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

Location of Construction: 1053 Forest Ave	Owner: John LaFevre		Phone: 797-4838
Owner Address: 72 Auburn St Ptld 04103	Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: SAA	Address:		Phone:
Past Use: Retail	Proposed Use: Karate Studio	COST OF WORK: $ 15,000	PERMIT FEE: $ 95.00
		FIRE DEPT. ☐ Approved ☐ Denied Signature:	INSPECTION: Use Group: Type: Signature:

Proposed Project Description:

Interior Renovations/Change of Use

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved ☐ Approved with Conditions: ☐ Denied ☐
Signature: Date:

Permit Taken By: SP

Date Applied For: December 31, 1998

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Tammy Munson 2/12/99

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

January 4, 1999

SIGNATURE OF APPLICANT | ADDRESS: | DATE: | PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | PHONE:

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

Permit No: 990100

CITY OF PORTLAND BUILDING INSPECTION
Permit Issued PORTLAND, ME
FEB 10 1999
RECEIVED

Zone: CBL: 146-E-009

Zoning Approval:

Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐minor ☐mm ☐

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved with Conditions
☐ Denied

Date:

CEO DISTRICT 3

COMMENTS

2-11-99 I Talked to Mr. Lafevre and he wants to have a site visit with you or Keven to Determin Dead End travle Proplems

3/15/99 - Met w/ John LeFevre on site - Checked framing mostly complete - all non bearing walls - Told him to submit revised plan ~~to~~ w/new layout showing stairs & ramps. Discussed stair requirement w/him.

Plumbing partially done - not ready for inspection.

3/21/99 Rough plumbing ok - tests on ok. - Rough framing ok Heat ducts properly strung. Faxed John Lefevre copy of Code Requirements for new Bell St stairs & Called requirements for a new plot plan (K)

4/27/99 - Final insp - appears to be done per plans - ok to occupy.

Inspection Record

	Type	Date
Foundation:	N/A	
Framing:	OK - non bearing	3/15/99
Plumbing:	K-Carroll	3/21/99
Final:	OK	4/27/99
Other:		

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

Location of Construction: 1053 Forest Ave	Owner: John LeFevre		Phone: 797-4838
Owner Address: 72 Auburn St Ptld 04103	Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: SAA	Address:		Phone:
Past Use: Retail	Proposed Use: Karate Studio	COST OF WORK: $ 15,000	PERMIT FEE: $ 95.00
		FIRE DEPT. ☑ Approved ☐ Denied Signature:	INSPECTION: Use Group: M Type: 3B BOCA 96 Signature:
Proposed Project Description: Interior Renovations/Change of Use		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	
Permit Taken By: SP	Date Applied For: December 31, 1998		

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

*Met w/ John Lefevre on site - discussed fire walls + egress issues + stairs. JM

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

January 4, 1999

SIGNATURE OF APPLICANT | ADDRESS: | DATE: | PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | PHONE:

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

Permit No: 990100

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME Permit Issued: FEB 10 1999 RECEIVED

Zone: B-2 CBL: 146-E-009

Zoning Approval: OK – Sep. permit needed for signage 2/9/99

Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☑ Site Plan maj. ☐ minor ☐ mm ☐ received site plan exemp 1/20/99

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☑ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved with Conditions
☐ Denied

Date:

CEO DISTRICT 2 AL/TM

1053 Forest Ave Monday

146 E 9

mike or chris

797-4838

776 [redacted]

1207

Plumbing

CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 1053 Forest Ave. 146-E-009

Issued to John LeFevre

Date of Issue 04/27/99

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. , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
1st Floor Rear	Karate Studio Use group M Type 3B Boca 1996

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date) *Inspector* *Inspector of Buildings*

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1053 Forest Ave 146-E-9

Issued to John LeFevre

Date of Issue 4/27/99

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. 990100, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
1st flr rear	Karate Studio Use group M Type 3B BOCA 1996

Limiting Conditions:

This certificate supersedes
certificate issued

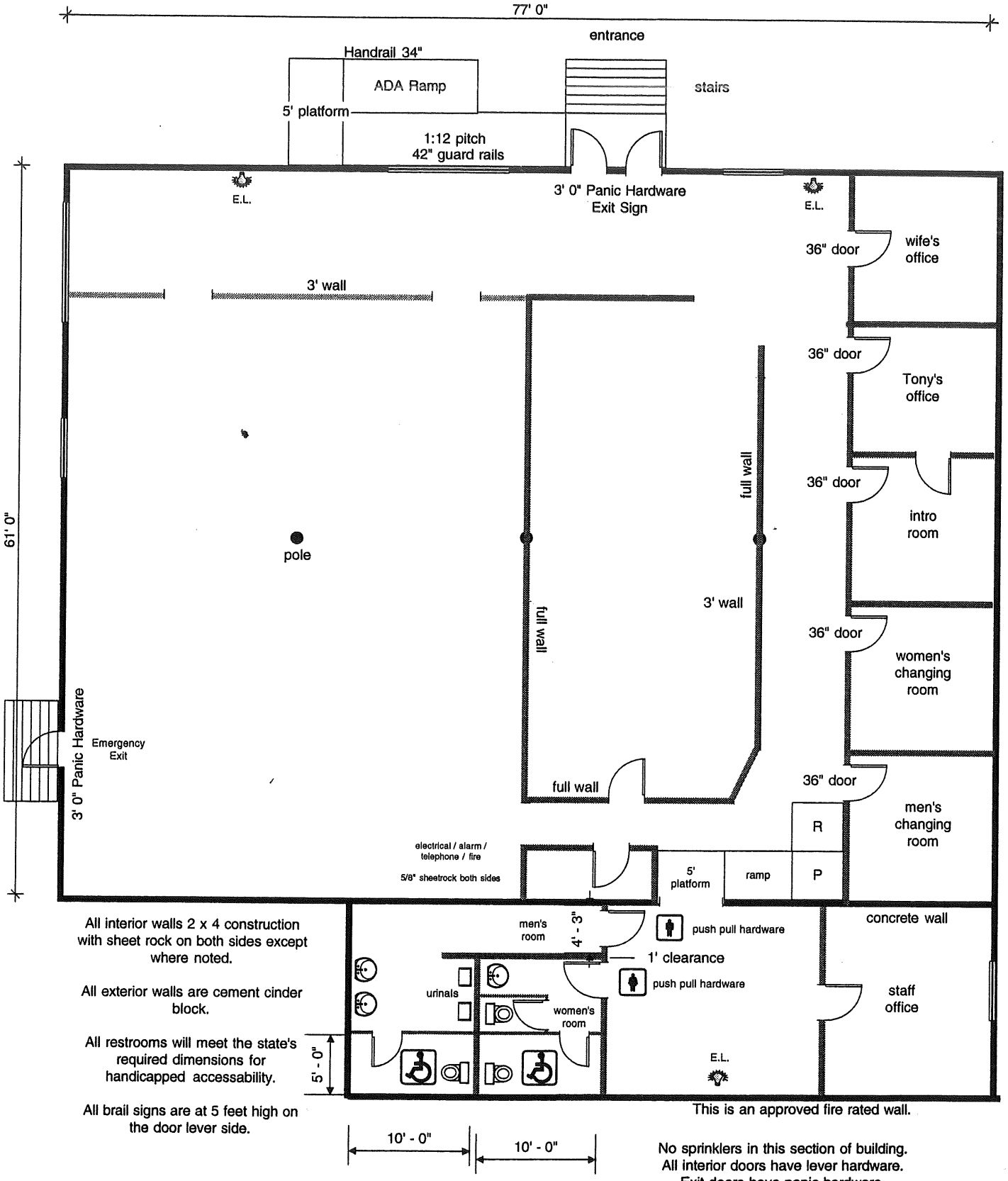
Approved:

Munson

(Date) *Inspector*

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



All interior walls 2 x 4 construction with sheet rock on both sides except where noted.

All exterior walls are cement cinder block.

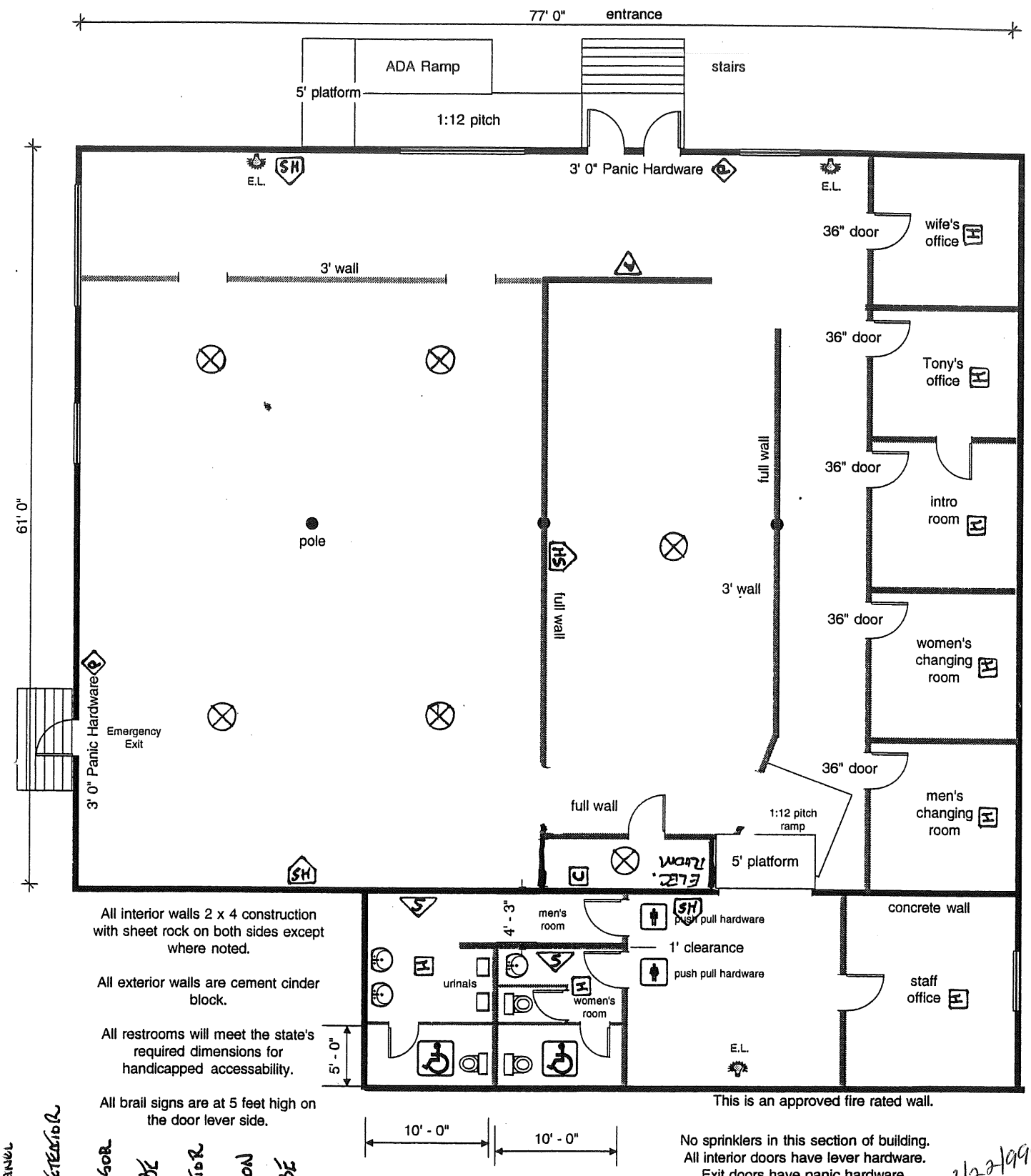
All restrooms will meet the state's required dimensions for handicapped accessability.

