City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
03-1283		184 D015001

Location of Construction:	Owner Name:	Owner Address:	Phone:
502 Woodford St	Harborcity Properties Llc	500 Woodford St	775199
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	MCE Mechanical Services	79 Gray Road Cumberland	2078384800
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		HVAC	B1

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Restaurant/Commercial	Restaurant/Commercial	$30.00	$575.00	2

FIRE DEPT: ☑ Approved ☐ Denied

Signature:

INSPECTION: Use Group: N/A Type: N/A

10/27/03

Signature:

Proposed Project Description:
Install Gas Direct Vent Heating System in Floor

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
gad	10/20/2003

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☐ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date:	Date:	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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | DATE | PHONE

FILL IN AND SIGN WITH INK

03-1283

APPLICATION FOR PERMIT
HEATING OR POWER EQUIPMENT

184 D 015

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 496 WOODFORD ST. Use of Building restaurant Date 10/17/03

Name and address of owner of appliance HARBOR CITY REALTY- (JEAN RUSSO)
502 WOODFORD ST. PORTLAND

Installer's name and address JAMES Mc COLO/MCG Mechanical Services
79 GRAY RD, CUMBERLAND, ME Telephone 207-838-4800

Location of appliance:
- ☐ Basement
- ☑ Floor
- ☐ Attic
- ☐ Roof

Type of Fuel:
- ☑ Gas
- ☐ Oil
- ☐ Solid

Appliance Name: GAS FIREPLACE, 2 BURNER STOVE & 2 BURNER STOCK STOVE

U.L. Approved ☑ Yes ☐ No

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 # _____
- ☐ Solid Fuel # _____
- ☐ Oil # _____
- ☑ Gas # PNT 1581
- ☐ Other _____

Type of Chimney:
- ☐ Masonry Lined
  Factory built _____
- ☐ Metal
  Factory Built U.L. Listing # _____
- ☑ Direct Vent
  Type PIPE (METAL) UL# _____

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
RECEIVED
OCT 20 2003

Type of Fuel Tank
- ☐ Oil
- ☐ Gas

Size of Tank _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ **feet.**

Cost of Work: $ 575.00

Permit Fee: $ 30.00

Approved

Fire: WHM

Ele.: _____

Bldg.: _____

Approved with Conditions

☐ See attached letter or requirement

Inspector's Signature _____ Date Approved _____

Signature of Installer _____

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

HarborCity Realty

To: Mike Nugent
From: Jean Russo
Date: October 28, 2003

Re: Permit information for Gas Direct-Vent Fireplace at 496 Woodford Street

Mike,

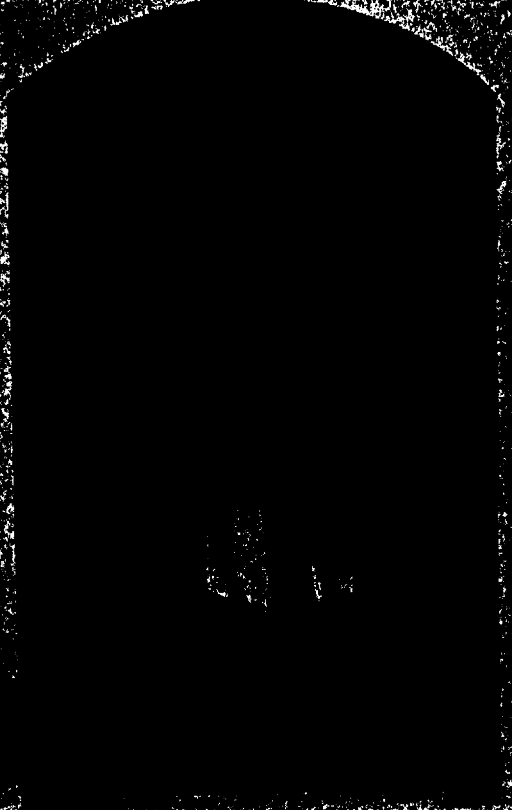
The above heating unit will be installed according to the attached specifications of the manufacturer. It is being installed in a brick wall window opening of approximately 4'x6' which has been built down (per specifications) to accommodate the actual opening. It will comply with the natural gas and electrical specifications as listed in the attached brochure. The nearest building is approximately 30 feet away from where this will vent. I am told that this appliance is similar to a direct vent Rinnai space heater or similar appliance. It is being installed by licensed gas and electrical contractors as noted on the permit.

If you need anything else, please call me.

Jean Russo
Building Owner
Cell 776-1816

REALTOR.com
500 Woodford St., Portland, Maine 04103
Tel (207) 775-1991 FAX (207) 775-6451

FIREPLACE XTRORDINAIR



Featuring the [illegible] Burner

Tested and Listed by [illegible] Laboratories, Inc. Beaverton, Oregon Report [illegible] ANSI Z21.88 [illegible]

Built-In Direct Vent Fireplace

Natural Gas or Propane

Residential or Mobile Home

WARNING: If the information in these instructions is not followed exactly, a fire or explosion may result causing property damage, personal injury or loss of life.

- Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.

WHAT TO DO IF YOU SMELL GAS

- Do not try to light any appliance.
- Do not touch any electrical switch; do not use any phone in your building.
- Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
- If you cannot reach your gas supplier, call the fire department.
- Installation and service must be performed by a qualified installer, service agency or the gas supplier.

This appliance may be installed as an OEM installation in a manufactured (mobile) home and must be installed in accordance with the manufacturer's instructions and the manufactured home construction and safety standard, Title 24 CFR, Part 3280 [illegible]

This appliance is only for use with the type of gas indicated on the rating plate. [illegible] conversion kit is supplied with the appliance [illegible]

Bed and Breakfast Manual

Installer: Leave this manual with [illegible]

[illegible]

$10.00 © Copyright [illegible] Part # [illegible]

Travis Industries, Inc.

