

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that SCHOOL BREAKWATER

Located At 858 BRIGHTON AVE

Job ID: 2012-08-4641-ALTCOMM

CBL: 260-H-002-001

has permission to Add 12'x24' storage/exit & 7'x14' exit well. Break  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

A handwritten signature in black ink, appearing to read "Jamie Bouke".

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

\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

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

## BUILDING PERMIT INSPECTION PROCEDURES

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

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

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

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

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-08-4641-ALTCOMM

Located At: 858 BRIGHTON AVE

CBL: 260- H-002-001

## Conditions of Approval:

### Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required side setback of 8 feet must be established. Due to the proximity of the setback of the proposed 12' x 24' addition, it may be required to be located by a surveyor.

### Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

### Fire

1. All construction shall comply with City Code Chapter 10.
2. Stairs, handrails and guards shall be in accordance with NFPA 101:7.2. Handrails are required on both sides of stairs. Guards are required for walking surfaces greater than 30" above the adjacent floor or ground.
3. Occupancies with an occupant load of 100 persons or more require **panic hardware** on all doors serving as a means of egress.
4. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
5. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
6. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.

7. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
8. The fire alarm system shall comply with the City of Portland Fire Department Rules and Regulations. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
9. The sprinkler system shall be installed in accordance with NFPA 13.
10. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
11. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
12. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
13. A Knox Box is required.
14. Fire extinguishers are required per NFPA 1.
15. All means of egress to remain accessible at all times.
16. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
17. Any cutting and welding done will require a Hot Work Permit from Fire Department.
18. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
19. A single source supplier should be used for all through penetrations.

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

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

Job No: 2012-08-4641-ALTCOMM	Date Applied: 8/7/2012	CBL: 260- H-002-001 (260-H-001-002)	
Location of Construction: 858 BRIGHTON AVE	Owner Name: BREAKWATER SCHOOL	Owner Address: 856 BRIGHTON AVE PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: Ian Smith	Contractor Address: 82 Fessenden St., Portland, ME 04103	Phone: 207-329-5621
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Breakwater School	Proposed Use: Same - Breakwater School - add one story 12' x 24' utility room & 7' x 14' open entry to lower landing.	Cost of Work: 20000.00	CEO District:
		Fire Dept: 9/29/12 Signature: <i>[Signature]</i>	Inspection: Use Group: <b>E</b> Type: MUBEC '09 Signature: <i>[Signature]</i> 9/12/12
Proposed Project Description: add 24' x 12' utility room & 7' x 14' entry		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Admin. Action</i>  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Date: <i>AGM</i>
	<b>CERTIFICATION</b>		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the 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

## Ann Machado - Re: 858 Brighton Ave. - Breakwater School additions

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**From:** Barbara Barhydt  
**To:** Machado, Ann  
**Date:** 8/13/2012 2:55 PM  
**Subject:** Re: 858 Brighton Ave. - Breakwater School additions

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At one time they were talking about more extensive changes that were going to require a site plan review. I am assuming this does not trigger a conditional use review, so it will need at least an administrative authorization. Are they proposing any other site improvements?

Barbara

>>> Ann Machado Monday, August 13, 2012 2:47 PM >>>  
Barbara -

We just received a building permit for two small additions at the main building of Breakwater School (858 Brighton) on the side facing Capisic Street. One is a one story 12' x 24' addition for utility use and the other is a 7' x 14' open entry for the lower level. Doe this need any kind of planning review?

Thanks,

Ann

R3

will email plans

2012 - 08 4641

66



# General Building Permit Application

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: <u>858 BRIGHTON AVE PORTLAND, ME</u>		
Total Square Footage of Proposed Structure/Area	<u>386</u>	Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>260</u> Block# <u>11</u> Lot# <u>087</u> <u>260-H001 002</u> <u>002</u>	Applicant *must be owner, Lessee or Buyer* Name <u>BREAKWATER SCHOOL</u> Address <u>858 BRIGHTON AVE</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone: <u>207-772-8689</u>
Lessee/DBA (If Applicable) <b>RECEIVED</b>  <b>AUG 07 2012</b>  <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>20,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SCHOOL</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>NO CHANGE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>12' X 24' ONE STORY ADDITION FOR UTILITY USE</u> <u>7' X 14' OPEN ENTRY FOR LOWER LEVEL</u>		
Contractor's name: <u>IAN SMITH</u> Address: <u>82 FESSENDEN ST.</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>207-329-5621</u> Who should we contact when the permit is ready: <u>IAN SMITH</u> Telephone: <u>SAME</u> Mailing address: <u>SAME</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: [Signature] Date: 8/7/12