All brail signs are at 5 feet high on the door lever side.

This is an approved fire rated wall.

No sprinklers in this section of building.
All interior doors have lever hardware.
Exit doors have panic hardware.

Rec'd 3/22/99 @



All interior walls 2 x 4 construction with sheet rock on both sides except where noted.

All exterior walls are cement cinder block.

All restrooms will meet the state's required dimensions for handicapped accessability.

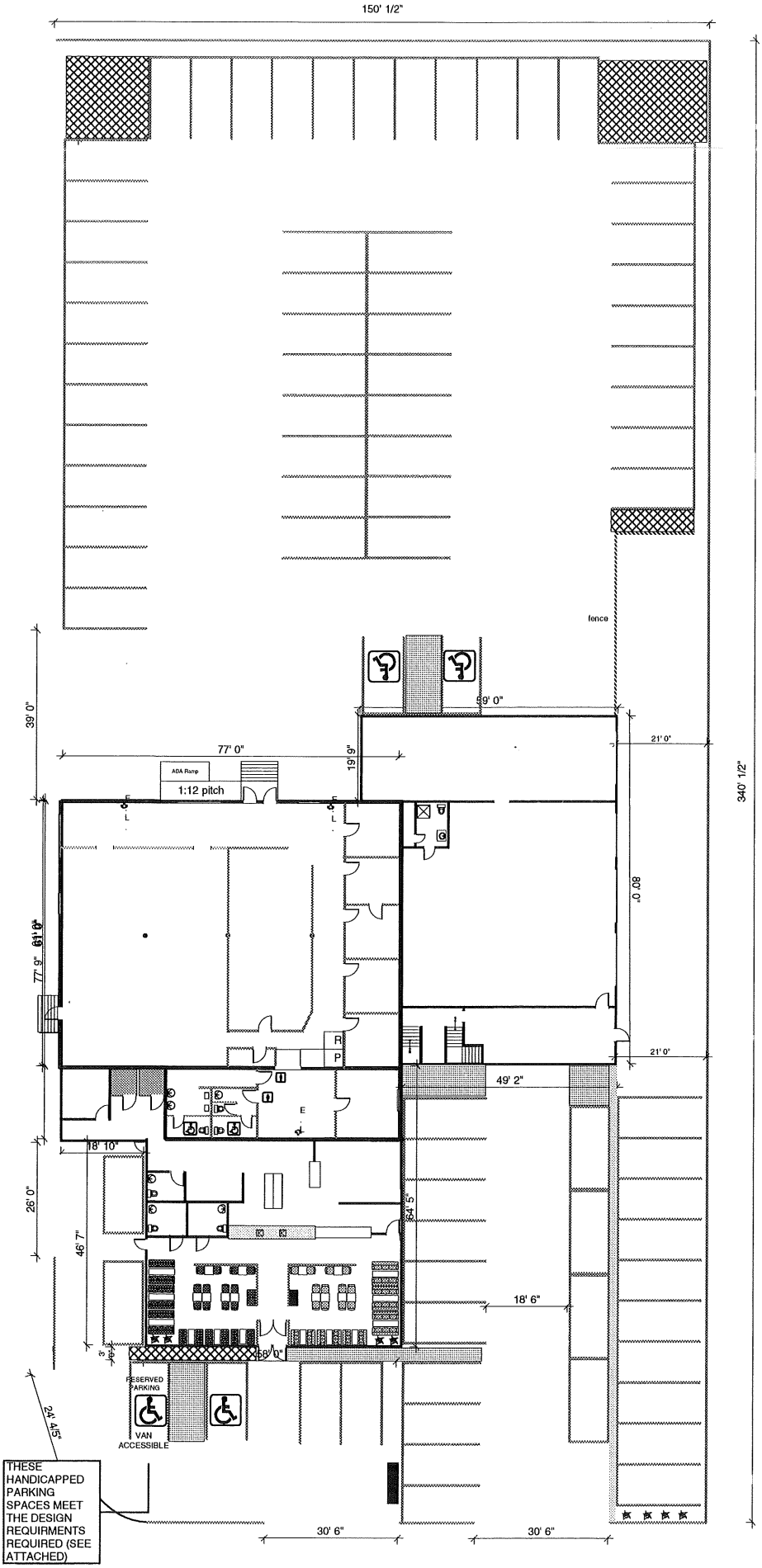
All brail signs are at 5 feet high on the door lever side.

This is an approved fire rated wall.

No sprinklers in this section of building.
All interior doors have lever hardware.
Exit doors have panic hardware.

Rec'd 3/22/99

CONTROL PANEL
SMOKE DETECTOR
HEAT SENSOR
HORN/STROBE
ANNUNCIATOR
PULL STATION
ADA STROBE



*note parking spaces are 9' X 19' in the rear and side. 9' X 18' in the front of the building

Rec'd 3/22/99

PLOT PLAN FOR 1053 FOREST AVE.

CITY OF PORTLAND

Inspection Services
389 Congress Street, Room 315
Portland, ME 04101
(207)874-8300
Fax: (207)874-8716

Fax Transmission Cover Sheet

Date: 3/24/99

To: John Lefeure

Fax #: 797-0177

Re: 1053 Forest AV

From: Kevin Carroll

Phone#: 874-8708

You should receive 10 *page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693. Thank you!*

3/24/99

John -

As discussed in our Tel/con This A.M. -

(1) Enclosed are Code Requirements for Stairs, Guards, Rails, Ramps etc.

(2) Marge Schmuckal will need a new plot plan showing property boundaries on Bell St side of structure & location of new stairs in relationship to property line

Alan Carroll

1013.6 Bleacher footboards: *Bleacher* footboards shall be provided for all rows of seats above the third row or beginning at such a point where the seatboard is more than 2 feet (610 mm) above the ground, floor surface or cross aisle below. A separate footboard is not required where the same *platform* is used for both seating and the footboard, provided that each level or *platform* is not less than 24 inches (610 mm) wide. On a horizontally projected plane, horizontal gaps between footboards and seatboards shall not exceed ¼ inch (6 mm). Openings between footboards and seatboards which are located more than 30 inches (762 mm) above the floor or grade below shall be provided with intermediate construction such that a sphere with a diameter of 4 inches (102 mm) cannot pass through the opening.

1013.7 Spaces underneath seats: Spaces underneath *grandstand* seats shall be kept free of all combustible and *flammable* materials and shall not be occupied or used for other than *exits*; except that where enclosed in not less than 1-hour fireresistance rated construction, the code official shall approve the use of such spaces for other purposes, provided that the safety of the public is not endangered.

SECTION 1014.0 STAIRWAYS

1014.1 General: All *stairways* shall comply with the provisions of this section. Section 1014.11 shall be applicable only to interior *stairways*. Section 1014.12 shall be applicable only to exterior *stairways*.

1014.1.1 Walking surface slope: The maximum slope of the walking surface of treads and landings shall be one unit vertical in 48 units horizontal (1:48).

Exception: The maximum slope shall not apply to portions of treads that are rounded or beveled in accordance with Section 1014.6.1.

1014.2 Egress capacity: The egress capacity of *stairways* and doors shall be computed in accordance with Section 1009.0.

1014.3 Width: All *means of egress stairways* shall not be less than 44 inches (1118 mm) in width.

Exceptions

1. *Stairways* serving buildings of single-*exit* construction where permitted by Section 1010.3 shall not be less than 36 inches (914 mm) in width.
2. Spiral *stairways* as provided for in Section 1014.6.4.
3. *Stairways* serving a single residential *dwelling unit* shall not be less than 36 inches (914 mm) in width.
4. *Stairways* serving buildings having a total occupant load of 50 or less shall not be less than 36 inches (914 mm) in width.
5. Where a *stairway* lift is installed on *stairways* serving occupancies in Use Group R-3 or within *dwelling units* in occupancies in Use Group R-2, a clear passage width not less than 20 inches (508 mm) shall be provided.

1014.3.1 Restrictions: *Means of egress stairways* shall not reduce in width in the direction of egress travel. Projections into a required *stairway* width are prohibited.

Exceptions

1. At and below handrail height where, at each handrail, projections into the required width of a *stairway* shall not exceed 4½ inches (114 mm).
2. Above the minimum headroom height required in Section 1014.4, projections into the required width shall not be limited.

1014.3.2 Landing width: The least dimension of landings and *platforms* in *means of egress stairways* shall not be less than the required width of the *stairway*, except that the landing dimension in the direction of egress travel is not required to exceed 4 feet (1219 mm) where the travel from one stair flight to the next stair flight is a straight run.