[illegible]

Features and Specifications

Features:

- Works During Power Outages (millivolt system)
- High Efficiency
- Optional Thermostat or Remote Control
- Realistic "Wood Fire" Look
- Quiet Blower for Effective Heat Distribution
- Convenient Operating Controls
- Variable-Rate Heat Output
- Low Maintenance

Installation Options:

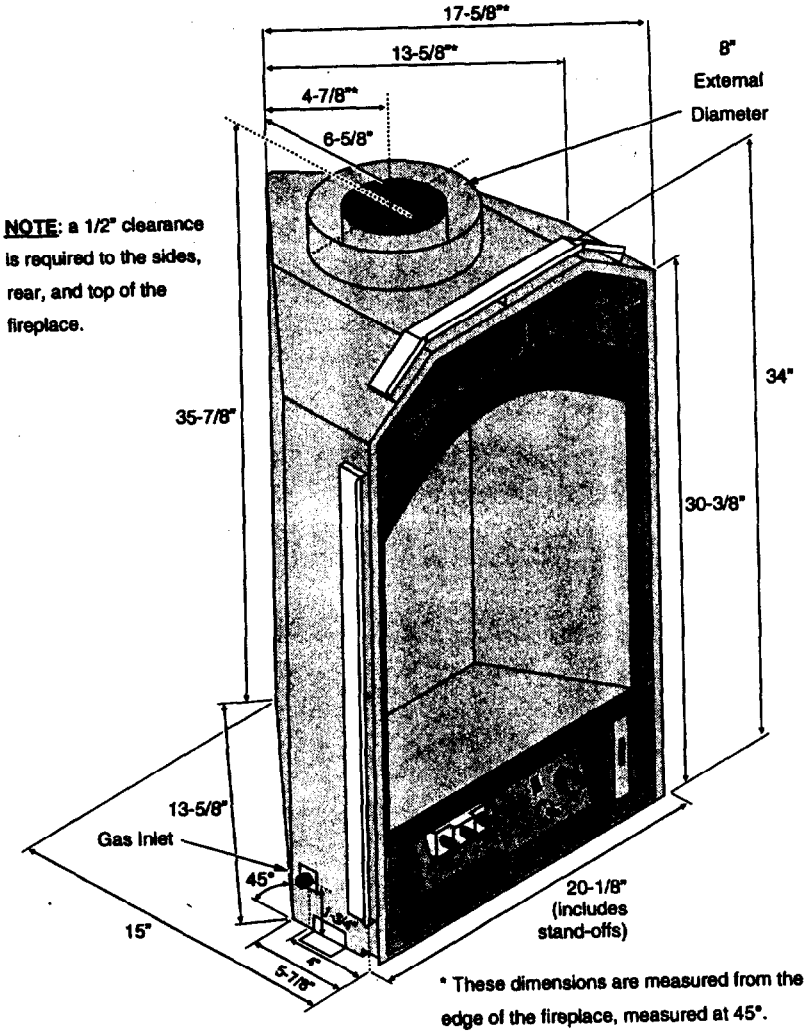
- Residential or Mobile Home
- Straight or Corner Placement
- Flush or Recessed Face
- Raised or Floor Hearth
- Internal or External Chase
- Horizontal or Vertical Vent
- Bedroom Approved

Heating Specifications:

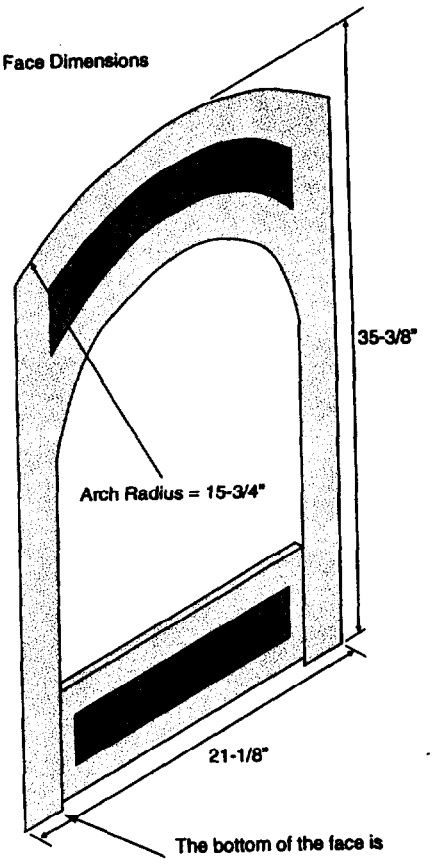
	Natural Gas	Propane
Approximate Heating Capacity (in square feet)*	Up to 650	Up to 650
Maximum BTU Input Per Hour	16,500	16,500
Minimum BTU Output on Low	10,500	9,380
Steady State Efficiency** (with blowers on)	Up to 77.2%	Up to 74.5%
AFUE (Annual Fuel Utilization Efficiency)	63%	60.7%

* Heating capacity will vary with floor plan, insulation, and outside temperature.

** Efficiency rating is a product thermal efficiency rating determined under continuous operation independent of installed system.



* These dimensions are measured from the back edge of the fireplace, measured at 45°.



The bottom of the face is flush with the base of the fireplace when installed.

