSIONED SHALL BE FROM ADJACENT WALLS UNLESS OTHERWISE NOTED.
13. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO CEILING OR TO CEILING OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
14. INSTALL BLOODING BEHIND ALL SURFACE FINISHES. PROVIDE GYPSUM BOARD, SHEETS OVER WALLS FROM FLOOR TO CEILING UNLESS OTHERWISE NOTED.
15. IF TWO CONFLICTING CODES OR DETAILS EXIST IN THIS DRAWING SET OF ASSOCIATED SPECIFICATIONS IT SHALL BE THE ARCHITECT'S CHOICE TO DETERMINE WHICH CONDITION APPLIES, UNLESS A MORE RECENT CODE.

**REVISIONS:**



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 Online @ [foresidearchitects.com](http://foresidearchitects.com)

Project Status:  
 CODE REVIEW

Project Number:  
 EVG0512

Project Title:  
 Essa Motor Vehicle Repair Garage  
 710 Forest Avenue  
 Portland, Maine

Drawing Name:  
 Building Code Plan

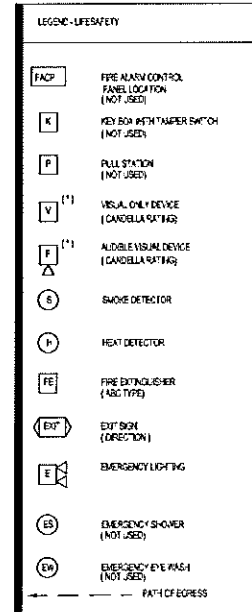
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 As Noted