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



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: Ian Smith, Check Number: 2115  
**Tender Amount:** 220.00

## Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 8/7/2012  
**Receipt Number:** 46812

## Receipt Details:

Referance ID:	7544	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	220.00	Charge Amount:	220.00
Job ID: Job ID: 2012-08-4641-ALTCOMM -			
Additional Comments: 858 Brighton, Ian Smith			

**Thank You for your Payment!**





**Jeanie Bourke - Breakwater School permit 2012 08 4641**

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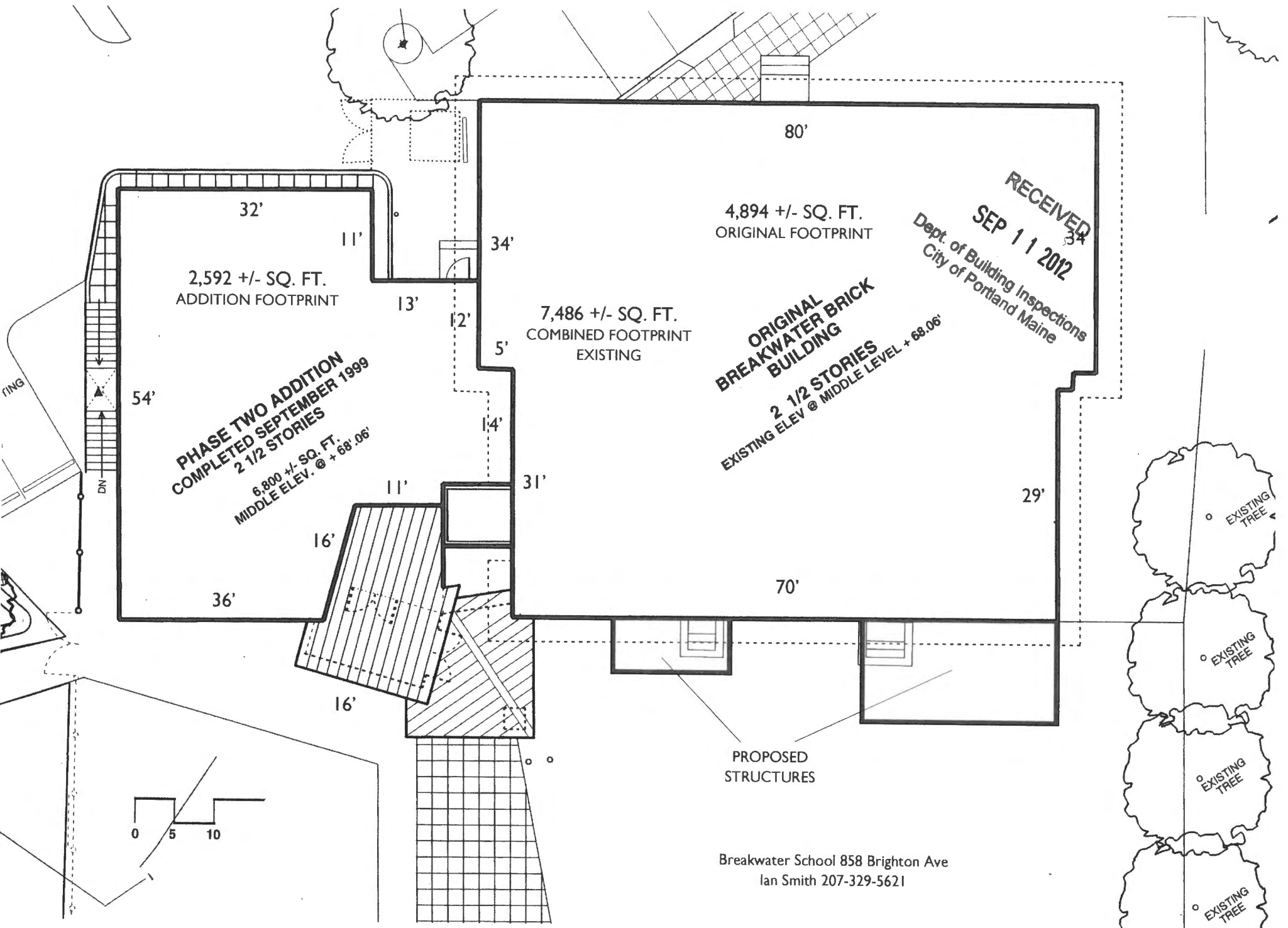
**From:** "Ian Smith" <is@maine.rr.com>  
**To:** <jmb@portlandmaine.gov>  
**Date:** 9/11/2012 1:55 PM  
**Subject:** Breakwater School permit 2012 08 4641  
**Attachments:** Breakwater\_School\_existing\_footprint.pdf

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Hi Jeanie,

Attached is the sketch of the footprint of the existing building. The total area of the footprint is 7,486 +/- SQ. FT. Let me know if you need anything else.