Installation Warnings:

- **Failure to follow all of the requirements may result in property damage, bodily injury, or even death.**
- **This heater must be installed by a qualified installer who has gone through a training program for the installation of direct vent gas appliances.**
- **This appliance must be installed in accordance with all local codes, if any; if not, follow ANSI Z223.1 and NFPA 54(88).**
- **In Manufactured or Mobile Homes must conform with Manufactured Home Construction and Safety Standard, Title 24 CFR, Part 3280, or, when such a standard is not applicable, the Standard for Manufactured Home Installations, ANSI/NCSBCS A225.1. This appliance may be installed in Manufactured Housing only after the home is site located.**
- **The fireplace is designed to operate on natural gas, or propane (LP).**
- **All exhaust gases must be vented outside the structure of the living-area. Combustion air is drawn from outside the living-area structure.**
- **Notify your insurance company before hooking up this fireplace.**
- **The requirements listed below are divided into sections. All requirements must be met simultaneously. The order of installation is not rigid – the qualified installer should follow the procedure best suited for the installation.**

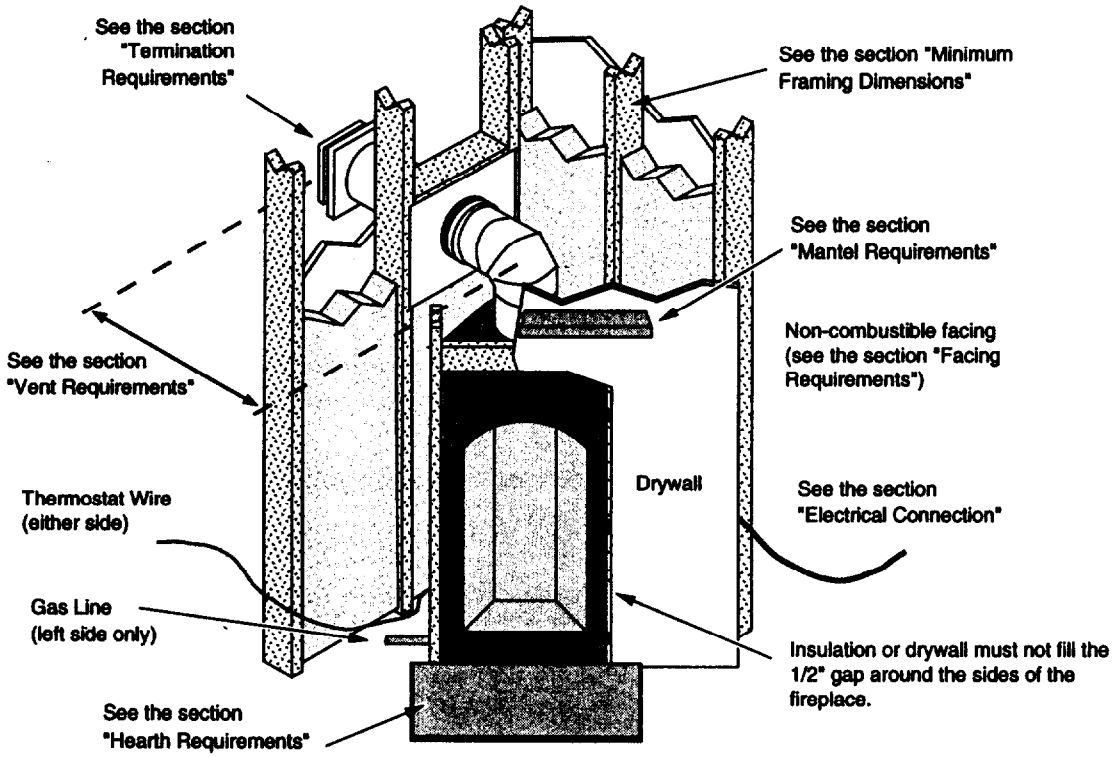
Packing List

- Propane Conversion Kit
- Log Set
- Glass Latch Tool (to un-latch glass frame)

Additional Items Required

- Faceplate
- Direct Vent (Simpson Dura-Vent Ph. # 800 835-4429)
- Gas Line Equipment (shutoff valve, pipe, etc.)
- Electrical Equipment (min. 14 gauge, grounded line)