Date:  
 07/05/12

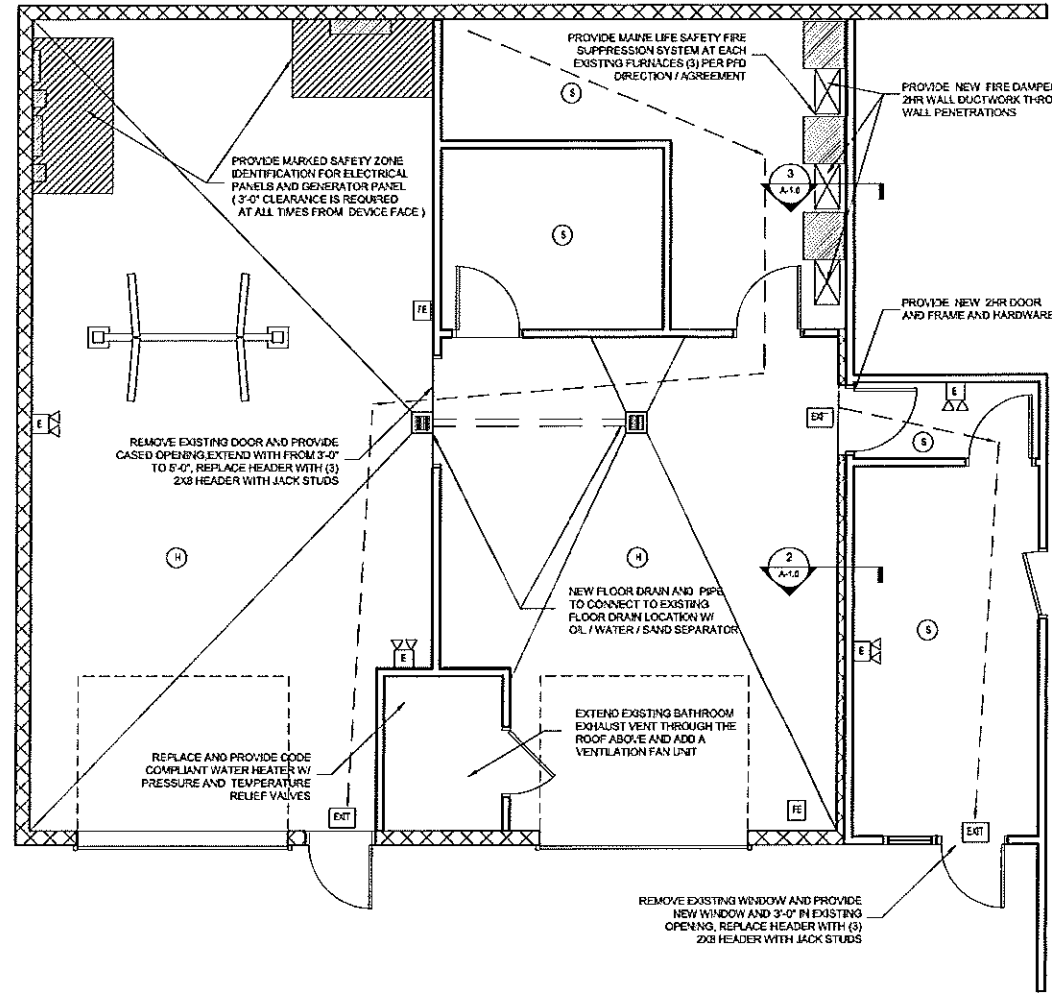
SHEET  
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2009 IBC CODE DATA	
USE GROUP CLASSIFICATION	B - 1000000 STORAGE
TYPE OF CONSTRUCTION	TYPE V (CONCRETE)
FLOOR AREA	1761 SF (SINGLE LEVEL - APPROXIMATE)
TOTAL BUILDING AREA (SQUARE FEET)	SUBST. AREA RENOVATION WITH EXIST. FLOORING - 150000.00 SQ. FT. TO REMOVE
DOOR FRAME TYPE	NOT REQUIRED, ACTUAL DOOR FRAME SHALL BE FIELD VERIFIED
PULL STATION (NOT USED)	SHOULD BE PROVIDED AT ALL EXITS, NO INCREASE POSSIBLE
ALCOHOL BEV. AREA (SF)	0 SF
BUILDING HEIGHT	2 STORY
FIRE SUPPRESSION	NO LIFE SAFETY SYSTEM PROVIDED ONLY AT PERMANENT
EAST ASSESS CORRIDORS	1 HR
RETIRED LOAD BEARING WALLS	0 HR
STRUCTURAL MEMBER SUPPORTING FLOOR AND ROOF	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR
FIRE EXTINGUISHERS	LOCATIONS TO BE VERIFIED IN FIELD BY FIELD CHECK PRIOR TO INSTALLATION
REQUIRED VERTICAL EXITS	CLASS 1 OR CLASS 2
CORRIDORS PROVIDING EXIT ACCESS	CLASS 1 OR CLASS 2
ROOMS OF ENCLOSED SPACES	CLASS 1 OR CLASS 2
GENERAL NOTES	1. ALL PARTITIONS OF FIRE RATED WALLS AND FLOORS SHALL BE FIELD VERIFIED AS TO BE APPROVED BY LOCAL AND STATE CODES. 2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND REGULATIONS. 3. ACCESSIBILITY PER IBC A.11.1.1.

2009 NFPA CODE DATA	
BUILDING SQUARE FOOTAGE	AREA 1761 SF
OCCUPANT LOAD - STORAGE	MAX. OCCUPANT LOAD 100 PER 100 SQ. FT. OF FLOOR AREA. SEE IBC 101.10.1.1 FOR DETAILS.
USE GROUP CLASSIFICATION	STORAGE
TYPE OF CONSTRUCTION	UNREINFORCED TYPE V (2009)
BUILDING HEIGHT	ONE STORY
FIRE SUPPRESSION	NO LIFE SAFETY SYSTEM PROVIDED ONLY AT PERMANENT
EXIT ACCESS CORRIDORS	1 HR
STRUCTURAL MEMBER SUPPORTING FLOOR AND ROOF	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR
FIRE EXTINGUISHERS	LOCATIONS TO BE VERIFIED IN FIELD BY FIELD CHECK PRIOR TO INSTALLATION
ARRANGEMENT OF MEANS OF EGRESS	NOT TO EXCEED 30 FT
COMMON PATH OF TRAVEL	NOT TO EXCEED 100 FT
CORRIDOR WIDTH	50 INCHES MIN.
FLAME SPREAD RATINGS	NOT TO EXCEED 30 FT
NEVER DIMINISH REQUIREMENTS	
REQUIRED VERTICAL EXITS	CLASS 1 OR CLASS 2
CORRIDORS PROVIDING EXIT ACCESS	CLASS 1 OR CLASS 2
ROOMS OF ENCLOSED SPACES	CLASS 1 OR CLASS 2
INTERNAL FLOOR FINISH REQUIREMENTS	
REQUIRED VERTICAL EXITS	CLASS 1 OR CLASS 11
CORRIDORS PROVIDING EXIT ACCESS	CLASS 1 OR CLASS 11
ROOMS OF ENCLOSED SPACES	CLASS 1 OR CLASS 11
GENERAL NOTES	1. ALL PARTITIONS OF FIRE RATED WALLS AND FLOORS SHALL BE FIELD VERIFIED AS TO BE APPROVED BY LOCAL AND STATE CODES. 2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND REGULATIONS. 3. ACCESSIBILITY PER IBC A.11.1.1.