1014.4 Headroom: The minimum headroom in all parts of a *stairway* shall not be less than 80 inches (2032 mm), or 78 inches (1981 mm) for a spiral *stairway*, measured vertically from the tread nosing or from the floor surface of the landing or *platform*.

1014.5 Vertical rise: A *means of egress stairway* shall not have a height of vertical rise of more than 12 feet (3658 mm) between landings and intermediate *platforms*.

1014.6 Treads and risers: Maximum riser height shall be 7 inches (178 mm) and minimum riser height shall be 4 inches (102 mm). The riser height shall be measured vertically between the leading edges of the adjacent treads. Minimum tread depth shall be 11 inches (279 mm), measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.

Exceptions

1. Winders in accordance with Section 1014.6.3.
2. Spiral *stairways* in accordance with Section 1014.6.4.
3. Circular *stairways* in accordance with Section 1014.6.5.
4. *Alternating tread stairways* in accordance with Section 1014.6.6.
5. *Stairways* serving as aisles in assembly seating areas where the *stairway* pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area.
6. Any *stairway* replacing an existing *stairway* within a space where, because of existing construction, the pitch or slope cannot be reduced.
7. Existing *stairways*.
8. In occupancies in Use Group R-3, within *dwelling units* in occupancies in Use Group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3, the maximum riser height shall be 7¾ inches (197 mm) and the minimum tread depth shall be 10 inches (254 mm). A nosing not less than ¾ inches (19 mm) but not more than 1¼ inches (32 mm) shall be provided on *stairways* with solid risers where the tread depth is less than 11 inches (279 mm).
9. *Stairways* in penal facilities serving guard towers, observation stations and control rooms not more than 250 square feet (23 m^3) in area shall be permitted to

have risers not exceeding 8 inches (203 mm) in height and treads not less than 9 inches (229 mm) in depth.

1014.6.1 Profile: The radius of curvature at the leading edge of the tread shall not be greater than ½ inch (13 mm). Bevelling of nosings shall not exceed ½ inch (13 mm). Risers shall be solid and vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.52 rad) from the vertical. The leading edge of treads shall project not more than 1¼ inches (32 mm) beyond the tread below.

Exceptions

1. Solid risers are not required for *stairways* serving *dwelling units* which are not required to be accessible in accordance with Section 1107.4.2, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).
2. Solid risers are not required for occupancies in Use Group I-3.
3. Solid risers are not required for *stairways* serving factory or storage occupancies which are not required to be accessible.

1014.6.2 Dimensional uniformity: There shall not be variation exceeding 3/16 inch (5 mm) in the depth of adjacent treads or in the height of adjacent risers. The tolerance between the largest and smallest riser or between the largest and smallest tread shall not exceed ⅜ inch (10 mm) in any flight of stairs.

Exceptions

1. Where the bottom riser adjoins a sloping *public way*, walk or driveway which has an established grade and serves as a landing, a variation in the height of the bottom riser shall not exceed 3 inches (76 mm) in every 3 feet (914 mm) of *stairway* width.
2. On *stairways* serving as aisles in assembly seating, where necessitated by changes in the gradient of adjoining seating areas to maintain adequate sightlines, the maximum nonuniformity of riser heights within a flight and the nonuniformity between adjacent risers shall not apply. Where a nonuniformity exceeds 3/16 inch (5 mm) between adjacent risers, the exact location of the nonuniformity shall be indicated with a distinctive marking stripe on each tread at the nosing or leading edge adjacent to the nonuniform risers.

1014.6.3 Winders: Winders shall not be permitted in required *means of egress stairways* except *stairways* serving a single *dwelling unit*. Such winders shall have a tread depth of not less than 10 inches (254 mm) at a point not more than 12 inches (305 mm) from the side where the tread is narrower and the minimum tread depth shall not be less than 6 inches (152 mm). The continuous handrail required by Section 1014.7 shall be located on the side where the tread is narrower.

1014.6.4 Spiral stairways: Spiral *stairways* shall not be used as an element of a *means of egress* except: within a single *dwelling unit*; from a *mezzanine* area not more than 250 square feet (23 m²) in area which serves not more than five occupants; and in penal facilities from a guard tower, observation station or control room not more than 250 square feet (23 m²) in area. The minimum width of all spiral *stairways* shall be 26 inches (660 mm) with each tread having a 7½-inch (191 mm) minimum tread depth at 12 inches (305 mm) from the narrow edge. All treads shall be identical and the rise shall not be more than 9½ inches (241 mm). A minimum headroom of 6 feet 6 inches (1981 mm) shall be provided.

1014.6.5 Circular stairways: Circular *stairways* shall have a minimum tread depth and a maximum riser height in accordance with Section 1014.6 and the smaller radius shall not be less than twice the width of the *stairway*. The minimum tread depth measured 12 inches (305 mm) from the narrower end of the tread shall not be less than 11 inches (279 mm).

1014.6.6 Alternating tread stairways: *Alternating tread stairways* are permitted as an element of a *means of egress* in buildings from a *mezzanine* area not more than 250 square feet (23 m²) in *area* and which serves not more than five occupants; and in penal facilities, from a guard tower, observation station or control room not more than 250 square feet (23 m²) in area. *Alternating tread stairways* are also permitted for access to roofs as provided for in Section 1027.0.

1014.6.6.1 Handrails of alternating tread stairways: Handrails shall be provided on both sides of *alternating tread stairways* and shall conform to Section 1022.0.

1014.6.6.2 Treads of alternating tread stairways: *Alternating tread stairways* shall have a minimum projected tread of 5 inches (127 mm), a minimum tread depth of 8½ inches (216 mm), a minimum tread width of 7 inches (178 mm) and a maximum riser to the next surface of the alternating tread of 9½ inches (241 mm). The initial tread of the *stairway* shall begin at the same elevation as the *platform*, landing or floor surface.

Exception: *Alternating tread stairways* used as an element of a *means of egress* in buildings from a *mezzanine* area not more than 250 square feet (23 m²) in area which serves not more than five occupants shall have a minimum projected tread of 8½ inches (216 mm) with a minimum tread depth of 10½ inches (267 mm). The rise to the next alternating tread surface shall not be more than 8 inches (203 mm).

1014.7 Stairway guards and handrails: *Stairways* shall have continuous handrails on both sides. Guards shall be provided where required by Section 1005.5. Intermediate handrails are required so that all portions of the required width of stairs are within 30 inches (762 mm) of a handrail. On monumental stairs, handrails shall be located along the most direct path of egress travel. Handrails shall be provided for *alternating tread stairways* in accordance with Section 1014.6.6.1. Guards shall be constructed in accordance with Section 1021.0. Handrails shall be constructed in accordance with Section 1022.0.

Exceptions

1. *Stairways* with fewer than three risers are not required to have handrails where serving a single *dwelling unit* or where such *stairways* are not in an *exit access corridor* or aisle, *exit* or *exit discharge*.

2. Aisle stairs provided with a center handrail or serving seating on one side shall be equipped with a minimum of one handrail.
3. *Stairways* within a *dwelling unit* shall be equipped with a minimum of one handrail.
4. Spiral *stairways* shall be equipped with a minimum of one handrail.

1014.8 Egress doors: *Means of egress stairway* doors shall provide an egress capacity of not less than the required capacity of the *stairway* which serves the floor or area from which the egress door leads.

1014.8.1 Width: The minimum required width of every door to or from a *means of egress stairway* shall be determined by the most restrictive of the following criteria:

1. 29¾-inch (756 mm) clear width within a *dwelling unit* that is not required to be accessible.
2. 32-inch (813 mm) clear width in all other cases.

1014.8.2 Direction of swing: All *means of egress* doors shall swing on a landing in the direction of egress travel. When opening, egress doors shall not reduce the width of landings to less than one-half of the required width. When fully open, *means of egress* doors shall not project more than 7 inches (178 mm) into the required width.

Exception: Doors leading from a room or tenant space to a *stairway* in buildings in which only one *exit* is required are not required to swing in the direction of egress travel.

1014.8.3 Door construction: All doorway opening protectives shall be *fire doors* complying with Section 717.0.

1014.8.4 Maximum transmitted temperature: *Labeled means of egress fire doors* shall have a maximum transmitted temperature end point of not more than 450 degrees F. (232 degrees C.) above ambient at the end of 30 minutes of standard fire test exposure.

Exception: The maximum transmitted temperature end point is not required in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 906.2.1 or 906.2.2.

1014.9 Stairway construction: All *stairways* shall be built of materials consistent with the types of materials permitted for the type of construction of the building; except that wood handrails shall be permitted for all types of construction. Such *stairways* shall have solid treads and landing *platforms*, and all finish floor surfaces shall be of securely attached, slip-resistant materials.

Exception: In Use Group F, H and S occupancies, other than areas of parking structures accessible to the public, openings in treads and landing *platforms* shall not be prohibited provided a sphere with a diameter of 1.125 inches (28 mm) cannot pass through any opening.

1014.9.1 Strength: All *stairways*, *platforms* and landings shall be adequate to support a *live load* of 100 pounds per square foot (4788 Pa) and a concentrated *load* of 300 pounds (1334 N).

1014.10 Discharge identification: *Exit stairways* which continue beyond the *level of exit discharge* shall be interrupted at the *level of exit discharge* by partitions, doors or other effective means of preventing persons from continuing past the floor of discharge while egressing.

1014.11 Interior stairway enclosures: Interior *exit stairways* shall be enclosed with *fire separation assemblies* having a fire-resistance rating of not less than 2 hours except that such *stairways* in occupancies in Use Group A, B, E, F, H-4, I, M, R or S which connect less than four stories shall be enclosed with *fire separation assemblies* having a fireresistance rating of not less than 1 hour. An *exit stairway* enclosure shall not be used for any purpose other than *means of egress*. Openings in *exit* enclosures, other than unexposed exterior openings, shall be limited to those necessary for *exit access* to the enclosure from normally occupied spaces and for egress from the enclosure.