Thanks,  
Ian Smith  
207-329-5621  
82 Fessenden St.  
Portland, ME 04103



2,592 +/- SQ. FT.  
ADDITION FOOTPRINT

**PHASE TWO ADDITION**  
COMPLETED SEPTEMBER 1999  
2 1/2 STORIES  
6,800 +/- SQ. FT.  
MIDDLE ELEV. @ +68.06'

4,894 +/- SQ. FT.  
ORIGINAL FOOTPRINT

7,486 +/- SQ. FT.  
COMBINED FOOTPRINT  
EXISTING

**ORIGINAL  
BREAKWATER BRICK  
BUILDING**  
2 1/2 STORIES  
EXISTING ELEV @ MIDDLE LEVEL + 68.06'

RECEIVED  
SEP 11 2012  
34  
Dept. of Building Inspections  
City of Portland Maine

PROPOSED  
STRUCTURES

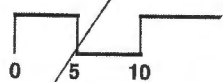
Breakwater School 858 Brighton Ave  
Ian Smith 207-329-5621

EXISTING  
TREE

EXISTING  
TREE

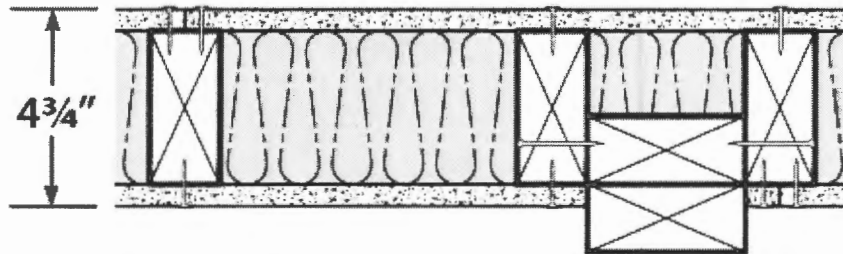
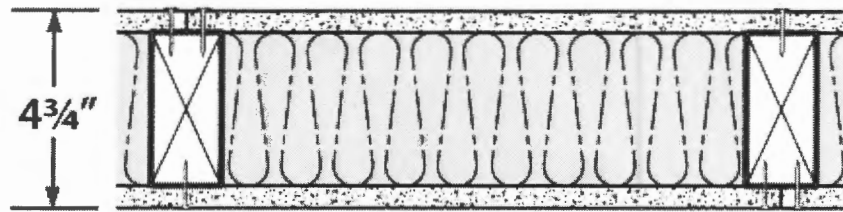
EXISTING  
TREE

EXISTING  
TREE





# Fire-rated System Design



UL Des U333

- 5/8"  
**Sheetrock® Brand Firecode® C Core Gypsum Panels**  
 2x4 wood stud @ 16" o.c. effectively cross braced  
 mineral wool insulation optional
- 2x4 or 2x6 non-bearing wall partition intersection wood stud nailed @ 16" o.c.

- 5/8"  
**Sheetrock® Brand Firecode® C Core Gypsum Panels**

Fire Rating	STC	Sound Test	Wall Thickness
1	—	—	4 3/4"

United States Gypsum Company : 550 W. Adams : Chicago, IL. 60661 : [www.usgdesignstudio.com](http://www.usgdesignstudio.com)

RECEIVED  
 SEP 12 2012  
 Dept. of Building Inspections  
 City of Portland Maine

Administrative Authorization Decision

Name: Breakwater School  
Address: 858 Brighton Avenue CBL 260-H-002  
Project Description: 12 x24 one-story addition and 7' x 14' open entry for lower level

Criteria for an Administrative Authorizations: Applicant's Assessment Planning Division (See  
Section 14-523 (4) on page 2 of this application) Y(yes), N(no), N/A Use Only

a) Is the proposal within existing structures?	No	No
b) Are there any new buildings, additions, or demolitions?	Yes	Yes
c) Is the footprint increase less than 500 sq. ft.?	Yes (388)	Yes (388)
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	N/A	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

