

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

Location of Construction: 587 Ocean Ave		Owner: Spurwink School		Phone: 871-1200		Permit No: 990219	
Owner Address: 899 Riverside St 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Benchmark		Address: 650 Main St So. Portland, ME 04106		Phone: 874-2963		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>MAR 15 1999</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: Counseling with classrooms.		Proposed Use: Same		<b>COST OF WORK:</b> \$ 400,000.00 <b>PERMIT FEE:</b> \$ 2,020.00			
Proposed Project Description: Make Interior Renovations		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		<b>INSPECTION:</b> Use Group: E Type: 3B BOCA 96 Signature: <i>Hoffe</i>		Zone: CBL: 163-A-A-017	
				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:		Zoning Approval: <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: MC		Date Applied For: 01 February 1999					

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

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

**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

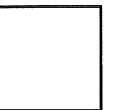
02 February 1999

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

CEO DISTRICT



Feb-26, 1999 work started

March 9, 1999 work site with LT. McDougall & Supt.

March 23, 1999 Inspect work - ~~work~~ completed,

April 2, 1999 work going well.

April 15, 1999 Done Fire Insp. 2nd Floor with LT. McDougall and Final except PLBG -

26 April on site for COFO. Second Floor - Not ready

22 April Inspected 2nd Floor for COFO OK

May Working First Floor and basement.

June marked area with LT. McDougall work going as per plans.

16 June work going well - spoke to Supt. about working on Sundays -

July 99 Final Inspection with LT. McDougall all work completed

Inspection Record

	Type	Date
Foundation:	NA	
Framing:	NA	
Plumbing:	OK	
Final:	2 / July / 99.	
Other:		



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 587 Ocean Ave 163-AA-017

Issued to Spurwink School

Date of Issue April 22, 1999

**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. 990219, 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

Second Floor

APPROVED OCCUPANCY


Classrooms/Counseling  
Use Group E  
Type 3B  
Boca 96

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

22/APR/99   
.....  
(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 587 Ocean Ave

Issued to Spurwink School

Date of Issue July 2, 1999

**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. 990219, 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

Entire

APPROVED OCCUPANCY

Classrooms/Counseling  
Use Group E  
Type 3B  
Boca 96

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

1 July 1999  
.....  
(Date) *[Signature]*  
Inspector

*[Signature]*  
.....  
Inspector of Buildings

*7/2/99  
MMA*

*17 mm 11 11*

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.

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

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

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

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

Location/Address of Construction (include Portion of Building): <b>587 OCEAN AVE</b>		
Total Square Footage of Proposed Structure <b>20,000 (EXIST)</b>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <b>163A</b> Block# <b>A</b> Lot# <b>017</b>	Owner: <b>SPURWINK SCHOOL</b>	Telephone#: <b>871-1200</b>
Owner's Address: <b>899 RIVERSIDE PORTLAND, ME</b>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$400,000</b> Fee <b>\$2,020-</b>
Proposed Project Description:(Please be as specific as possible) <b>INTERIOR RENOVATIONS</b>		
Contractor's Name, Address & Telephone <b>BENCHMARK 650 MAIN ST. S. PORTLAND</b>		874-2963 Rec'd By <b>MA</b>
Current Use: <b>Counseling</b>	Proposed Use: <b>NO CHANGE</b>	

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

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

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

**4) Building Plans**

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

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

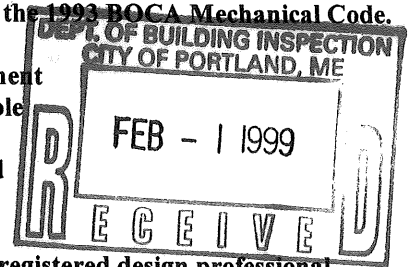
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such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

**Certification**

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

Signature of applicant: <b>Edward M. Morgan</b>	Date: <b>2/1/99</b>
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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



# BUILDING PERMIT REPORT

DATE: 7 February 1999 ADDRESS: 587 Ocean Ave. CBL 163-A-A-01  
REASON FOR PERMIT: To MAKE Interior renovations.  
BUILDING OWNER: Spurwink School  
CONTRACTOR: Benchmark  
PERMIT APPLICANT: ↑  
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 3 B

## CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*6, \*8, \*10, \*14, \*17, \*18, \*19, \*20, \*22, \*23, \*24, \*26, \*27, \*29, \*30, \*31, \*32

- \*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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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 least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
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 basementsIn 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. Doors in basement leading to crawl space and mechanical room must be clearly marked NOT an EXIT -
- \*32. Storage rooms more than 50 sq. ft. in area but not more than 100 sq. ft. 1 Hour or Auto. Fire Supp. More than 100 sq. ft. Auto. Fire Sup. and smoke - physical plant, maint. shop. 2 Hour or 1 Hr. with fire suppression.
33. \_\_\_\_\_