Exceptions

1. *Stairways* are not required to be enclosed in occupancies in Use Group A-5 in which all portions of the *means of egress* are essentially open to the outside.
2. *Stairways* serving and contained within a single residential *dwelling unit* in occupancies in Use Group R-2 or R-3 are not required to be enclosed.
3. *Stairways* that are not a required *means of egress* element are not required to be enclosed where such *stairways* comply with Section 713.3.
4. *Stairways* in open parking structures which serve only the parking structure are not required to be enclosed.
5. *Stairways* in occupancies in Use Group I-3 as provided for in Section 410.3.7.
6. *Means of egress stairways* as required by Section 412.5.4 are not required to be enclosed.

1014.11.1 Exterior walls: Exterior walls of an enclosed *exit stairway* shall comply with the requirements of Section 705.0 for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the *stairway* and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall be constructed as required for *stairway* enclosures, including opening protectives, but are not required to exceed a 1-hour fireresistance rating with ¾-hour opening protectives. This construction shall extend vertically from a point 10 feet (3048 mm) above the topmost landing of the *stairway* or to the roof line, whichever is lower, and down to the ground.

1014.11.2 Penetrations: Penetrations into and openings through an *exit* enclosure assembly are prohibited except for required *exit* doors, ductwork and equipment necessary for independent stair pressurization, required *ventilation*, *sprinkler* piping, *standpipes* and electrical conduit serving the *stairway* and terminating at a steel box that does not exceed 16 square inches (10323 mm^2) in area. There shall not be any penetrations or communicating openings, whether protected or not, between adjacent *stairway* enclosures.

1014.11.3 Door locks: All interior *stairway means of egress* doors shall be openable from both sides without the use of a key or special knowledge or effort.

Exceptions

1. *Stairway* discharge doors shall be openable from the egress side and shall only be locked from the opposite side.
2. This section shall not apply to doors arranged in accordance with Sections 403.10 and 1017.4.

1014.11.4 Exit signs: Each door to an enclosed *exit stairway* shall be equipped with tactile signage reading "Exit" complying with CABO A117.1 listed in Chapter 35 and installed on the side of the door from which *egress* is to be made.

1014.11.5 Stairway floor number signs: A sign shall be provided at each floor landing in all interior *exit stairways* connecting more than three stories designating the floor level above and below the *level of exit discharge*, the identification of the *stairway* and the availability of roof access from that *stairway*. The sign shall be located approximately 5 feet (1524 mm) above the floor landing in a position which is readily visible when the doors are in the open and closed positions.

1014.12 Exterior stairways: Exterior *stairways* shall have openings on at least one side facing an *outer court*, yard or *public way*. The openings shall have an aggregate width of not less than 20 percent of the *stairway* perimeter and an aggregate area on each level of not less than 12 percent of the total perimeter wall area of each level. In other than occupancies in Use Group R-3, and occupancies in Use Group U that are accessory to an occupancy in Use Group R-3, treads, *platforms* and landings which are part of exterior *stairways* in climates subject to snow or ice shall be protected to prevent accumulation of same. Exterior *stairways* shall not be accepted as an *exit* in the following cases:

1. Occupancies in Use Groups I-2 and I-3 in buildings that exceed four stories or 50 feet (15240 mm) in *height*.
2. Floors that exceed five stories or 65 feet (19812 mm) in *height* above the *level of exit discharge*.

1014.12.1 Location: Exterior *exit stairways* shall not project beyond the *street lot line*. Exterior *exit stairways* shall be located at least 10 feet (3048 mm) from adjacent *lot lines* and from other buildings on the same *lot* unless openings in such buildings are protected by ¾-hour opening protectives.

Exception: Noncombustible exterior *stairways* constituting not more than 50 percent of the required *means of egress* shall be exempt from the 10-foot (3048 mm) *fire separation distance* requirement.

1014.12.2 Protection: Exterior *exit* stairs shall be separated from the interior of the building by walls with a fireresistance rating of not less than 1 hour, with fixed or self-closing opening protectives as required in Section 1014.11. This protection shall extend vertically from a point 10 feet (3048 mm) above the topmost landing or the roof line, whichever is lower, down to the ground, and shall extend horizontally 10 feet (3048 mm) from each side of the *stairway*. Openings within the horizontal 10-foot (3048 mm) extension of the protected walls beyond the *stairway* shall be equipped with fixed ¾-hour opening protective assemblies.

Exceptions

1. Occupancies, other than those in Use Group R-1 or R-2, in buildings that are two *stories* or less *above grade* where the *level of exit discharge* is the first *story above grade*.
2. Separation from the interior of the building is not required where the exterior *stairway* is served by an exterior *exit access* balcony that connects two remote exterior *stairways* or other approved *exits*, with a perimeter which is not less than 50 percent open. To be considered open, the opening shall be a minimum of 50 percent of the height of the enclosing wall, with the top of the openings not less than 7 feet (2134 mm) above the top of the balcony.
3. Separation from the interior of the building is not required for an exterior *stairway* located in a building or structure that is permitted to have unenclosed interior *exit stairways* in accordance with Section 1014.11.

SECTION 1015.0 SMOKEPROOF ENCLOSURES

1015.1 General: A *smokeproof enclosure* shall consist of an enclosed interior *exit stairway* that conforms to Section 1014.0 and an outside balcony or a *ventilated* vestibule meeting the requirements of this section. Where access to the roof is required by Section 1027.0, such access shall be from the *smokeproof enclosure* where a *smokeproof enclosure* is required.

1015.2 Where required: All *exit stairways* serving occupants of a floor level located more than 75 feet (22860 mm) above the *level of exit discharge*, or located more than 30 feet (9144 mm) below the *level of exit discharge* serving such floor levels, shall be protected by a *smokeproof enclosure*.

Exception: Occupancies in Use Group I-2.

1015.3 Access: Access to the stair shall be from every story and shall be by way of a vestibule or by way of an open exterior balcony, except that a vestibule or balcony is not required for a *smokeproof enclosure* that consists of a pressurized *stairway* complying with Section 1015.7. The minimum dimension of the vestibule shall not be less than the required width of the *corridor* leading to the vestibule but shall not have a width of less than 44 inches (1118 mm) and shall not have a length of less than 72 inches (1829 mm) in the direction of egress travel.

1015.4 Construction: The *smokeproof enclosure* shall be separated from the remainder of the building by not less than a 2-hour fireresistance rated *fire separation assembly* without openings other than the required *means of egress* doors. The vestibule shall be separated from the *stairway* by not less than a 2-hour fireresistance rated *fire separation assembly*. The open exterior balcony shall be constructed in accordance with the fireresistance rating requirements for floor construction.

1015.4.1 Door closers: All doors in a *smokeproof enclosure* shall be self-closing or shall be automatic-closing by actuation of a smoke detector installed at the floor side entrance to

the *smokeproof enclosure* in accordance with Section 717.5. The actuation of the smoke detector on any door shall activate the closing devices on all doors in the *smokeproof enclosure* at all levels. Smoke detectors shall be installed in accordance with Section 919.8.

1015.5 Natural ventilation alternative: The provisions of Sections 1015.5.1 through 1015.5.3 shall apply to *ventilation* of *smokeproof enclosures* by natural means.

1015.5.1 Balcony doors: Where access to the *stairway* is by way of an open exterior balcony, the door assembly into the enclosure shall be a *fire door* in accordance with Section 717.0.

1015.5.2 Vestibule doors: Where access to the *stairway* is by way of a vestibule, the door assembly into the vestibule shall be a *fire door* complying with Section 717.0. The door assembly from the vestibule to the *stairway* shall have not less than a 20-minute *fire protection rating* complying with Section 717.0.

1015.5.3 Vestibule ventilation: Each vestibule shall have a minimum net area of 16 square feet (1.5 m^2) of opening in a wall facing an *outer court*, yard or *public way* which is at least 20 feet (6096 mm) in width.

1015.6 Mechanical ventilation alternative: The provisions of Sections 1015.6.1 through 1015.6.4 shall apply to *ventilation* of *smokeproof enclosures* by mechanical means.

1015.6.1 Vestibule doors: The door assembly from the building into the vestibule shall be a *fire door* complying with Section 717.0. The door assembly from the vestibule to the *stairway* shall have not less than a 20-minute *fire protection rating* in accordance with Section 717.0. The door from the building into the vestibule shall be provided with gaskets or other provisions to minimize air leakage.

1015.6.2 Vestibule ventilation: The vestibule shall be supplied with not less than one air change per minute, and the exhaust shall not be less than 150 percent of supply. Supply air shall enter and exhaust air shall discharge from the vestibule through separate, tightly constructed ducts used only for that purpose. Supply air shall enter the vestibule within 6 inches (152 mm) of the floor level. The top of the exhaust register shall be located at the top of the smoke trap but not more than 6 inches (152 mm) down from the top of the trap, and shall be entirely within the smoke trap area. Doors in the open position shall not obstruct duct openings. Duct openings with controlling dampers are permitted where necessary to meet the design requirements, but dampers are not otherwise required.

1015.6.2.1 Engineered ventilation system: Where a specially engineered system is used, the system shall exhaust a quantity of air equal to not less than 90 air changes per hour from any vestibule in the emergency operation mode and shall be sized to handle three vestibules simultaneously. Smoke detectors shall be located at the floor side entrance to each vestibule and shall activate the system for the affected vestibule. Smoke detectors shall be installed in accordance with Section 919.8.

1015.6.3 Smoke trap: The vestibule ceiling shall be at least 20 inches (508 mm) higher than the door opening into the vestibule to serve as a smoke and heat trap and to provide an upward moving air column. The height shall not be decreased unless approved and justified by design and test.

1015.6.4 Stair shaft air movement system: The stair *shaft* shall be provided with a dampered relief opening and supplied with sufficient air to maintain a minimum positive pressure of 0.10 inch of water column (29 Pa) in the *shaft* relative to the vestibule with all doors closed.

1015.7 Stair pressurization alternative: Where the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 906.2.1, the vestibule is not required, provided that all interior *exit stairways* are pressurized to a minimum of 0.15 inch of water column (44 Pa) and a maximum of 0.35 inch of water column (102 Pa) in the *shaft* relative to the building measured with all *stairway* doors closed under maximum anticipated stack pressures.

1015.8 Ventilating equipment: The activation of *ventilating* equipment required by the alternatives in Sections 1015.6 and 1015.7 shall be by smoke detectors installed at each floor level at an approved location at the entrance to the *smokeproof enclosure*. When the closing device for the stair *shaft* and vestibule doors is activated by smoke detection or power failure, the mechanical equipment shall activate and operate at the required performance levels. Smoke detectors shall be installed in accordance with Section 919.8.