Bill Needelman visited the site on Wednesday , August 15<sup>th</sup> and confirmed that the proposed additions to the building meet the standards for an administrative authorization

The Administrative Authorization for entry and addition was approved by Barbara Barhydt, Development Review Services Manager on August 17, 2012 with the following condition of approval listed below:

1. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



Barbara Barhydt  
Development Review Services Manager  
Date of Approval: August 17, 2012



# 2012-563

# Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: BREAKWATER SCHOOL ADDITION

PROJECT ADDRESS: 858 BRIGHTON AVE CHART/BLOCK/LOT: 260 H 002

APPLICATION FEE: \_\_\_\_\_ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)  
12' x 24' ONE-STORY ADDITION + 7' x 14' OPEN ENTRY FOR LOWER LEVEL

### CONTACT INFORMATION:

**OWNER/APPLICANT** IAN SMITH / BREAKWATER SCHOOL

Name: \_\_\_\_\_

Address: 858 BRIGHTON AVE  
PORTLAND, ME 04102

Work #: 207-329-5621

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

E-mail: IS@MAINE.RR.COM

**CONSULTANT/AGENT** IAN SMITH

Name: \_\_\_\_\_

Address: 82 FESSENDEN ST  
PORTLAND ME 04103

Work #: \_\_\_\_\_

Cell #: 207-329-5621

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

E-mail: I9S@ME.COM

### Criteria for an Administrative Authorization:

(see section 14-523(4) on pg .2 of this appl.)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

### Applicant's Assessment

Y(yes), N(no), N/A

NO

YES

YES (38%)

