

CORNER OF FOREST AVENUE & -
CONGRESS STREET (CONGRESS SQ)

PLAN REVIEW

File

Dated 12/24/79

CONGRESS SQUARE PLAZA

6-14 Congress Square

USE GROUP

R-2 Residential Multi-family (Sec. 209.3)

CONSTRUCTION CLASSIFICATION

EXISTING

Bldg. I	Bldg. II	Bldg. III
Type 4A	Type 3A	Type 2B
4 stories	7 stories	8 stories
49 feet	82 feet	92 feet
3,692 sq. ft./floor	15,488 sq.ft/floor	5,821 sq. ft/floor

ALLOWABLE TABLE 305

Type 4A	Type 3A	Type 2B
4 stories*	5 stories ***	9 stories **
60 feet*	70 feet ***	100 feet**
18,360 sq. ft/floor	31,680 sq.ft/floor	13,440 sq. ft/floor
* Section 308.1	*** Waiver required	**Sec.905.6.2 (see restrictions)

MIXED USE AND OCCUPANCY

Business separation shall be 2 hours from residential (Table 902)

HIGH RISE BUILDINGS

Automatic fire suppression system is required. (Sec. 431.3)

Smoke detection system shall be installed as per Sec. 431.4

Alarm and communication systems shall be installed per Sec.431.5

A central control station for fire department operations shall be provided in a location approved by the Fire dept. as per Sec.431.6

Smoke control shall be provided as per Sec. 431.7

Elevators shall be installed as per Sec. 431.8 and article 16.

Emergency power, light and emergency systems shall comply with Sec. 431.9

Exits shall comply with Sec. 431.10 and Article 6.

FIRE SEPARATIONS

All 3 structures shall be separated with approved fire doors and dampers. (Sec. 903.0)

OCCUPANCY LOAD

Sec. A	Sec. B	Sec. C	Sec. D
$\frac{6960}{200}=34$	$\frac{8528}{200}=42$	$\frac{3692}{200}=18$	$\frac{5821}{200}=29$

Use group: R-2
Fire suppression system

page 2.

CONGRESS SQUARE PLAZA (continued)

Occupancy load: 123

v.e.w. (stairs = $\frac{123}{113} = 2$ u.s.w.)

Stairs shall be at least 44 inches in width.

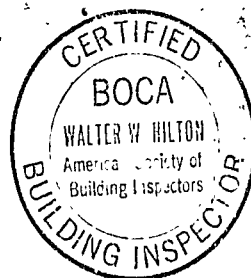
Note: Interior vestibule: (Sec. 611.2) can be no greater than 10 x 20 feet.

MEANS OF EGRESS

Must meet all requirements of Article 6.

HANDICAPPED

Must meet all requirements of Sec. 315.0.



FIRE DEPT. REVIEW

CONGRESS SQUARE PLAZA

NFPA #13 approved sprinkler (Total coverage)

1 hr. fire separation for vertical openings, table 11-3

Self closing 20 min. fire doors on apartment doors. 11-3.2.6.2

Single station smoke detector in each living unit - table 11-3

Sprinkler system shall sound local alarm. 11-3.8.3.3.1

Emergency lighting - 11-3.2.10.1

Illuminated exit signs 5-10

Fire extinguishers 11-3.3.4.2

Pull stations 11-3.8.3.3.1

File
DESIGN ALLIANCE ARCHITECTS

308 Boylston Street
Boston, Mass. 02116
(617) 262-5166

November 21, 1980

City Hall
389 Congress St.
Portland, ME 04101

Attention: Mr. W. Hilton
Chief Bldg. Inspector

Dear Walter

Re: Congress Square Housing for the Elderly

This is to verify our recent telephone conversations regarding temporary elevator access to sections 'B' and 'C.' It is my understanding that you have no objection to our use of the main bank of elevators in the Eastland Hotel provided they are available to the tenants during normally acceptable hours, 7:30 a.m. to 10:30 p.m. for example. Elevator service will be provided during the balance of the day by the automatic elevator in the tower. It is anticipated that our elevators will be operational by February 1st. Thus, this arrangement will be in effect for about six weeks. I appreciate your cooperation in this matter.