1015.8.1 Ventilation systems: *Smokeproof enclosure ventilation* systems shall be independent of other building *ventilation* systems. The equipment and ductwork shall comply with one of the following:

1. Equipment and ductwork shall be located exterior to the building and shall be directly connected to the *smokeproof enclosure* or connected to the *smokeproof enclosure* by ductwork enclosed by 2-hour fireresistance rated *fire separation assemblies*.
2. Equipment and ductwork shall be located within the *smokeproof enclosure* with intake or exhaust directly from and to the outside or through ductwork enclosed by 2-hour fireresistance rated *fire separation assemblies*.
3. Equipment and ductwork shall be located within the building if separated from the remainder of the building, including other mechanical equipment, by 2-hour fireresistance rated *fire separation assemblies*.

1015.8.2 Standby power: Mechanical vestibule and stair *shaft ventilation* systems and automatic fire detection systems shall be powered by an approved standby power system conforming to Sections 403.9.1 and 2707.0.

1015.8.3 Acceptance and testing: Before the mechanical equipment is approved, the system shall be tested in the code

official's presence to confirm that the system is operating in compliance with these requirements.

SECTION 1016.0 RAMPS

1016.1 Capacity: The capacity of a ramp used as a *means of egress* component shall be computed in accordance with Section 1009.0.

1016.2 Minimum dimensions: The minimum dimensions of *means of egress* ramps shall comply with Sections 1016.2.1 through 1016.2.3.

1016.2.1 Width: The minimum width of a *means of egress* ramp shall not be less than that required for *corridors* by Section 1011.3.

1016.2.2 Headroom: The minimum headroom in all parts of the *means of egress* ramp shall not be less than 80 inches (2032 mm).

1016.2.3 Restrictions: *Means of egress* ramps shall not reduce in width in the direction of egress travel. Projections into the required ramp and landing width are prohibited except at and below handrail height where, at each handrail, the projections shall not exceed 3½ inches (89 mm) into the required width. Doors opening onto a landing shall not reduce the clear width to less than 42 inches (1067 mm).

1016.3 Maximum slope: The maximum slope of *means of egress* ramps in the direction of travel shall be one unit vertical in 12 units horizontal (1:12); except the maximum slope shall be one unit vertical in eight units horizontal (1:8) if the rise is limited to 3 inches (76 mm); one unit vertical in ten units horizontal (1:10) if the rise is limited to 6 inches (152 mm). The maximum slope across the direction of travel shall be one unit vertical in 48 units horizontal (1:48).

Exception: Aisles in areas of Use Group A shall comply with Section 1012.0.

1016.4 Landings: Ramp slopes of one unit vertical in 12 units horizontal (1:12) or steeper shall have landings at the top, bottom, all points of turning, entrance, *exit* and at doors. Ramps shall not have a vertical rise greater than 30 inches (762 mm) between landings. The maximum slope of landings shall be one unit vertical in 48 units horizontal (1:48). The least dimension of a landing shall not be less than the required width of the ramp, except that the landing dimension in the direction of travel is not required to exceed 4 feet (1219 mm) where the travel from one ramp to the next ramp is a straight run.

Exception: Aisles in areas of Use Group A shall comply with Section 1012.0.

1016.5 Guards and handrails: Guards shall be provided where required by Section 1005.5 and shall be constructed in accordance with Section 1021.0. Handrails conforming to Section 1022.0 shall be provided on both sides of every ramp. Handrails are not required on curb ramps or on ramps where the vertical rise between landings is 6 inches (152 mm) or less and the ramp run is 72 inches (1829 mm) or less.

Exception: Handrails in aisles in occupancies in Use Group A shall comply with Section 1012.0.

1016.5.1 Drop-offs: The sides of ramps and landings with a drop-off shall have a curb with a minimum 4-inch (102 mm) height above the walking surface or shall be provided with ramp edge protection as required by CABO A117.1 listed in Chapter 35.

1016.6 Ramp construction: Ramps used as an *exit* shall conform to the applicable requirements of Section 1014.9 as to materials of construction and enclosure.

1016.6.1 Surface: For all slopes exceeding one unit vertical in 20 units horizontal (1:20) and where the use is such as to involve danger of slipping, the ramp shall be surfaced with approved slip-resistant materials.

1016.6.2 Exterior ramps: Exterior ramps and landings shall be designed and constructed to prevent water from accumulating on the walking surface.

SECTION 1017.0 MEANS OF EGRESS DOORWAYS

1017.1 General: The requirements of this section shall apply to all doorways serving as a component or element of a *means of egress*, except as provided for in Sections 1014.8, 1014.12.2, 1015.5.1, 1015.5.2 and 1015.6.1.

1017.1.1 Floor surface: The floor surface on both sides of a door shall be at the same elevation. The floor surface over which the door swings shall be at the same elevation as the floor level at the threshold and shall extend from the door in the closed position a distance equal to the door width.

Exception: This requirement shall not apply to:

1. Exterior doors, as provided for in Section 1005.6, which are not on an accessible route.
2. Variations in elevation due to differences in finish materials, but not more than ½ inch (13 mm).

Thresholds at doorways shall not exceed ¾ inch (19 mm) in height above the finished floor surface for exterior residential sliding doors or ½ inch (13 mm) for all other doors. Raised thresholds and floor level changes greater than ¼ inch (6 mm) at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (1:2).

1017.2 Number of doorways: Each occupant of a room or space shall have access to at least two *exits* or *exit access* doors from the room or space where the occupant load of the space exceeds that listed in Table 1017.2, or where the travel distance from any point within the space to an *exit* or *exit access* door exceeds that listed in Table 1017.2. Where the occupant load of a room or space is between 501 and 1,000, a minimum of three *exits* or *exit access* doors shall be provided. Where the occupant load of a room or space exceeds 1,000, a minimum of four *exits* or *exit access* doors shall be provided.

Exceptions

1. Occupancies in Use Group R-3.
2. Boiler, incinerator and furnace rooms shall be provided with two egress doorways where the area exceeds 500 square feet (47 m^2) and individual fuel-fired equipment exceeds 400,000 Btuh (117 kW) input capacity. Doorways shall be separated by a horizontal distance equal to not less than one-half of the diagonal dimension of the room. Where two doorways are required by this

exception, a fixed ladder access out of the room shall be permitted in lieu of one doorway.

3. In an occupancy in Use Group I-2, any patient sleeping room and any suite of rooms as permitted in Section 1011.1.2, Exception No. 3, of more than 1,000 square feet (93 m²), shall have at least two *exit access* doors remote from each other. Any room or any suite of rooms, other than patient sleeping rooms of more than 2,500 square feet (230 m²) shall have at least two *exit access* doors remote from each other.

Table 1017.2
SPACES WITH ONE MEANS OF EGRESS

Use Group	Maximum occupant load	Maximum travel distance (feet)[b]
A, B, E, F, M	50	75
H-1[a], H-2, H-3	3	25
H-4	10	75
I, R	10	75
S, U	30	100

Note a. For requirements for areas and spaces in Use Group H-1, see Section 418.2.2.
Note b. 1 foot = 304.8 mm.

1017.2.1 Entrance and egress doorways: Where separate doors are provided for entrance and *means of egress*, the entrance door shall be clearly identified in an approved manner "Entrance Only" in letters not less than 6 inches (152 mm) in height and legible from both inside and outside.

1017.2.2 Location of doors: The required doorways opening from a room or space within a building and leading to an *exit access* shall be located as remote as practicable from each other and shall conform to Section 1006.4.1. The distance of *exit access* travel from any point in a room or space to a required *exit* door shall not exceed the limitations of Section 1006.5.

1017.2.3 Door arrangement: The space between doors in series shall not be less than 7 feet (2134 mm) as measured when the doors are in the closed position.

Exception: Power-operated doors and occupancies in Use Groups I-1 and R-3.

1017.3 Size of doors: The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of not less than 32 inches (813 mm). Where this section requires a minimum clear width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32 inches (813 mm). The maximum width of a swinging door leaf shall be 48 inches nominal. *Means of egress* doors in an occupancy in Use Group I-2 used for the movement of beds shall provide a clear width not less than 41½ inches (1050 mm). The height of doors shall not be less than 80 inches (2032 mm).

Exceptions

1. A *means of egress* door serving a storage area of not more than 800 square feet (74 m²) and which is normally unoccupied shall have a maximum width of 10 feet (3048 mm).
2. The minimum and maximum width shall not apply to door openings that are not part of the required *means of egress* in occupancies in Use Groups R-2 and R-3.
3. Door openings to resident sleeping rooms in occupancies in Use Group I-3 shall have a clear width of not less than 28 inches (711 mm).
4. Door openings to storage closets less than 10 square feet (0.93 m²) in area shall not be limited by the minimum width.
5. Width of door leafs in revolving doors that comply with Section 1018.0 shall not be limited.
6. Door openings within a *dwelling unit* shall not be less than 78 inches (1981 mm) in height.
7. Exterior door openings in *dwelling units*, other than the required *exit* door, shall not be less than 76 inches (1930 mm) in height.
8. Interior egress doorways within a *dwelling unit* not required to be accessible shall have a minimum clear width of 29¾ inches (755 mm). Door openings to storage closets and all other nonhabitable spaces within a *dwelling unit* not required to be accessible, shall not be limited by the minimum width.
9. Door openings within Type B *dwelling units* shall have a minimum clear width of 31¾ inches (806 mm).

1017.4 Door hardware: Door handles, pulls, latches, locks and other operating devices shall be at a maximum height of 48 inches (1219 mm) above the finished floor. The operating devices shall be capable of operation with one hand and shall not require tight grasping, tight pinching or twisting of the wrist to operate. All *means of egress* doors shall be of a side-swinging type. All doors shall swing in the direction of egress where serving an occupant load of 50 or more persons or where serving a high-hazard occupancy. The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. For all other side-swinging, sliding and folding doors, the door latch shall release when subjected to a 15-pound (66 N) force. The door shall be set in motion when subjected to a 30-pound (132 N) force. The door shall swing to a full-open position when subjected to a 15-pound (66 N) force. Forces shall be applied to the latch side.