NO

YES

YES

NO

NO

NO

YES

YES

NO

N/A

NO

**RECEIVED**

AUG 14 2012

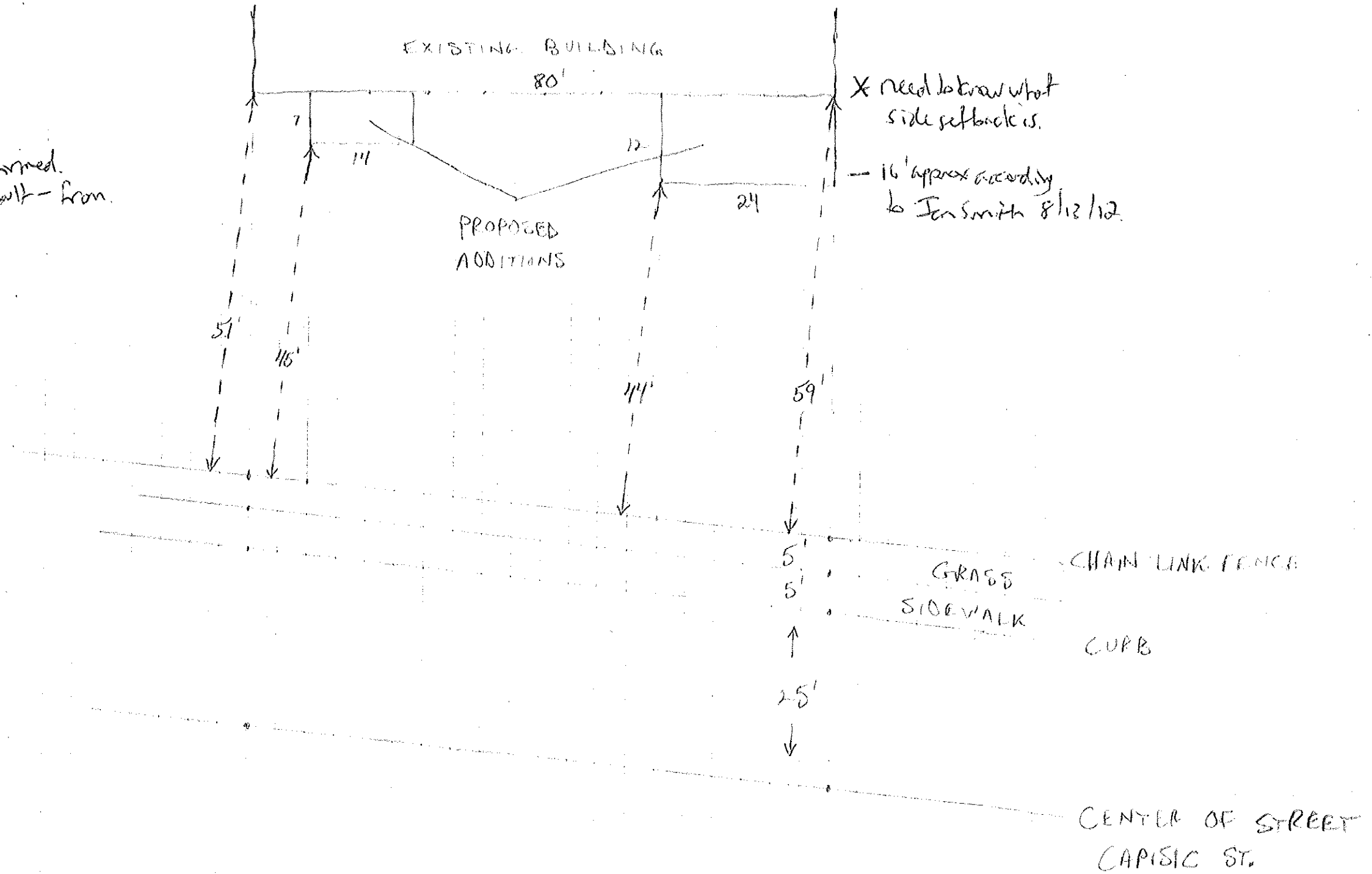
City of Portland  
Planning Division

Signature of Applicant: [Signature] Date: 8/13/2012

**IMPORTANT NOTICE TO APPLICANT:** The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

R-3 Zone

- front tree setback 25'
- 45' given on 7x14' addition
- 44' " " 12x24' addition
- side - 8' - approx 18' @ needs to be confirmed.  
16' to edge of edge of asphalt - from  
Jan Smith



BREAKWATER SCHOOL  
858 BRIGHTON AVE.

SITE LAYOUT

□ = 4' x 4'

IAN SMITH  
207-329-5621

EXISTING BUILDING

FLAT ROOF - RUBBER MEMBRANE

2x12" RIM JOIST / 12" I-JOIST 16" OC 11'6" SPAN

ROOF PITCH  
1/4" / 12"

GPI-20  
12" I-JOIST 16" O.C.  
RATED FOR SNOW  
50 PSF LIVE LOAD  
AT 19'11" SPAN

SPRINKLERS ON ANTIFREEZE LOOP FROM EXISTING SYSTEM

TRIPLE 2x10 HEADERS

3'-7" DOOR

6'-10" DOUBLE DOOR

2x6  
16" OC

1/2' HIGH  
(POSSIBLE REDUCTION TO 9'0"10')

WOOD EXT.  
INSULATION

GRADE

GRADE

1" SLAB

VAPOR BARRIER

2" RIGID INSULATION

10" WALL

WATERPROOFING

10"x20" FOOTER

24'

□ = 6"x6"