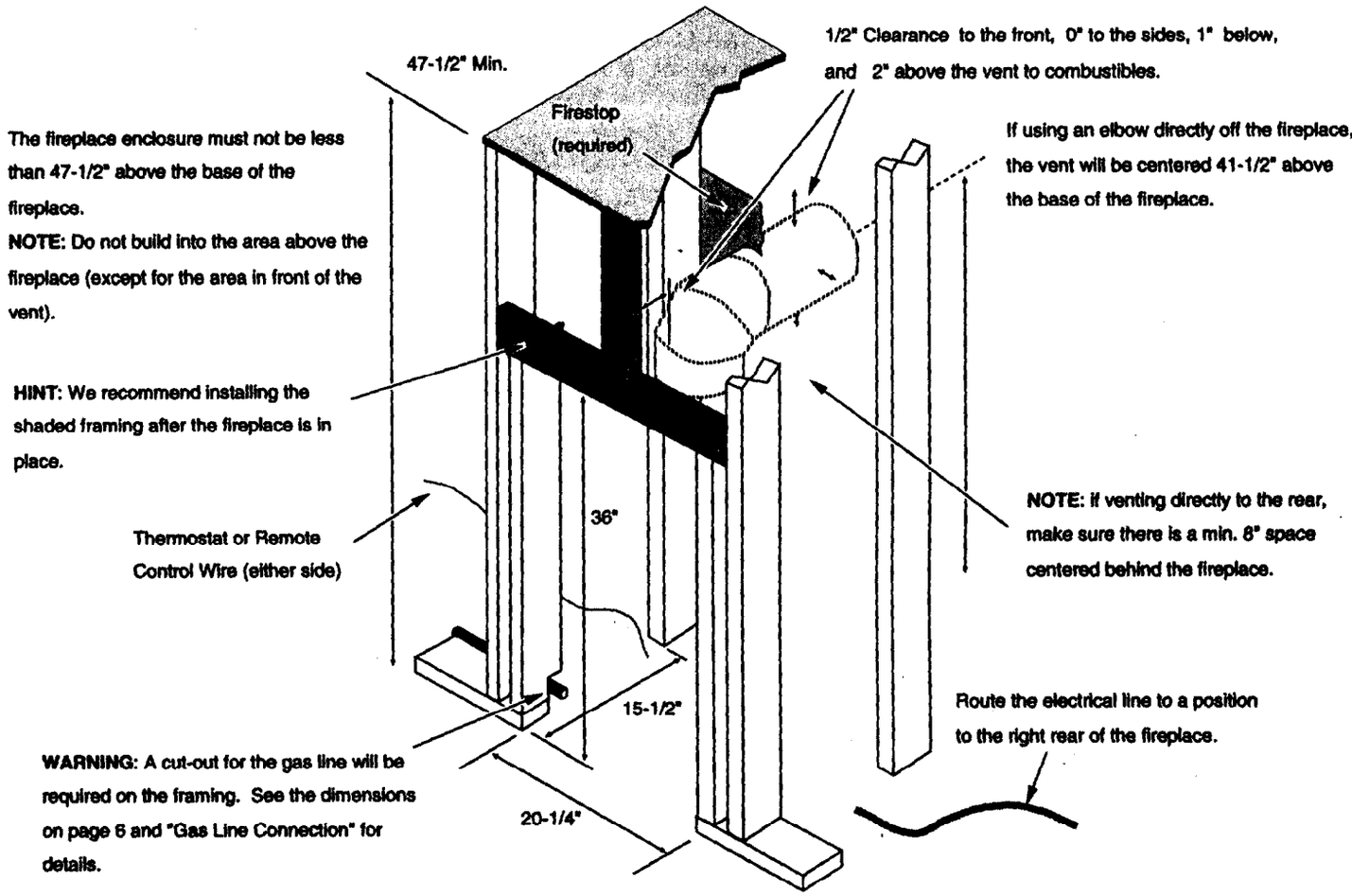
Installation Overview



Fireplace Placement Requirements

Minimum Framing Dimensions

The fireplace requires a 1/2" space between the fireplace and the framing members (or other materials) along the sides and back of the fireplace. These stand-offs may contact the framing members but no material may be placed between the stand-offs.



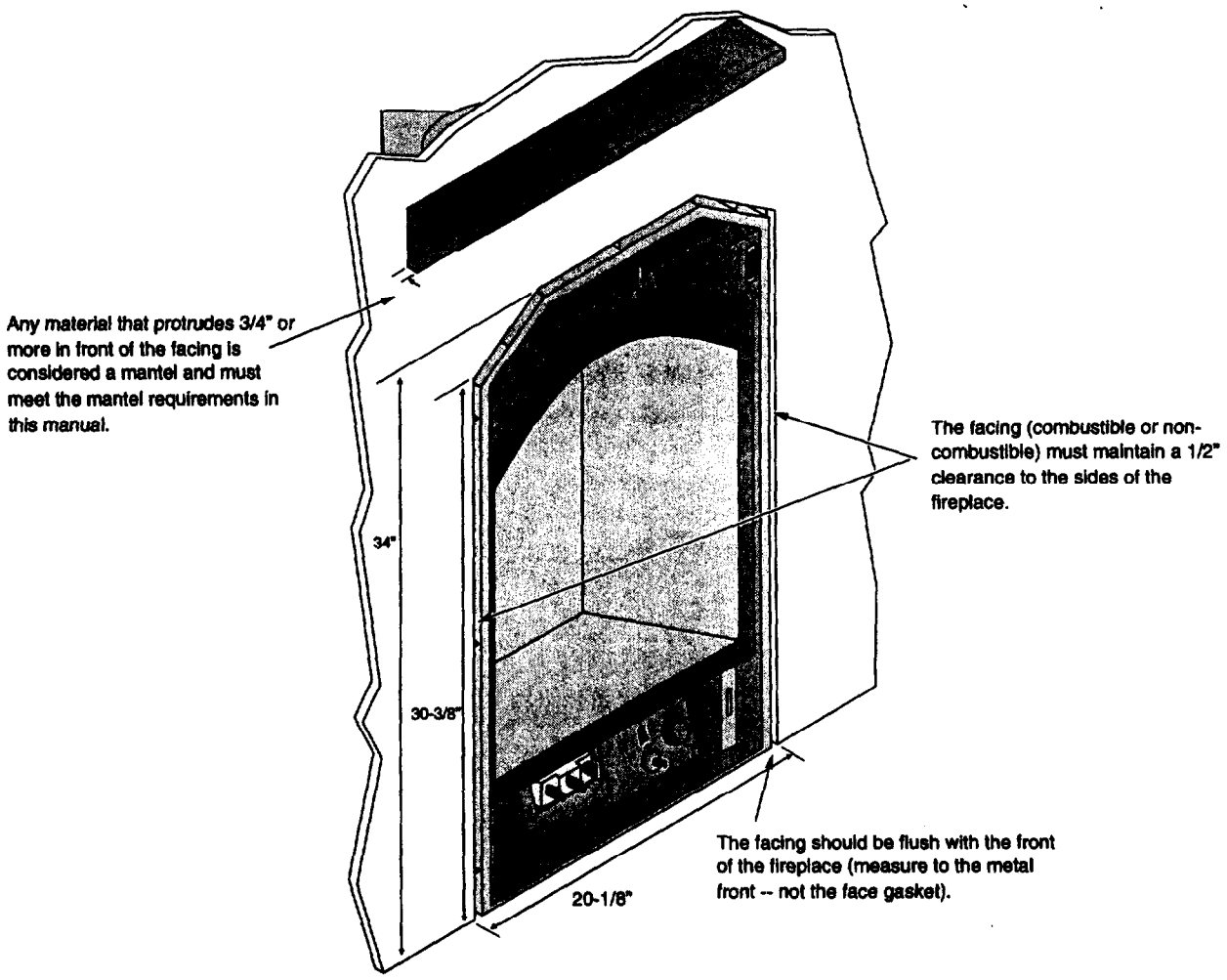
- Fireplace must be installed on a level surface capable of supporting the fireplace and vent
- Fireplace must be placed directly on wood or non-combustible surface (not on linoleum or carpet)
- Due to the high temperature of the fireplace, it should be located out of traffic and away from furniture and draperies.
- This heater may be placed in a bedroom. Please be aware of the large amount of heat this appliance produces when determining a location.