Exceptions

1. Doors to *private garages*, factory and storage areas with an occupant load of 10 or less.
2. Horizontal sliding-type doors complying with Section 410.4.2 shall be permitted in a *means of egress* in occupancies in Use Group I-3.
3. Doors within or serving a single *dwelling unit* which is not required to be accessible by Section 1107.4.2, are not required to be provided with lever-handled operating devices.
4. Revolving doors conforming to Section 1018.0.
5. Horizontal sliding doors complying with Section 1017.4.4 shall be permitted in a *means of egress*.
6. Horizontal sliding doors for sleeping areas within suites which comply with Section 1011.1.2, Exception 3.
7. Doors within Type B *dwelling units* are not required to be provided with lever-handled operating devices.

8. Horizontal sliding doors shall not be prohibited within a single *dwelling unit* serving an occupant load of less than 10.

1017.4.1 Locks and latches: All *means of egress* doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.

Exceptions

1. Key operation shall be permitted from a *dwelling unit* provided that the key cannot be removed from the lock when the door is locked from the side from which egress is to be made.
2. Locking devices conforming to Section 409.3.2 shall be permitted in occupancies in Use Group I-2.
3. Locks conforming to Section 410.4 shall be permitted in occupancies in Use Group I-3.
4. *Means of egress* doors from individual *dwelling units* and guestrooms of occupancies in Use Group R having an occupant load of 10 or less shall be permitted to be equipped with a night latch, dead bolt or security chain, provided that such devices are openable from the inside without the use of a key or tool and are mounted at a height not to exceed 48 inches (1219 mm) above the finished floor.
5. Special locking arrangements conforming to Section 1017.4.1.2 or Section 1017.4.1.3.
6. In occupancies in Use Groups B, F, M and S, the main exterior *means of egress* door is permitted to be equipped with a key-operated locking device from the egress side where in compliance with the following three conditions:
   6.1. The locking device is of a type that is readily distinguishable as locked.
   6.2. A readily visible, durable sign is posted on the egress side on or adjacent to the door stating "This Door To Remain Unlocked When This Building Is Occupied." The sign shall be in letters not less than 1 inch (25 mm) high on a contrasting background.
   6.3. The main exterior door is a single door or a pair of doors which, when unlocked, the door or both leafs of a pair of doors swing free.
7. Locking arrangements conforming to Section 1017.4.5.

1017.4.1.1 Flush and surface bolts: Manually operated edge or surface-mounted flush bolts and surface bolts are prohibited. Where *means of egress* doors are used in pairs and approved automatic flush bolts are used, the door leafs having the automatic flush bolts shall not have a door knob or surface-mounted hardware. The unlatching of any leaf shall not require more than one operation.

1017.4.1.2 Special locking arrangements: In buildings that are equipped throughout with an *automatic sprinkler system* installed in accordance with Section 906.2.1 or with an automatic fire detection system, doors in a *means of egress* serving occupancies in Use Group B, E, F, I, M, S or R, shall be unlocked or shall be equipped with approved egress control devices which shall unlock in accordance with items 1 through 7 below. A building occupant shall not be required to pass through more than one door equipped with a special locking device before entering an *exit*.

1. Actuation of the *automatic sprinkler system* or automatic fire detection system.
2. Loss of power to the egress control device.
3. Loss of power to the building.
4. Capability of being unlocked manually by a signal from an *emergency control station*.
5. The initiation of an irreversible and automatic process that will release the latch within 15 seconds when a force of not more than 15 pounds (66 N) is applied for 1 second to the release device and not relock until the door has been opened and returned to the closed position for not less than 30 seconds. Any reopening of the door shall restart the 30-second relocking cycle. Any attempt to *exit* which exceeds 1 second shall render the door openable. The time delay and the minimum relocking cycle time shall not be field adjustable.

   Exceptions

   1. An increase in the time delay to 30 seconds shall not be permitted except as approved by the code official.
   2. An increase in the relocking cycle time to 45 seconds shall not be permitted except as approved by the code official.

6. Initiation of the irreversible process shall activate an audible alarm in the vicinity of the door.
7. A sign having block letters of 1 inch (25 mm) in height shall be provided on the door above and within 12 inches (305 mm) of the release device stating "Push until alarm sounds. Door can be opened in 15 seconds."

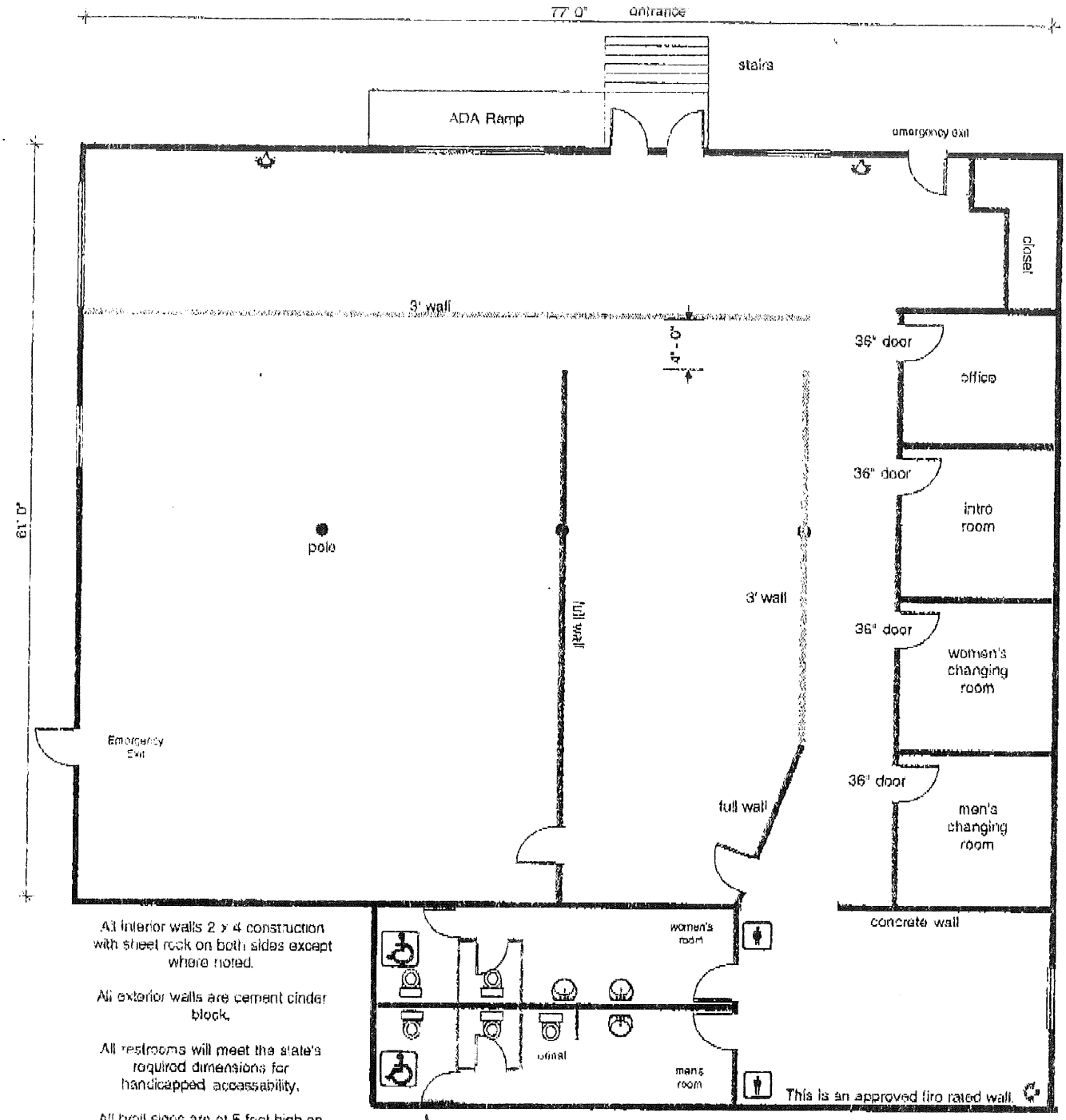
1017.4.1.3 Security locking arrangements in penal facilities: In occupancies in Use Groups A-3, A-4, B, E, F, I, M and S within penal facilities, doors in *means of egress* serving rooms or spaces occupied by persons whose movements must be controlled for security reasons shall be permitted to be locked if equipped with egress control devices which shall unlock manually and by at least one of the following means.

1. Actuation of an *automatic fire suppression system* required by Section 904.1.
2. Actuation of a key-operated manual alarm station required by Section 918.4.
3. A signal from a central control station.

1017.4.2 Panic hardware: All doors equipped with latching devices in occupancies in Use Groups A and E or portions of buildings occupied for assembly or educational purposes and serving rooms or spaces with an occupant load greater than 100, shall be equipped with approved panic hardware. Acceptable panic hardware shall be a door latching assembly incorporating a device which causes the door latch to release and the leaf to open when a force of 15 pounds (66 N) is applied in the direction of egress to a bar or panel, the activating portion of which extends not less than one-half of the width of the door leaf, and is applied at a height greater

146-E9 147-A-27

1053 Forest Ave.



All interior walls 2 x 4 construction with sheet rock on both sides except where noted.

All exterior walls are cement cinder block.

All restrooms will meet the state's required dimensions for handicapped accessability.

All braill signs are at 5 feet high on the door lever side.

13:44
16/Feb/99

O.K.
Sam
16/Feb/99

TAMMY
Please see me
on This. Thank
Sam

FAX MESSAGE FROM

Form Systems

To: SAM Hoffses
Fax Number: 874 8716
Company: City of Portland
Date: 2/16/99 Time: 1:00 ☐ AM ☑ PM
From: John LeFevre
Number of Pages (including this one) 2

Hi SAM,

Please review the layout for the Karate Center. I have incorporated the ideas TAMMY suggested. Please respond w/ your comments

THANK YOU

John LeFevre

☐ For Review & Comment

☐ Please Call Me Regarding This Fax

☐ Please Confirm Immediately & Refax To Me

☐ _____

72 Auburn Street • Portland, Maine 04103-2170
(207) 797-4838 • ME Wats (800) 592-8600 • National Wats (800) 325-5568 • Fax (207) 797-0177

BUILDING PERMIT REPORT

DATE: 10 February 1999 ADDRESS: 1053 Forest Ave. CBL 146-E-009

REASON FOR PERMIT: To make Interior Renovations / Change of Use

BUILDING OWNER: John Lefeure

CONTRACTOR: SAA

PERMIT APPLICANT:

USE GROUP M/B BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, 8, 10, 17, 20, 24, 26, 30, 31

*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)

2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2

2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6 'o.c. between bolts. (Section 2305.17)

3. Precaution must be taken to protect concrete from freezing. Section 1908.0

4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.