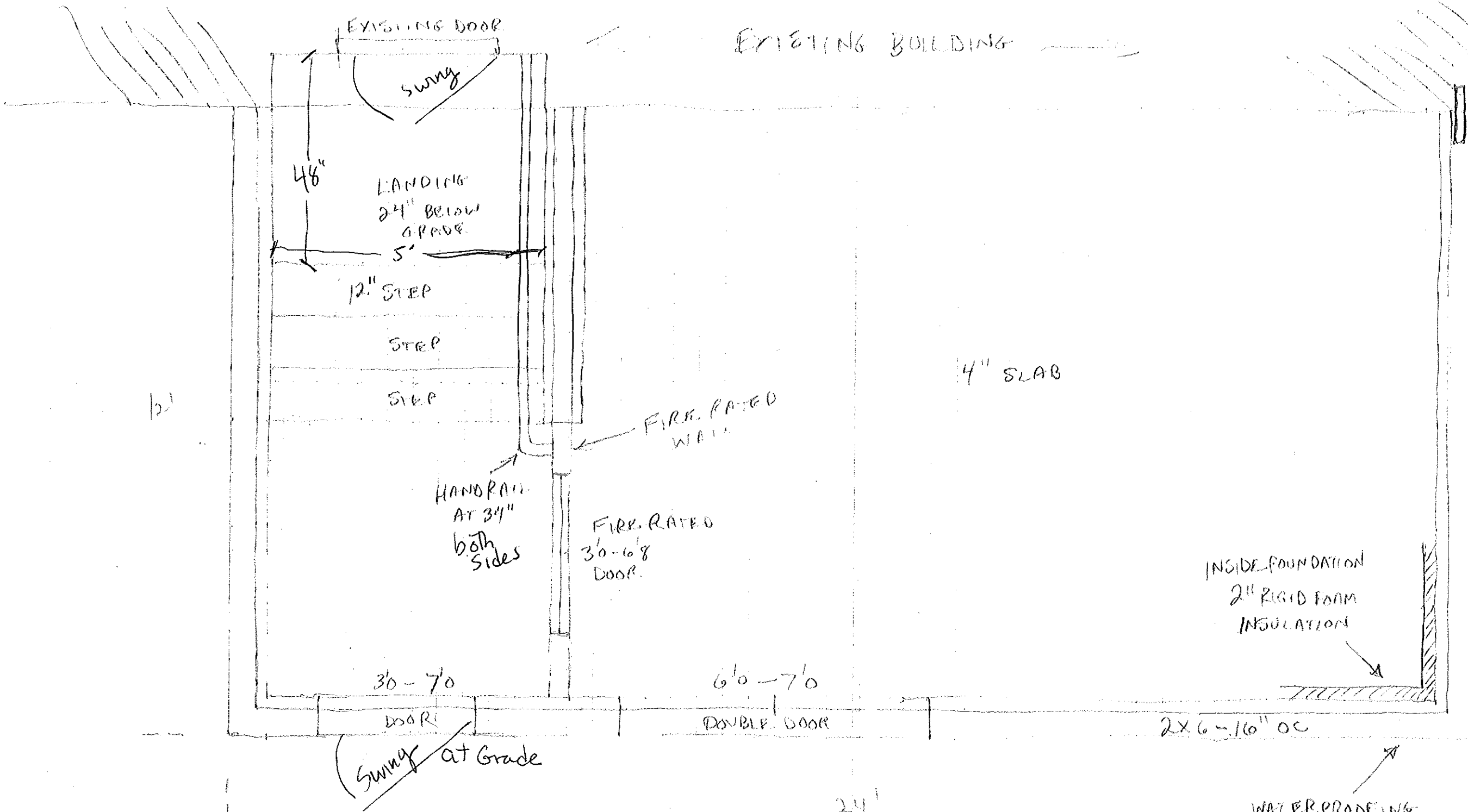
BREAKWATER SCHOOL  
858 BRIGHTON AVE.