ALL NEW PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF THE DECK ABOVE AND CONSIST OF 3-5/8" LIGHT GAGE METAL FRAMING @ 16" OC AND 5/8" TYPE "X" GYPSUM ON EACH SIDE AND 3-1/2" SOUND ATTENUATION BATT WITH FIRE STOP AND FIRE CAULK ALL JOINTS AND PENETRATIONS IN ALL PARTITIONS PROVIDED WITH FIRE RATINGS

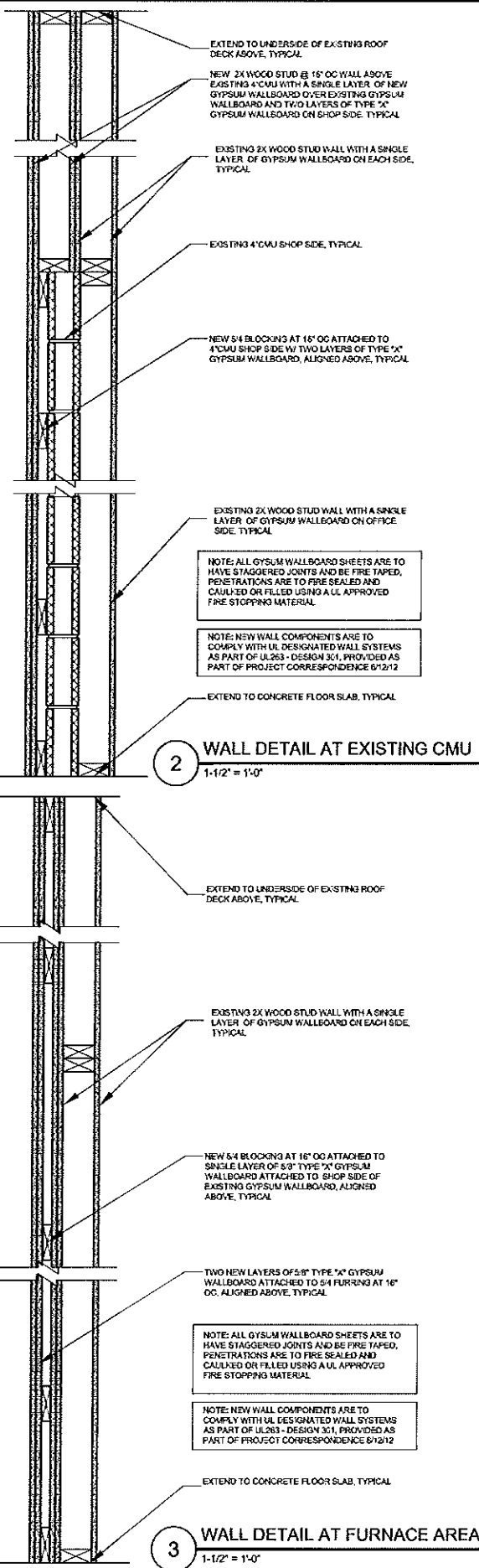


**1 CODE PLAN**  
 1/4" = 1'-0"

**PLAN NOTES:**

- 1) ALL DOORS ARE TO BE PROVIDED WITH ADAAG COMPLIANT HARDWARE
- 2) ALL DOORS AND FRAMES SHALL HAVE A FIRE-RATING CONSISTENT WITH THE WALL IN WHICH IT IS PLACED, WALLS WITH FIRE OR SMOKE PROTECTION CHARACTERISTICS SHALL EMPLOY DOORS WITH LIKE CHARACTERISTICS.
- 3) ALL DOOR HARDWARE SHALL INCLUDE LEVER-TYPE LATCH SET, AUTOMATIC CLOSER AND SMOKE SEALS. THIS SHALL BE INCORPORATED INTO ALL RATED DOOR OPENINGS.
- 4) LOCATIONS OF LIFE SAFETY AND SIGNAL DEVICES AS MINIMUM QUANTITIES AND LOCATED AS SUCH. FINAL DETERMINATION SHALL BE AS APPROVED BY LOCAL FIRE OFFICIAL REVIEW AND SIGN OFF.