5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)

6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211

7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.

8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)

9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)

10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.(Section 1014.0)

11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special

knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at lest one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
    - In the immediate vicinity of bedrooms
    - In all bedrooms
    - In each story within a dwelling unit, including basements

    In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
31. Egress doors shall be remotely located at least ½ the diagonal distance of the space from each egress door.
32.
33.

P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 8-1-98

CITY OF PORTLAND, MAINE

Department of Building Inspection

Dec 31 1998

Received from 1053 Forest Ave LLC a fee

of Ninety-five -00/100 Dollars $ 95.00

for permit to install / erect / after Int Ren / Change of Use

at 1053 Forest move / demolish Est. Cost $ 15000

ck# 1030

Inspector of buildings

Per S. Pinard

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less $5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Building or Use Permit Pre-Application

Attached Single Family Dwellings/Two-Family Dwelling

Multi-Family or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Addressof Construction (include Portion of Building): 1053 Forest Ave Rear Left Section		
Total Square Footage of Proposed Structure 5,500 sq ft	Square Footage of Lot 130 sq ft entire lot	
Tax Assessor's Chart, Block & Lot Number Chart# 146 147 Block# E A Lot# 9 27	Owner: John LeFeure	Telephone#: 797-4838
Owner's Address: 72 Auburn St Portland ME 04103	Lessee/Buyer's Name (If Applicable)	Cost Of Work: $ 15000.00 Fee $ 95
Proposed Project Description:(Please be as specific as possible) Currently the rear space of the building is vacant. Proposed project is for minor renovations to accomodate a Karate Studio C/U		
Contractor's Name, Address & Telephone John LeFeure 72 Auburn St Portland ME		Rec'd By
Current Use: ~~vacant~~ Retail	Proposed Use: Karate Studio	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

•All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.

•All plumbing must be conducted in compliance with the State of Maine Plumbing Code.

•All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.

•HVAC(Heating, Ventililation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

1) ACopy of Your Deed or Purchase and Sale Agreement

2) A Copy of your Construction Contract, if available

3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

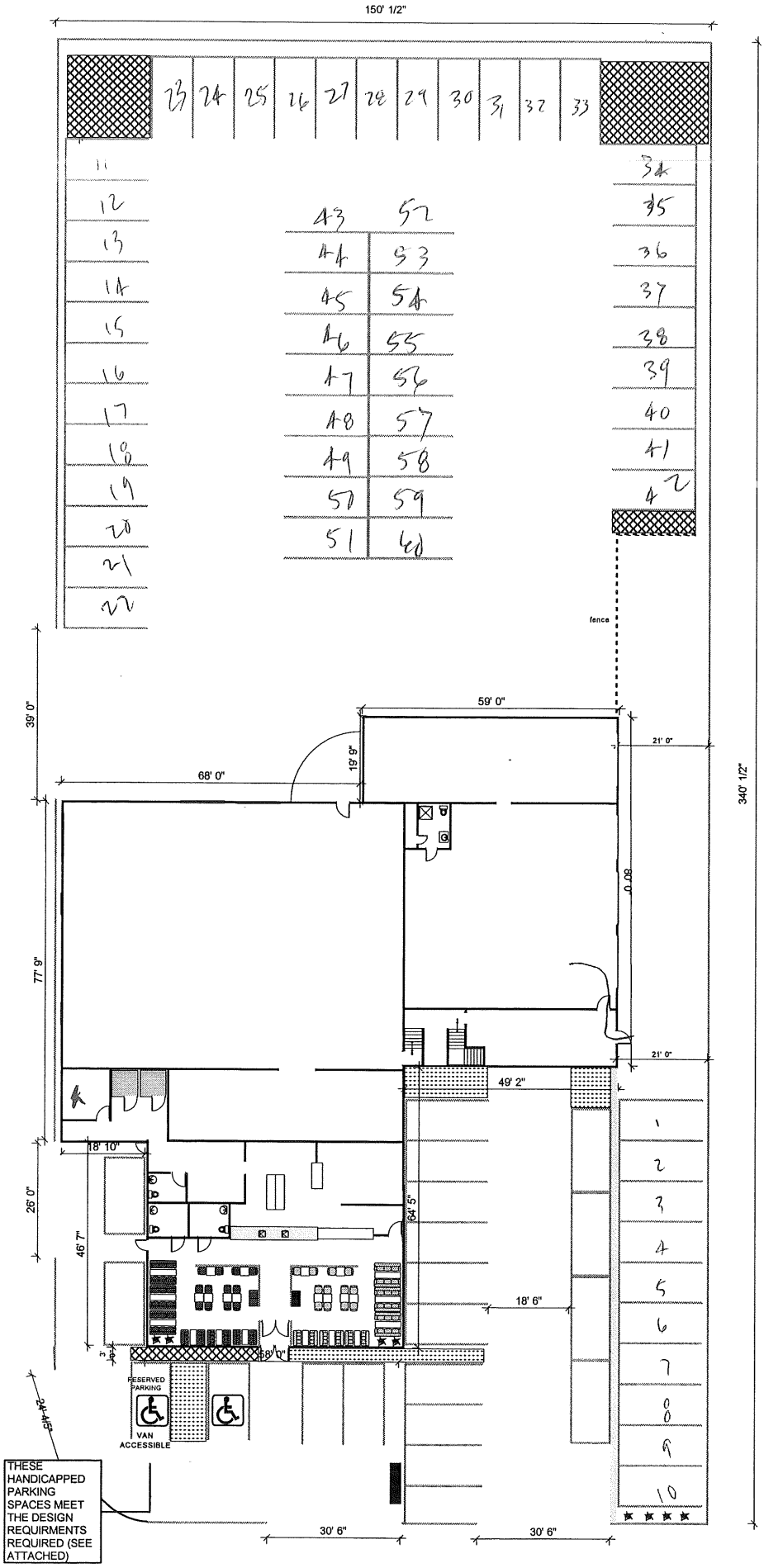
Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: John LeFeure	**Date:** 12/29/98

Building Permit Fee: $25.00 for the 1st $1000.cost plus $5.00 per $1,000.00 construction cost thereafter.

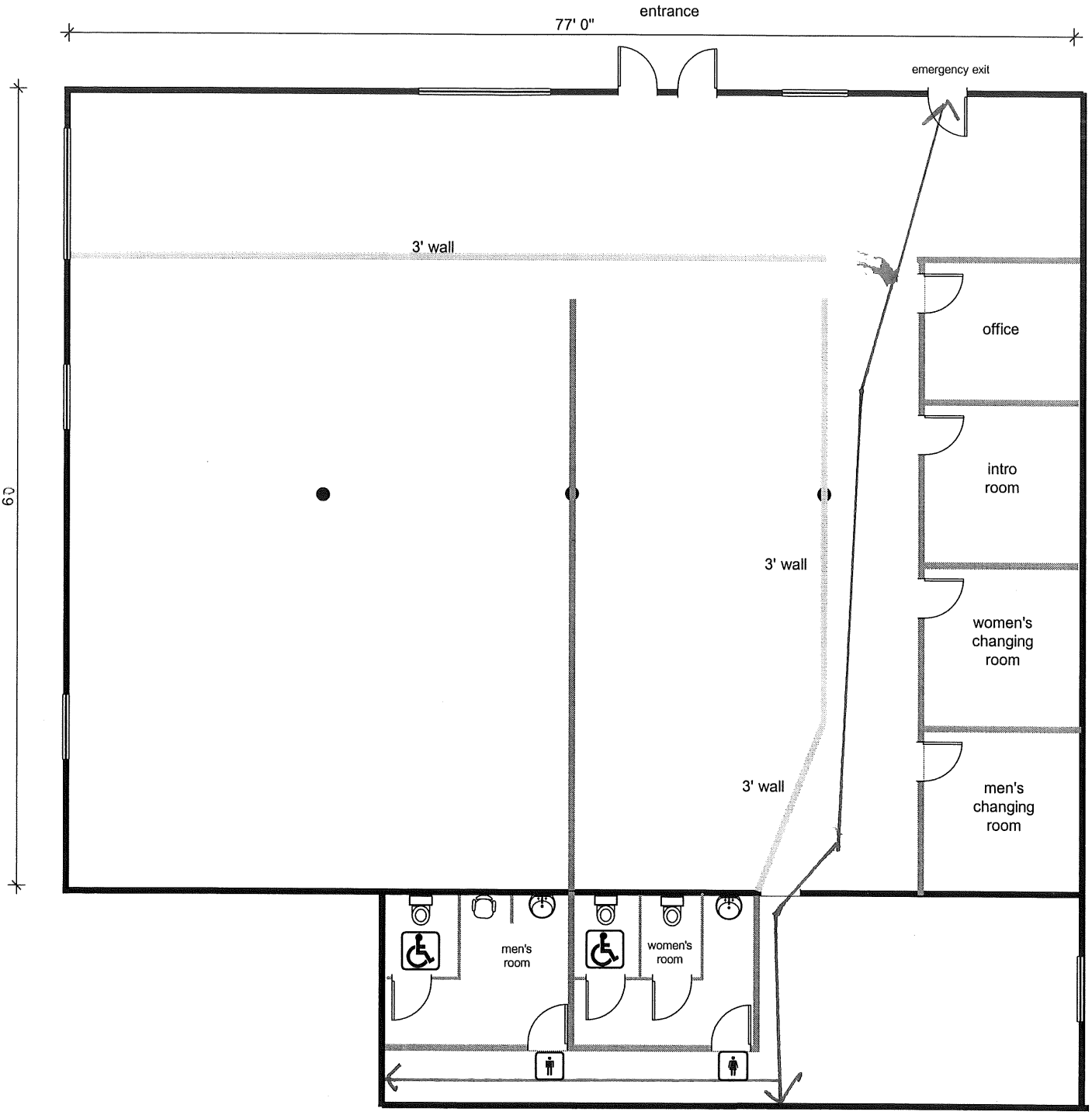
Additional Site review and related fees are attached on a separate addendum



*note parking spaces are 9' X 19' in the rear and side. 9' X 18' in the front of the building

PLOT PLAN FOR 1053 FOREST AVE.