F. Samuel Hoffses, Building Inspector

cc: L. McDougall, PFD

Marge Schmuckal, Zoning Administrator

REVIEWED FOR  
BARRIER FREE  
COMPLIANCE

**STATE OF MAINE**  
DEPARTMENT OF PUBLIC SAFETY  
LICENSING AND INSPECTIONS UNIT  
AUGUSTA  
**CONSTRUCTION PERMIT**



09744

Permit N° \_\_\_\_\_

PERMISSION IS HEREBY GIVEN TO:

Location of project:

PROJECT TITLE:

Glickman Center/Cummings  
School Renovation

Spurwink School

899 Riverside St.

Portland, ME 04103

587 Ocean Ave.

Portland, ME

OCCUPANCY CLASSIFICATION:

Educational

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on July 25, 19 99

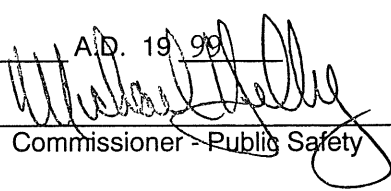
This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 26th day of January A.D. 19 99

FEE \$ 150/150

SPRINKLED

  
\_\_\_\_\_  
Commissioner - Public Safety

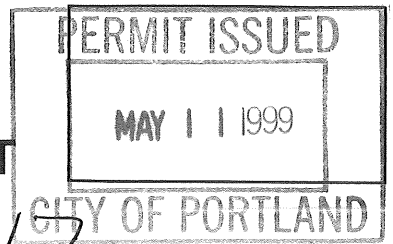




990453

FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



163-AA-017

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL Sporwink School Use of Building \_\_\_\_\_ Date 5-7-99  
Name and address of owner of appliance \_\_\_\_\_

Installer's name and address HVAC SERVICES INC  
73 Bradley Dr. Westbrook ME Telephone 854-4822

### Location of appliance:

- Basement
- Attic
- Floor
- Roof

Above ceiling ✓

### Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Trane Air handlers & VAV  
UL Approved  Yes  No w/ steam reheat

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain: \_\_\_\_\_

### The Type of License of Installer:

- Master Plumber # MS8268 ✓
- Solid Fuel # \_\_\_\_\_
- Oil # \_\_\_\_\_
- Gas # PNT 1794 ✓
- Other \_\_\_\_\_

### Type of Chimney:

- Masonry Lined  
Factory built N/A
- Metal  
Factory Built U.L. Listing # N/A
- Direct Vent  
Type N/A UL# \_\_\_\_\_

### Type of Fuel Tank

- Oil N/A
- Gas

Size of Tank N/A

Number of Tanks N/A

Distance from Tank to Center of Flame N/A feet.

Cost of Work: \$ \_\_\_\_\_

Permit Fee: \$ 15.00

### Approved

Fire: \_\_\_\_\_  
Ele.: \_\_\_\_\_  
Bldg.: \$ \_\_\_\_\_

### Approved with Conditions

- See attached letter or requirement

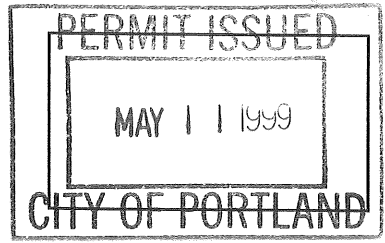
Signature of Installer Angela D. [Signature] Inspector's Signature \_\_\_\_\_ Date Approved \_\_\_\_\_

White - Inspection    Yellow - File    Pink - Applicant's    Gold - Assessor's Copy



090453

FILL IN AND SIGN WITH INK



# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

163 AA-017

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL SPURWINK SCHOOL Use of Building \_\_\_\_\_ Date 5-7-99  
Name and address of owner of appliance \_\_\_\_\_

Installer's name and address HVAC SERVICES INC  
73 Bradley Dr. Westbrook ME Telephone 854-4822

### Location of appliance:

- Basement
- Attic
- Above ceiling ✓
- Floor
- Roof

### Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Trane Air handlers & VAV  
 Approved  Yes  No w/ steam reheat

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain: \_\_\_\_\_

### The Type of License of Installer:

- Master Plumber # MS8268 ✓
- Solid Fuel # \_\_\_\_\_
- Oil # \_\_\_\_\_
- Gas # PNT 1794 ✓
- Other \_\_\_\_\_

### Type of Chimney:

- Masonry Lined  
Factory built N/A
- Metal  
Factory Built U.L. Listing # N/A
- Direct Vent  
Type N/A UL# \_\_\_\_\_

### Type of Fuel Tank

- Oil N/A
- Gas

Size of Tank N/A

Number of Tanks N/A

Distance from Tank to Center of Flame N/A feet.

Cost of Work: \$ \_\_\_\_\_

Permit Fee: \$ 15.00

### Approved

Fire: \_\_\_\_\_  
Ele.: \_\_\_\_\_  
Bldg.: #

### Approved with Conditions

- See attached letter or requirement

Inspector's Signature \_\_\_\_\_

Date Approved \_\_\_\_\_

Signature of Installer \_\_\_\_\_

*Angela D. [Signature]*