THIS PROJECT SHALL ASSUME THAT THE BUILDING OWNER SHALL INSTALL A SUPERVISED FIRE ALARM PANEL AND DETECTION SYSTEM WITH A KNOX BOX TO ALLOW ACCESS AND LOCATION TO THE VARIOUS TENANTS WITHIN THIS MIXED-USE COMMERCIAL STRUCTURE



**2 WALL DETAIL AT EXISTING CMU**  
 1-1/2" = 1'-0"

**3 WALL DETAIL AT FURNACE AREA**  
 1-1/2" = 1'-0"

EXTEND TO UNDERSIDE OF EXISTING ROOF DECK ABOVE, TYPICAL.

NEW 2X WOOD STUD @ 16" OC WALL ABOVE EXISTING 4" CMU WITH A SINGLE LAYER OF NEW GYPSUM WALLBOARD OVER EXISTING GYPSUM WALLBOARD AND TWO LAYERS OF TYPE "X" GYPSUM WALLBOARD ON SHOP SIDE, TYPICAL.

EXISTING 2X WOOD STUD WALL WITH A SINGLE LAYER OF GYPSUM WALLBOARD ON EACH SIDE, TYPICAL.

EXISTING 4" CMU SHOP SIDE, TYPICAL.

NEW 5/4 BLOCKING AT 16" OC ATTACHED TO 4" CMU SHOP SIDE W/ TWO LAYERS OF TYPE "X" GYPSUM WALLBOARD, ALIGNED ABOVE, TYPICAL.

EXISTING 2X WOOD STUD WALL WITH A SINGLE LAYER OF GYPSUM WALLBOARD ON OFFICE SIDE, TYPICAL.

NOTE: ALL GYPSUM WALLBOARD SHEETS ARE TO HAVE STAGGERED JOINTS AND BE FIRE TAPED. PENETRATIONS ARE TO BE FIRE SEALED AND CALKED OR FILLED USING A UL APPROVED FIRE STOPPING MATERIAL.

NOTE: NEW WALL COMPONENTS ARE TO COMPLY WITH UL DESIGNATED WALL SYSTEMS AS PART OF UL263 - DESIGN 301, PROVIDED AS PART OF PROJECT CORRESPONDENCE 6/12/12

EXTEND TO CONCRETE FLOOR SLAB, TYPICAL.

EXTEND TO UNDERSIDE OF EXISTING ROOF DECK ABOVE, TYPICAL.

EXISTING 2X WOOD STUD WALL WITH A SINGLE LAYER OF GYPSUM WALLBOARD ON EACH SIDE, TYPICAL.

NEW 5/4 BLOCKING AT 16" OC ATTACHED TO SINGLE LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD ATTACHED TO SHOP SIDE OF EXISTING GYPSUM WALLBOARD, ALIGNED ABOVE, TYPICAL.

TWO NEW LAYERS OF 5/8" TYPE "X" GYPSUM WALLBOARD ATTACHED TO 5/4 FURRING AT 16" OC, ALIGNED ABOVE, TYPICAL.

NOTE: ALL GYPSUM WALLBOARD SHEETS ARE TO HAVE STAGGERED JOINTS AND BE FIRE TAPED. PENETRATIONS ARE TO BE FIRE SEALED AND CALKED OR FILLED USING A UL APPROVED FIRE STOPPING MATERIAL.

NOTE: NEW WALL COMPONENTS ARE TO COMPLY WITH UL DESIGNATED WALL SYSTEMS AS PART OF UL263 - DESIGN 301, PROVIDED AS PART OF PROJECT CORRESPONDENCE 6/12/12

EXTEND TO CONCRETE FLOOR SLAB, TYPICAL.