UNHEATED STORAGE ROOM + UTILITY ENTRANCE

JAN SMITH  
207-329-5621

EXISTING BUILDING





FOUNDATION  
 ← DRILL + PIN  
 W/ EPOXY  
 TO EXISTING  
 # + SPACING

4" SLAB

FIRE RATED  
 WALL

HANDRAIL  
 AT 34"  
 both  
 Sides

FIRE RATED  
 30-68  
 DOOR

INSIDE FOUNDATION  
 2" RIGID FOAM  
 INSULATION

30-70

6'0-7'0

2x6-16" OC

DOOR

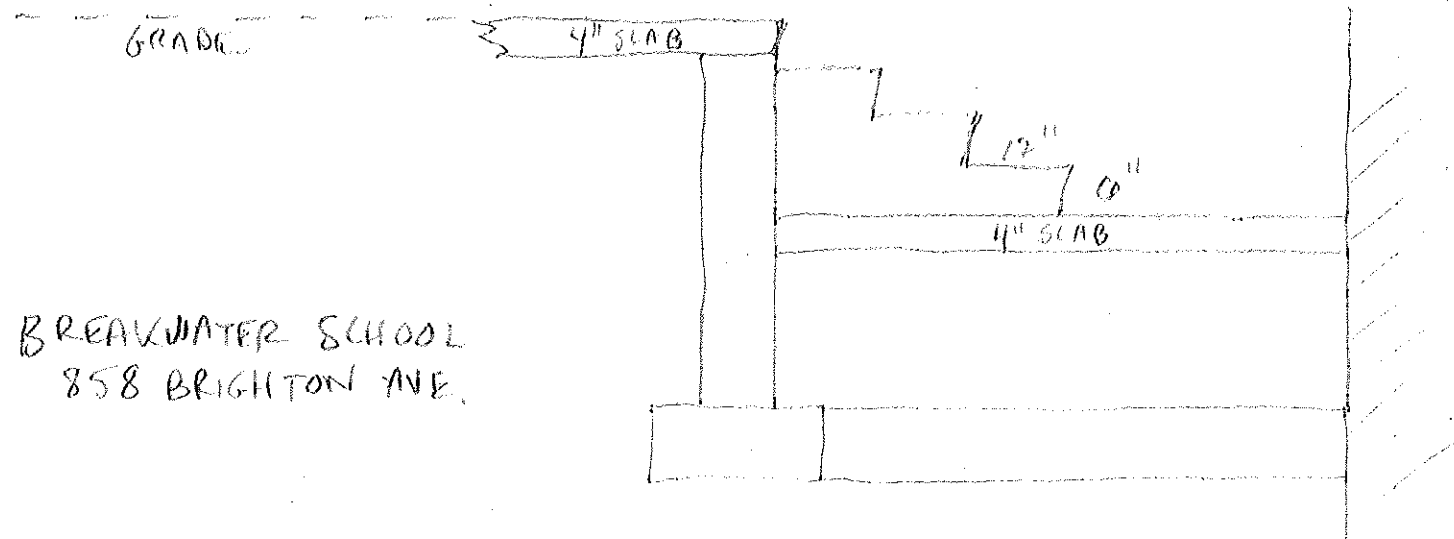
DOUBLE DOOR

Swing at Grade

WATER PROOFING  
 ON FOUNDATION

10" FOUNDATION  
 10" x 20" FOOTER

□ = 6" x 6"

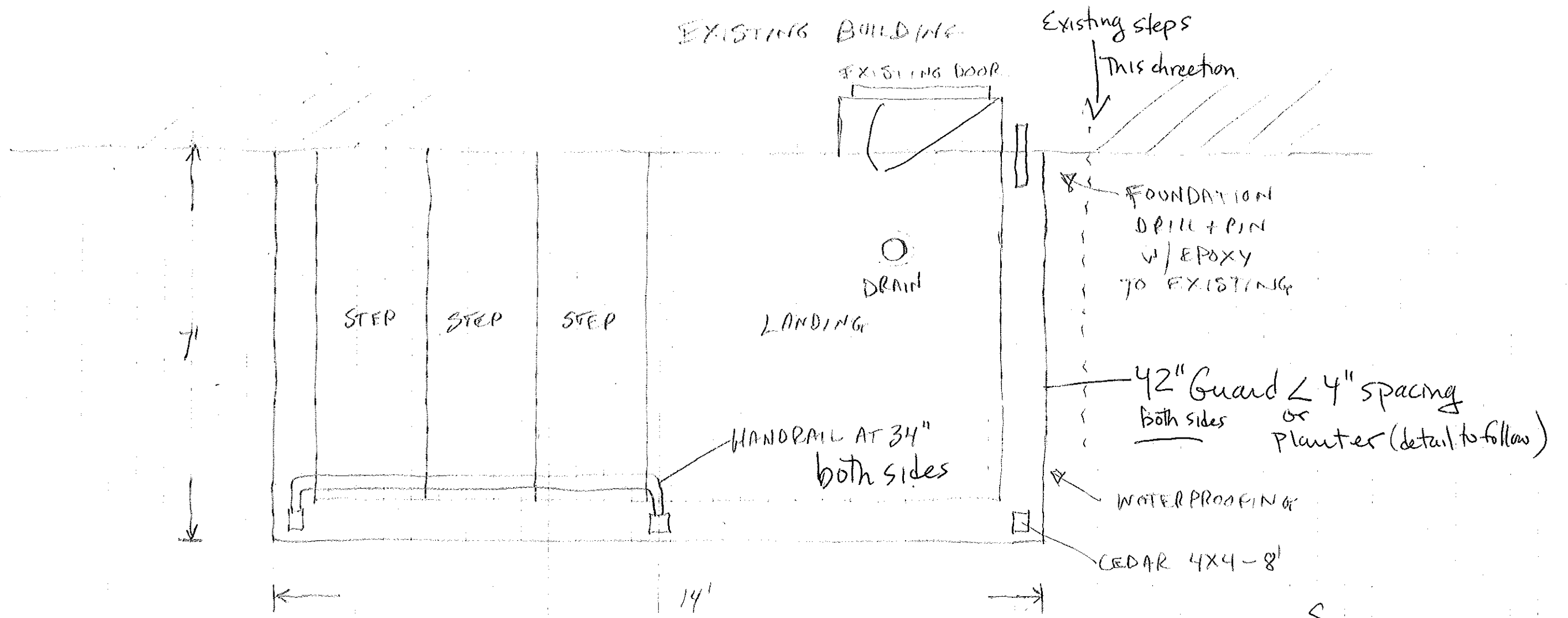


EXISTING  
 BUILDING

UNHEATED STORAGE ROOM  
 + UTILITY ENTRANCE

BREAKWATER SCHOOL  
 858 BRIGHTON AVE.