Clearances

- When installed, walls in front of the fireplace must be a minimum 1" to the side of the faceplate.
- Fireplace must be placed so that no combustibles are within, or can swing within 36" of the front of the fireplace (e.g. drapes, doors)
- Fireplace must be placed so the vents below and above the glass do not become blocked

Facing Requirements

NOTE: The combustible area above the facing must not protrude more than 3/4" from the facing. If it does, it is considered a mantel and must meet the mantel requirements listed in this manual.



Facing Over 1" Thick

- Facing that protrudes in front of the face above the face (or within 1/2" of each side) must be made of non-combustible materials.
- **NOTE** A 3/8" gap above the face is required for face installation and removal.

Vent Requirements

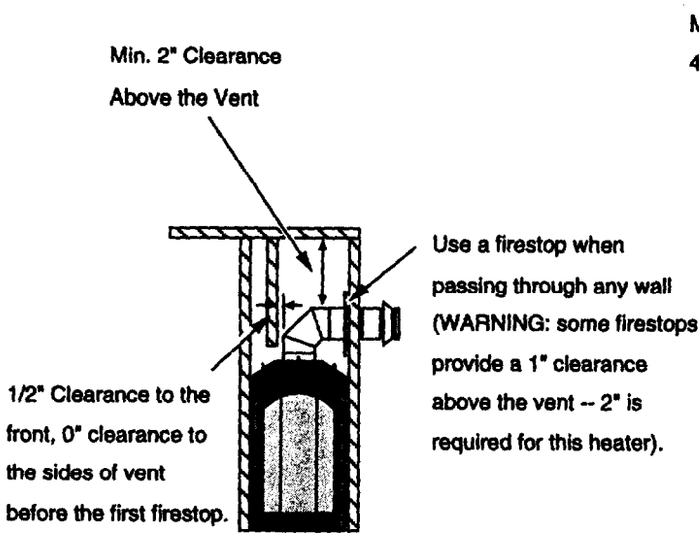
- The vent must maintain the required clearance to combustible materials to prevent a fire (see "Clearances" below). Do not fill air spaces with insulation.
- The gas appliance and vent system must be vented directly to the outside of the building, and never be attached to a chimney serving a separate solid fuel or gas-burning appliance. Each direct vent gas appliance must use it's own separate vent system.

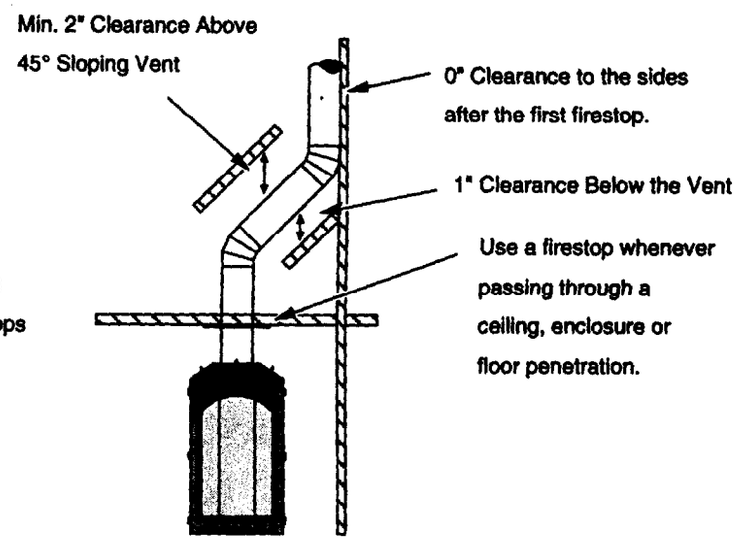
Altitude Considerations

This heater has been tested at altitudes ranging from sea level to 8,000 feet (2,400 M). In this testing we have found that the heater, with its standard orifice, burns correctly with just an air shutter adjustment.

- Failure to adjust the air shutter properly may lead to improper combustion which can create a safety hazard. Consult your dealer or installer if you suspect an improperly adjusted air shutter.

Vent Clearances





Part Numbers for 8" Diameter Pipe

- Use Model GS Direct Vent manufactured by Simpson Dura-Vent **only**. Follow the installation instructions included with the vent. For the nearest Simpson Dura-Vent supplier, call (800) 835-4429. Vent part numbers and descriptions are listed below.

Straight Lengths

1208B	6" Pipe Length, Black
1207B	9" Pipe Length, Black
1206B	12" Pipe Length, Black
1204B	24" Pipe Length, Black
1203B	36" Pipe Length, Black
1202B	48" Pipe Length, Black
1211B	11" to 14-5/8" Adjustable Pipe, Black