Yours sincerely,

Brian Massey

Brian Massey

cc: Warren Sawyer
Dick Foss

File

September 17, 1980

R.C. Foss & Son, Inc.
Leavitt Rd.
Pittsfield, N. H. 03263

Att: Peter Stimmell

Re: Congress Square Plaza Project

Sir:

This office inspected the method of fire separation of corridors from living units (via half-inch fire rated sheetrock) and approve of such installation as demonstrated.

Horizontal openings above the corridor ceilings are acceptable as long as living unit ceilings are fire rated.

If I may be of further assistance, please feel free to call.

Yours truly,

Walter Hilton
Chief Building Inspector

c.c. Lt. Collins, Fire Prevention
Marge Schmuckal, Bldg. Inspector

February 17, 1981

R. C. Foss, Inc.
Leavitt Rd.
Pittsfield, N.H.

Re: Congress Square Project

Sir:

It was our understanding that both elevators would be running prior to January 31, 1981 for occupancy of Sections A-B-and C. I have since learned that the elevator leading to the main lobby will be in operation by February 20, and that there will be a delay on the other elevator.

This letter is to verify that an occupancy permit will not be held up because of these problems with the second elevator not being in operation, as long as the delay is of a reasonable time. One elevator would be sufficient.

Yours truly,

Walter Hilton
Chief of Inspection Services

c.c. Lt. James Collins, Fire Prevention Bureau
Hugh Irving, Building Inspector

September 17, 1980

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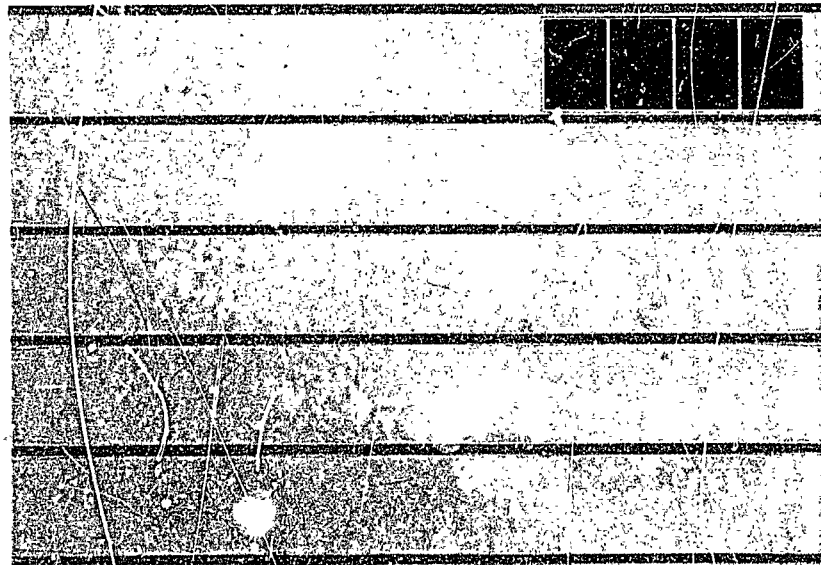
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Yours truly,

Walter Hilton
Chief Building Inspector

c.c. Lt. Collins, Fire Prevention
Marge Schmuckal, Bldg. Inspector

CORNER OF FOREST AVE. & CONGRESS SQ.





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date August 3, 19 83
 Receipt and Permit number B08288

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 1 Forest St. Cor. Congress St.
 OWNER'S NAME: Maine Medical Center ADDRESS: 22 Bramhall St.