Do we have a Dead-end Travel problem?



FormSystems

John LeFevre

72 Auburn Street • Portland, Maine 04103-2170

(207) 797-4838
Fax (207) 797-0177

ME ONLY (800) 592-8600
NATL (800) 325-5568

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

1053 FOREST AVE LLC c/o John LeFevre 797-4838
Applicant

1/12/99
Application Date

72 Auburn ST
Applicant's Mailing Address

Remodel
Project Name/Description

Consultant/Agent/Phone Number

1053 Forest Ave
Address of Proposed Site

Description of Proposed Development:
Build 4 rooms 2 bathrooms 2/3' walls
1 full wall replace old windows + Doors

Please Attach Sketch/Plan of Proposal/Development	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Criteria for Exemptions: See Section 14-523 (4)		
a) Within Existing Structures; No New Buildings, Demolitions or Additions	Yes	✓
b) Footprint Increase Less Than 500 Sq. Ft.	yes no increase	NA
c) No New Curb Cuts, Driveways, Parking Areas	Yes	✓
d) Curbs and Sidewalks in Sound Condition/ Comply with ADA	Yes	See condition #I
e) No Additional Parking / No Traffic Increase	yes	✓
f) No Stormwater Problems	yes	✓
g) Sufficient Property Screening	NA	See condition #II
h) Adequate Utilities	yes No change	✓

Planning Office Use Only:

Exemption Granted _____ Partial Exemption ✓ Exemption Denied _____

Conditions for Exemption:
I. That the proposed ADA code Ramp be shown and be acceptable to the City Inspections office.
II. That any permanently installed dumpsters be screened by an opaque fence on all four sides.

Planner's Signature [signature] Date 1/20/99

White - Planning Office Pink - Inspections Yellow - Applicant

BK 14007 PG 279

048641

QUITCLAIM DEED WITH COVENANT
(Maine Short Form)

FOREST-BELL, a Maine corporation with a registered office at 95 Main Street, P.O. Box 3200, Auburn, ME 04212-3200, for consideration paid, hereby grants to **1053 FOREST AVENUE LLC**, a Maine limited liability company with a mailing address of 72 Auburn Street, Portland, ME 04103, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Portland, Cumberland County, Maine, being more particularly described on the attached Exhibit A.

Being the same premises conveyed to Forest-Bell by deed of Four Eighty-One Corp. dated August 27, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10251, Page 149.

IN WITNESS WHEREOF, the said Forest-Bell has caused this deed to be signed and sealed by Peter J. Fontaine, its President, thereunto duly authorized, this 20th day of July, 1998.

MAINE REAL ESTATE TAX PAID

FOREST-BELL

By: _____
Peter J. Fontaine, President

_____
Witness

STATE OF WASHINGTON
COUNTY OF Clallam, ss.

Personally appeared before me the above-named Peter J. Fontaine, President of Forest-Bell, this 20 day of July, 1998, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

JENNIFER ADAMIRE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-01-02

_____
Notary Public

Jennifer Adamire

_____
Print Name

G:\RATTEY\FONTAINE\FORESTBL.QCD

Exhibit A

A certain lot or parcel of land situated on the southerly side of Bell Street, so called, and the easterly side of Forest Avenue, so called, being known as 1053 Forest Avenue in the City of Portland, County of Cumberland, State of Maine, said lot being more particularly bounded and described as follows:

Beginning at a point at or near a #5 rebar set flush with a yellow cap, said point being 3 feet easterly from a 4" x 4" granite monument with a drill hole set flush in the concrete sidewalk, said point also being situated S 26°-59'-53" W, a distance of 75.66 feet from the northwesterly corner of the building presently occupied by Pratt Abbott and S 79°-36'-08 W, a distance of 40.3 feet from the other front corner of said building;

Thence N 04°-24' W, by and along the easterly sideline of said Forest Avenue, a distance of 46.84 feet to a point of curvature situated 3 feet easterly from another 4" x 4" granite monument with a drill hole set flush in the concrete sidewalk;

Thence northeasterly and easterly along a curve to the right with a radius of 38 feet and a central angle of 90°-14' by and along land conveyed to the City of Portland by P. E. Merrill in a deed recorded in the Cumberland County Registry of Deeds in Book 2121, Page 469, an arc length of 59.85 feet to a point of tangency at or near a #5 rebar set flush in the pavement with an orange cap;

Thence N 85°-50' E by and along the southerly sideline of Bell Street as defined by said deed to the City of Portland, a distance of 326.12 feet, more or less, to a point 50 feet westerly at a right angle from the inside face of a concrete retaining wall;

Thence S 04°-05'-23" W on a line running parallel with and 50 feet distant from the inside face of said retaining wall, a distance of 150.37 feet, more or less, to a point on the extension of a line running parallel to and 20 feet distant southerly from a concrete retaining wall running from the easterly sideline of Forest Avenue in an easterly direction toward a corner in the Pratt Abbott building, so called;

Thence S 85°-37'-25" W, by and along said line, running parallel to and 20 feet southerly from said concrete retaining wall, a distance of 341.74 feet, more or less, to a point on the easterly sideline of Forest Avenue, 20 feet southerly from the beginning of said concrete retaining wall;

Thence N 04-37'-15" W, by and along the easterly sideline of Forest Avenue and running by the beginning of said concrete retaining wall, a distance of 64.98 feet to the point of beginning.

Meaning and intending to describe a certain lot or parcel of land containing 52,438 square feet, more or less, being approximately 1.2 acres, the northeasterly corner of which is crossed by a 30 foot wide City sewer easement as shown on a plan of land entitled, "Plan of Property made for Merrill Industries, Inc., Standard Boundary Survey" dated May 2, 1986 by H. I. And E. C. Jordan, Surveyors.

Also conveying the full and free right to the grantee, its successors, assigns, servants, licensees, independent contractors, guests, invitees and lessees, and their respective servants, independent contractors, licensees and guests and invitees in common with others for all purposes now or hereafter, customary of a right-of-way as hereinafter described for use by vehicles and/or pedestrians, including ingress and egress by foot and by vehicle and for all utilities now or in the future, customary including without limitation, electricity, cable, telephone, water lines, sewer lines, TV cables, and for loading and unloading, together with the right to construct, repair, improve and maintain said right-of-way and easements for such purposes and to construct, repair and maintain thereon and thereunder such wire, cables, lines, pipes, poles, drains, braces, meters, gauges, relaying, amplifying and connecting equipment, supporting, retaining and stabilizing structures as may be useful in connection with the foregoing; the preceding enumeration being descriptive and not a limitation of grantee's rights for the purposes herein mentioned. The grantee, its successors and assigns, shall not have any right to erect or construct a building of any kind or other permanent structure over and under said right-of-way.

Grantee, its successors and assigns, hereby covenants and agrees that all such installation, construction, replacement, maintenance and repair shall be conducted in a good and workmanlike manner and that any damage or disturbance to said property caused by such entrance in work shall be promptly remedied and repaired.

The said right-of-way being more particularly bounded and described as follows:

Beginning at a point on the easterly sideline of said Forest Avenue at the most southwesterly corner of the parcel described above;

Thence running along the southerly sideline of the above described parcel N 85°-37'-25" E, a distance of 341.74 feet, more or less, to a point which is 50 feet westerly at a right angle from the inside face of said concrete retaining wall;

Thence N 04°-05'-23" E along the southeasterly sideline of the above described parcel, a distance of 150.37 feet, more or less, to a point on the southerly sideline of said Bell Street;

Thence N 85°-50' E along the southerly sideline of said Bell Street, a distance of 50.52 feet to the face of said concrete retaining wall;

Thence running along said retaining wall S 04°-05'-23" W along a line 50 feet southeasterly from and parallel with the southeasterly sideline of the above described parcel, a distance of 172.43 feet, more or less, to a point;

Thence S 85°-37"-25" W, by and along a line 22 feet southerly from and parallel with the southerly sideline of the above described parcel, a distance of 388.92 feet, more or less, to a point on the easterly sideline of said Forest Avenue;

BK 14007 PG 282

Thence N 04°-37'-15" W, by and along the easterly sideline of said Forest Avenue, a distance of 22 feet to the point of beginning of this right-of-way and the most southwesterly corner of the above described parcel.

Subject to Four Eighty-One Corp.'s, its successors' and assigns', right to require Grantee to relocate, close or otherwise modify or restrict the size or use of the curb cut on Bell Street located at the northeasterly corner of the building on the premises if required or desired by the City of Portland or State of Maine Department of Environmental Protection (or other State or local governmental authority having jurisdiction over the premises) in connection with Four Eighty-One Corp.'s, its successors' and assigns', subdivision or other development of property adjacent to the premises.

RECEIVED
RECORDED REGISTRY OF DEEDS
1998 JUL 23 PM 3: 24
CUMBERLAND COUNTY
John B O'Brien

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

John Levre
72 Auburn St.
Portland, ME 04103

January 8, 1999

RE: 1053 Forest Avenue - 146-E-9 & 147-A-27 - B-2

Dear Mr. Levre,

Please note that during this phase of change of use and alterations at 1053 Forest Avenue as requested for a karate studio in the rear section of this building, you would be going over the threshold of 5,000 square feet which requires a minor site plan review (staff review). I am attaching information which should guide you through this process including details of how and what you need for submittal. There is a possibility that you may qualify for a site plan exemption. I will also enclose that form in your packet

Your permit will be on hold until the site plan review or site exemption is completed. If you have any questions, please do not hesitate to call.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: Alex Jaegerman, Chief Planner
Mark Adelson, Housing & Neighborhood Services
File

Received
Site Plan exemption