Terminations

1285	Horizontal Square Termination
1291	Vert. High Wind Termination
1250	Vinyl Siding Stand-off

Elbows

1245B	45° Elbow, Black
1290B	90° Elbow, Black

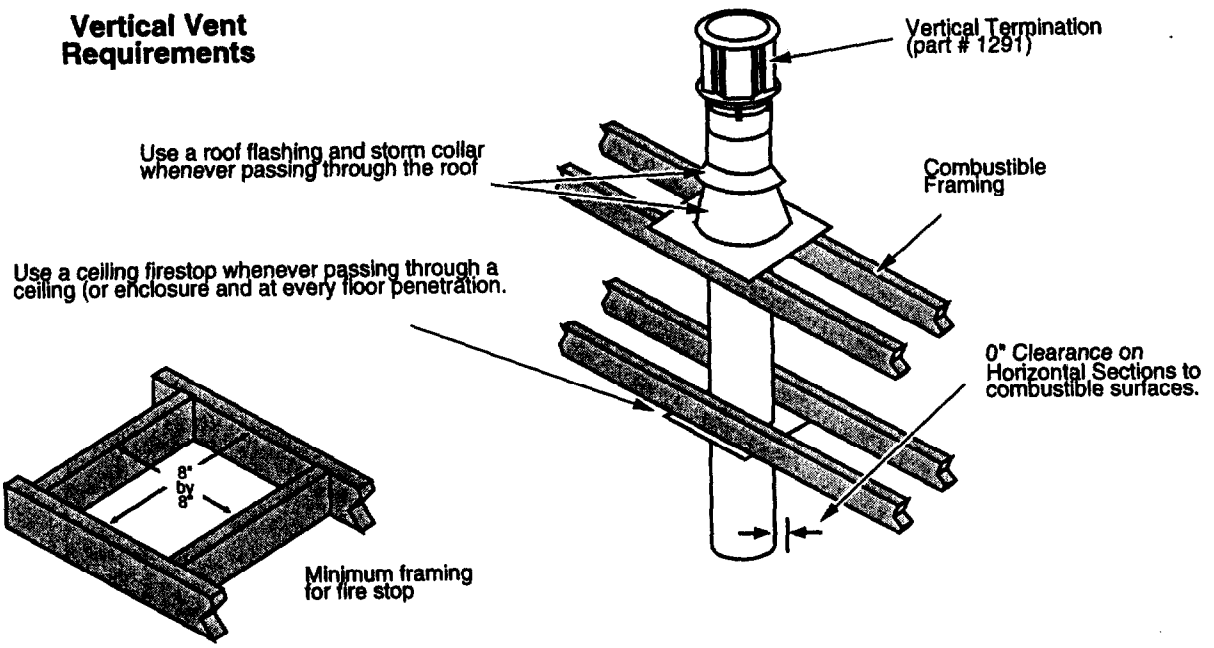
Penetration, Support

1242	Wall Firestop
1241	Cathedral Ceiling Support Box
1263	Ceiling Fire-stop
1288	Wall Strap

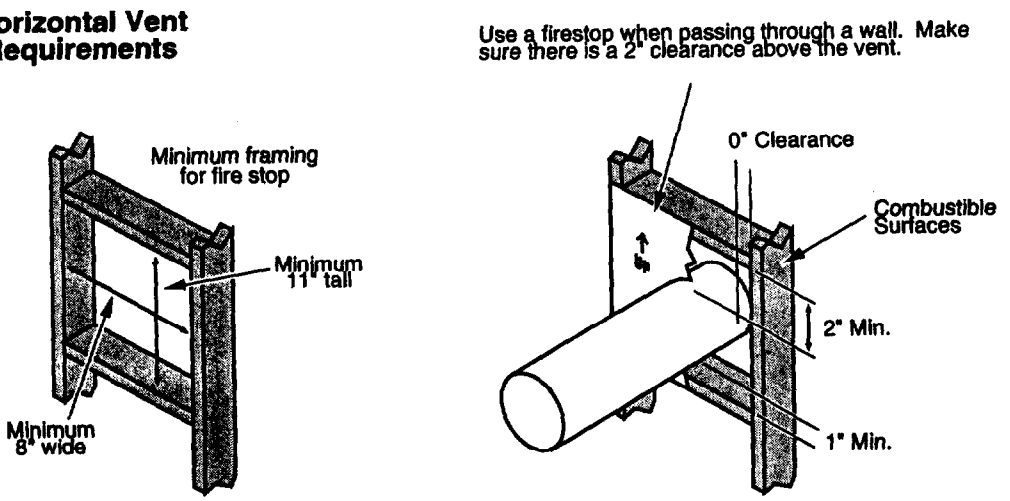
Vent Installation

- In addition to the requirements below, follow the requirements provided with the vent.

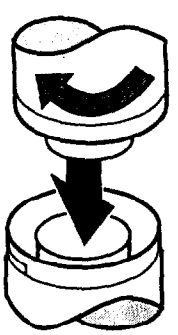
Vertical Vent Requirements



Horizontal Vent Requirements



- Slide the vent sections together and turn 1/4 turn until the sections lock in place.
- Screws are not required to secure the vent. However, three screws may be used to secure vent sections together if desired.
- High temperature sealant is recommended at the appliance starter section connection (use high-temperature silicone or Mill-Pac®).
- If disassembly is required, at time of re-assembly check to see if the vent creates a tight fit. If it does not, apply high temperature sealant to the joints of the affected sections.