IAN SMITH  
 207-329-5621



Notes per Jan S  
9/10/12

□ = 6" x 6"

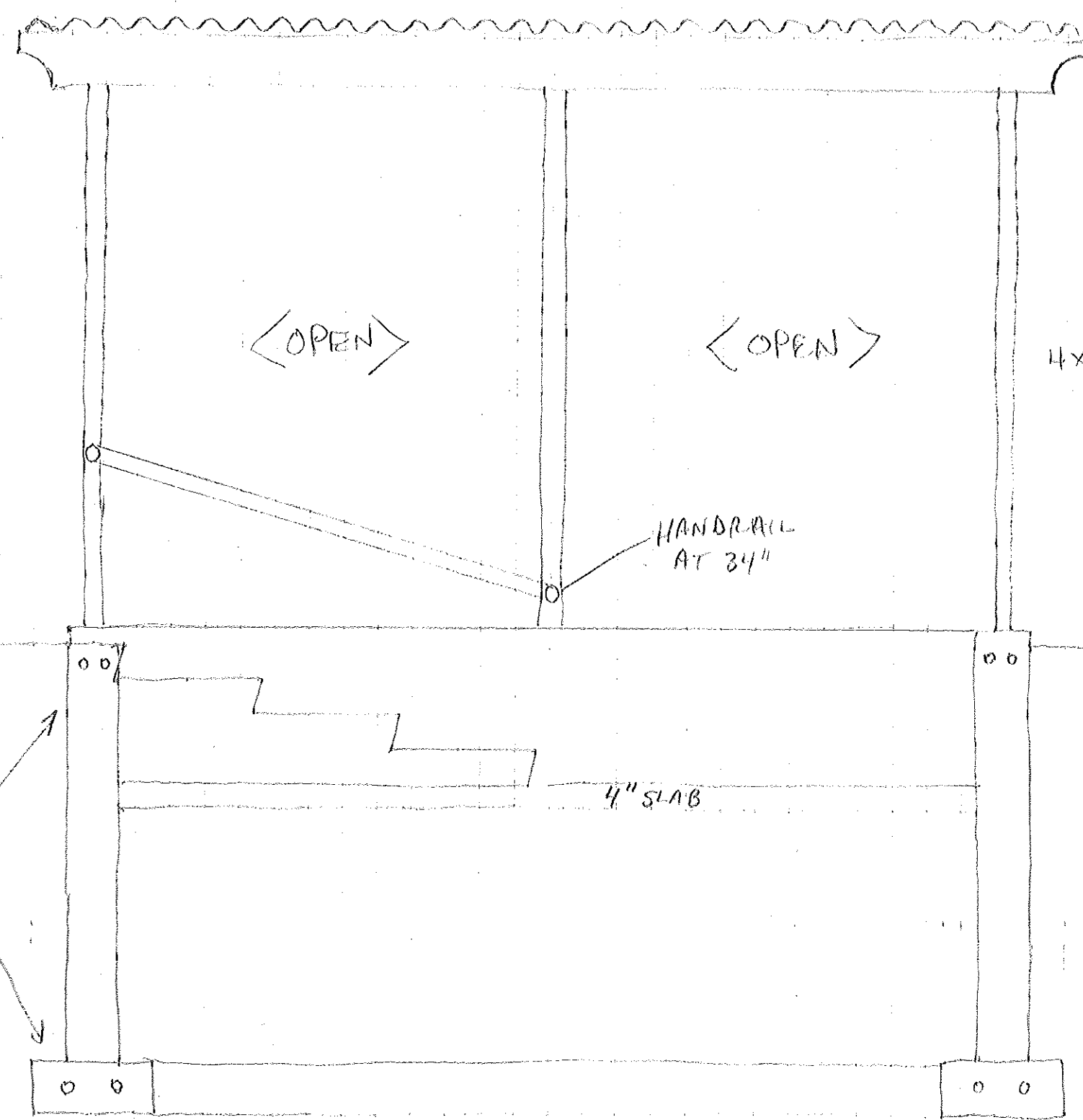
ENTRANCE TO LOWER LEVEL

BREAKWATER SCHOOL  
858 BRIGHTON AVE

JAN SMITH  
207-329-5621

(EXISTING BUILDING)

1/12 PITCH  
ACRYLIC OR METAL ROOF  
2x10 CEDAR 15'6"



4x4 CEDAR - 8'

(EXISTING BUILDING)

HANDRAIL AT 34"

(2) #4 REBAR  
3000 PSI CONCRETE

4" SLAB

4'  
6'

□ = 6" X 6"

BREAKWATER SCHOOL  
858 BRIGHTON AVE

ENTRANCE TO LOWER LEVEL

IAN SMITH  
207-329-5624