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of)
 Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground _____ Temporary TOTAL amperes 200 3.00
 .50

METERS: (number of) 1 _____

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire/ Burglar Alarms Residential _____
 Commercial _____
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____ INSTALLATION FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____ DOUBLE FEE DUE: _____
 TOTAL AMOUNT DUE: 5.00 Min.

INSPECTION:
 Will be ready on Aug. 3, 19 83 or Will Call _____
 CONTRACTOR'S NAME: Richardson Elec. Co.
 ADDRESS: 16 Cooper Lane, Waltham, Mass
 TEL.: 617-894-4403
 MASTER LICENSE NO.: 3360
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

SIGNATURE OF CONTRACTOR:

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

INSPECTION COPY

FILE COPY

COMPLAINT NO. 83-27

Date Received April 1, 1983

Location:

Forest Avenue

Location Forest Ave. next to Rice's Bakery Use of Building car wash

Owner's name and address Classy Chasis Car Wash Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address Fred Williams, Code Enforcement Officer Telephone _____
City of Portland

Description: Temporary portable sign, no permit.

NOTES: 331-83
~~OWNER~~ @ THE TIME OF THIS INSPECTION, THE
OWNER WAS NOT PRESENT. AN EMPLOYEE STATED HE
DOESN'T KNOW IF THEY HAVE A PERMIT OR NOT. HE
WAS INFORMED THAT NO PERMIT WAS ISSUED BY THIS
OFFICE AND THEY SHOULD GET DOWN TO CITY HALL
IMMEDIATELY AND APPLY FOR A PERMIT. @ REMOVE THE
SIGN FROM THE FRONT OF THE BLDG

Fred Williams

CORNER OF FOREST AVENUE &
CONGRESS SQUARE

January 7, 1980

Congress Square Associates
400 Humphery Street
Swampscott, Mass.

Re: Congress Square Plaza

Dear Sir:

Your building permit application to make alterations to three (3) structures, at the above named address, at a cost of four point six (4.6) million dollars, is hereby approved subject to the following:

- (1) Requirements set forth in the plan review dated 1-4-80 by Walter Hilton. (Copy enclosed)
- (2) Fire Prevention Bureau requirements dated 11-2-79 by Lt. James Collins. (Copy enclosed)
- (3) Any proposed deviations from the approved plans submitted must be requested in writing and have written approval of this department before implementation.
- (4) A complete set of electrical and plumbing plans must be submitted as soon as possible, and a revised set of building plans within 14 days.
- (5) A list of all subcontractors with their addresses and telephone numbers must be submitted to this office as soon as possible.
- (6) As-built drawings shall be submitted to this office at the completion of this project and before a certificate of occupancy will be issued.
- (7) A proposed time schedule shall be submitted as soon as possible.

(2)

I look forward to our continued good working relationship on this very important project, and make myself available to you in any way I can.

Yours truly,

Walter Hilton
Chief of Building Inspections

WH/r

cc: Marge Schmuckal, Building Inspector
Joseph Gray, Neighborhood Conservation
Lt. Collins, Fire Prevention
Tom Valleau, Assist. City Manager



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 00 009

JAN 7 1980

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, ... January 7, 1980 of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Corner of Forest Ave. & Congress Square Fire District #1 , #2

1. Owner's name and address ... Congress Sq. Assoc. 400 Humphery St. Telephone

2. Lessee's name and address ... Swampscott, Mass Telephone

3. Contractor's name and address ... R.C. Foss & Son Inc. Leavitt Rd. Telephone .. 603-4358313

4. Architect ... Pittsfield, N.H. No. of sheets

Proposed use of building No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$.. 4,600,000 Fee \$.. 20,701.00

FIELD INSPECTOR—Mr. Marge GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bld.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Alterations to existing buildings to be used for apartments as per plans. Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4 Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

DATE

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

Will there be in charge of the above work a person competent to see that the State and C'ty requirements pertaining thereto are observed?

Signature of Applicant [Signature] Phone # same

Type Name of above ... R.C. Foss & Son Inc. 1 2 3 4

Other and Address