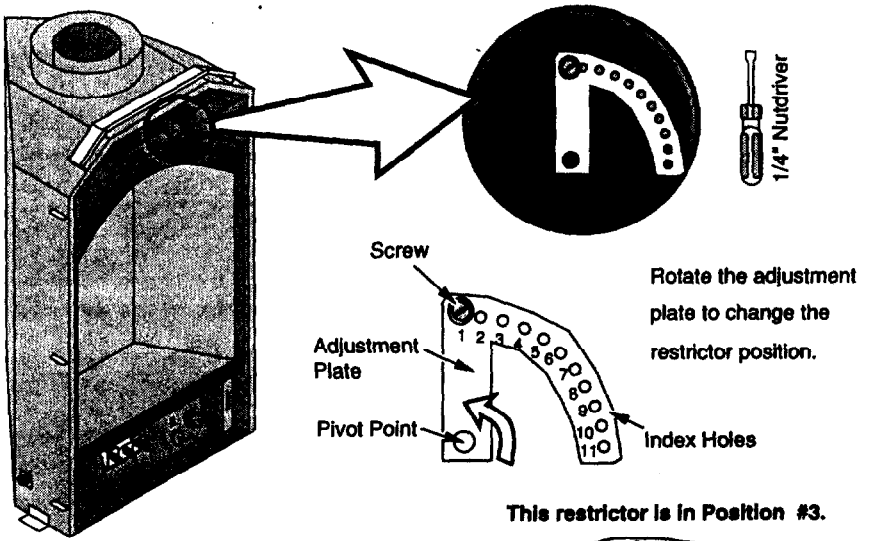


- Horizontal sections require a 1/4" rise every 12" of travel
- Horizontal sections require non-combustible support every three feet (e.g.: plumbing tape)

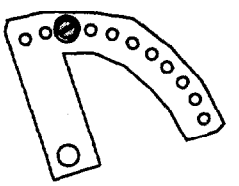
Approved Vent Configurations

Restrictor Position

- A vent restrictor is built into the appliance to adjust the flow rate of exhaust gases. This ensures proper combustion for all vent configurations. Depending upon the vent configuration, you may be required to adjust the restrictor position. The charts for acceptable vent configurations detail the correct vent restrictor position.



This restrictor is in Position #3.



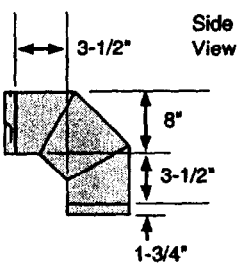
To Adjust the Restrictor:

1 Determine a restrictor position (see the charts under "Approved Vent Configurations")
2 Remove the screw with a 1/4" nutdriver.
3 Rotate the adjustment plate until the correct index hole is above the pivot point.
4 Insert the screw into the correct index hole and tighten.

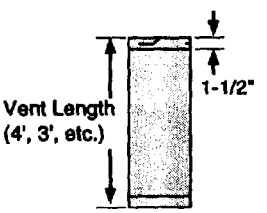
NOTE:
Position #1 is the fully open position

Measuring Vent Lengths

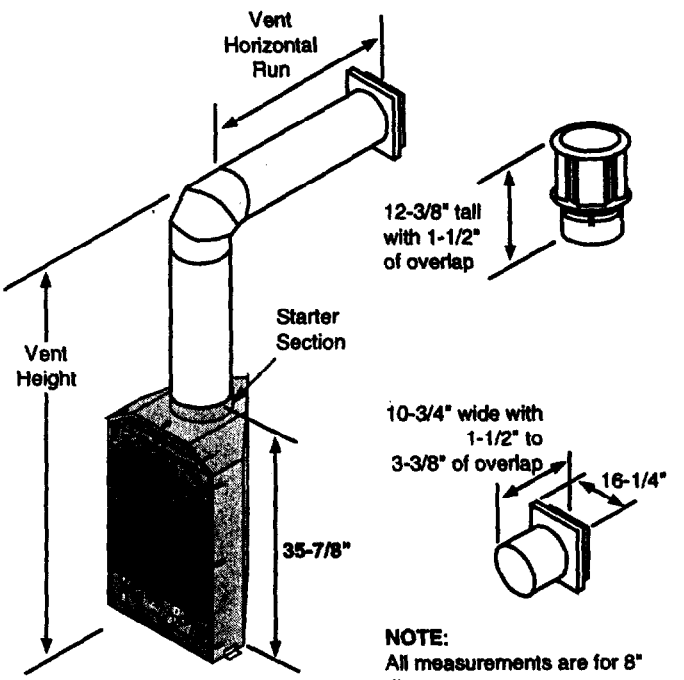
Elbows add 3-1/2" to the length of the vent system.



Vent sections overlap each other by 1-1/2"

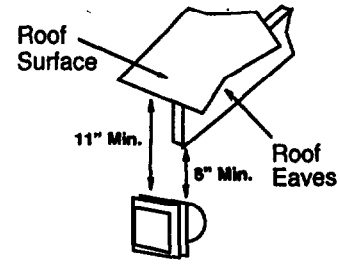


EXAMPLE:
Two 4' lengths are 7' 10-1/2" long, but when attached to the vent system add 7' 9" to the vent height.



NOTE:
All measurements are for 8" diameter vent.

Termination Requirements (see the illustration below)



NOTE: Measure all clearances from the nearest edge of the exhaust hood.

A Minimum 9" clearance from any door or window

B Minimum 12" above any grade, veranda, porch, deck or balcony

C Minimum 3-3/8" from outside corner walls

D Minimum 0" from inside corner walls

E Minimum 11" clearance below unventilated soffits or roof surfaces
Minimum 18" clearance below ventilated soffits
Minimum 6" clearance from roof eaves
NOTE: Vinyl surfaces require 24"

F Minimum 18" clearance below a veranda, porch, deck or balcony (must have two open sides)

G Minimum 48" clearance from any adjacent building

H Minimum 84" clearance above any grade when adjacent to public walkways or driveways
NOTE: may not be used over a walkway or driveway shared by an adjacent building

I Minimum 48" clearance from any mechanical air supply inlet

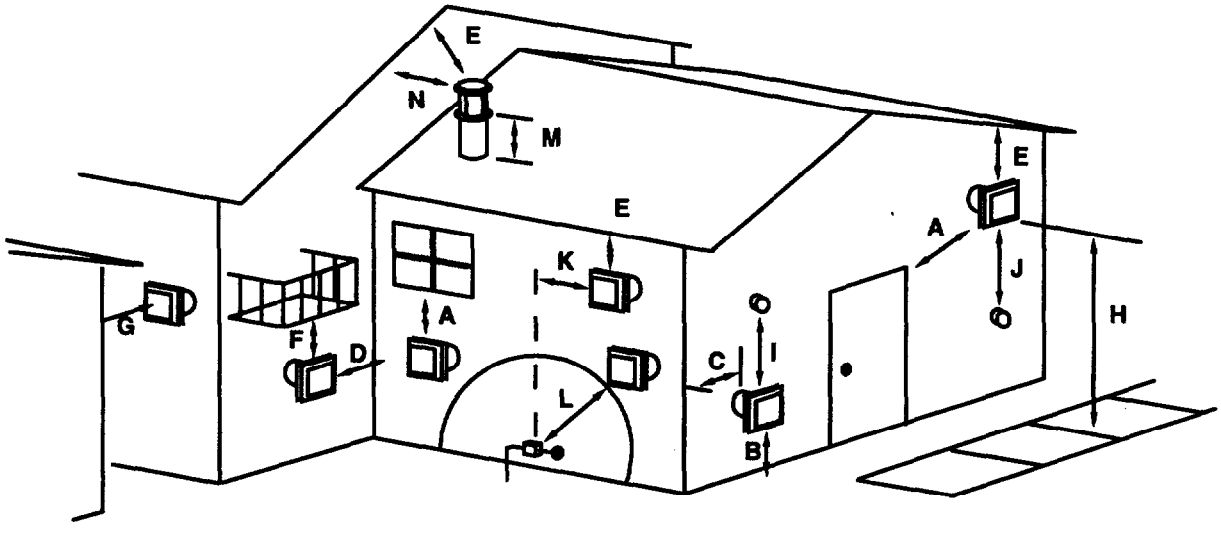
J Minimum 36" clearance above and 48" below and to the sides of non-mechanical air supply inlet

K Minimum 36" from the area above the meter/regulator (vent outlet)

L Minimum 36" from the meter/regulator (vent outlet)

M Minimum 12" above the roof line (for vertical terminations)

N Minimum 24" horizontal clearance to any surface (such as an exterior wall) – for vertical terminations



NOTE: Measure clearances to the nearest edge of the exhaust hood.

- Use the vinyl siding standoff (#950) when installing on an exterior with vinyl siding.
- Vent termination must not be located where it will become plugged by snow or other material.
- Venting termination shall not be recessed into a wall or siding.
- These clearances meet UMC-1994 code standards.

Gas Line Requirements

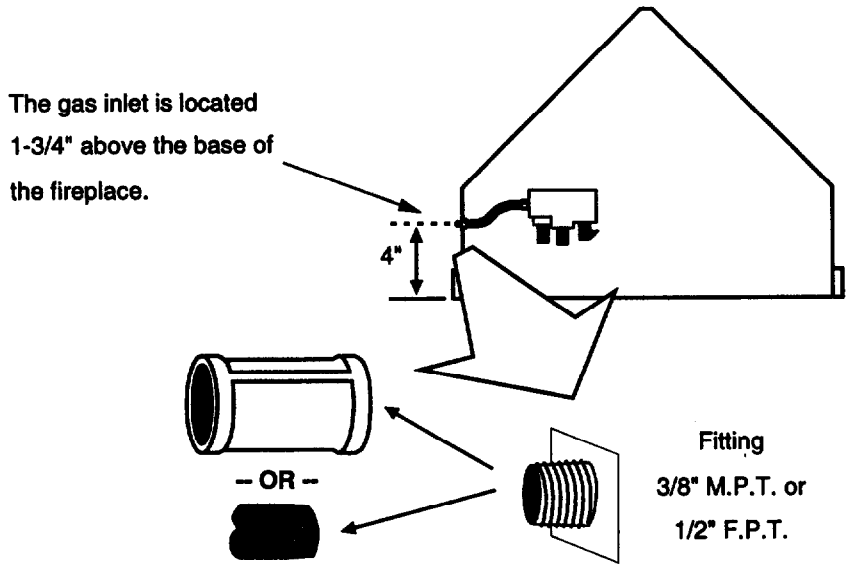
- The gas line must be installed in accordance with all local codes, if any; if not, follow ANSI 223.1 and the requirements listed below.
- The fireplace and gas control valve must be disconnected from the gas supply piping during any pressure testing of that system at test pressures in excess of 1/2 psig. For pressures under 1/2 psig, isolate the gas supply piping by closing the manual shutoff valve.
- Leak test all gas line joints and the gas control valve prior to and after starting the fireplace.

Fuel

- This fireplace is designed either for natural gas or for propane (but not for both). Check the sticker on the top of the gas control valve to make sure the correct fuel is used.

Gas Line Connection

- A manual shutoff valve is required for installation (within 3' of the heater). T-Handle gas cocks are required in Massachusetts in compliance with code 248CMR.
- Installation must be performed by a qualified installer, service agency or the gas supplier (In Massachusetts a licensed plumber/gasfitter).



Gas Inlet Pressure:

	Standard Input Pressure
Natural Gas	7" W.C. (1.74 kPA)
Propane	13" W.C. (2.73 kPA)

- If the pressure is not sufficient, make sure the piping used is large enough, the supply regulator is adequately adjusted, and the total gas load for the residence does not exceed the amount supplied.
- The supply regulator (the regulator that attaches directly to the residence inlet or to the propane tank) should supply gas at the suggested input pressure listed above. Contact the local gas supplier if the regulator is at an improper pressure.

Electrical Connection

- Make sure the household breaker is shut off prior to working on any electrical lines.
- The fireplace must be properly grounded in accordance with local codes (or ANSI/NFPA 70-1987)
- The electrical line must be 14 gauge, and supply 120 Volts at 60 Hz (2 Amps)

1 Follow the directions below to connect power to the fireplace.