

704-10 1003 45 50 3 33 54

217 255 343

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XXXXXXXXXXXXX

XXXXXXXXXXXXX
XXXXXXXXXXXXX



CHARLES F. HOGAN
DIRECTOR

LARRY B. ROLLINS
ASSISTANT DIRECTOR

STATE OF MAINE

~~XXXXXXXXXXXXX~~ Department of PUBLIC SAFETY
DIVISION OF STATE FIRE PREVENTION 36 Hospital Street
AUGUSTA, MAINE 04330

Mr. Philip Reiman, Director
Maine Medical Center
22 Bramhall Street
Portland, Maine

August 3, 1972

Dear Mr. Reiman:

Re: Proposed use of the Old Maine Eye and Ear
Infirmary - Portland

79 Bramhall St

In accordance with Title 25, Revised Statutes of 1964, a Supervising State Fire Inspector recently inspected your property and found the following conditions in violation of the statutes governing the fire laws of this State, as indicated below:

1. Main entrance to second floor to have enclosure on second floor constructed of material having a one hour resistive rating. Doors are to be 1 3/4" thick solid core bonded wood and all glass to be replaced with wire glass set in metal frames. Doors to be equipped with self-closing devices.
2. Door to Dialysis Room to be 44" wide opening into the corridor and be 1 3/4" thick solid core bonded wood.
3. Third floor Annex: Provide access to fire escape without going through any rooms.
4. First floor: Doors that exit from the front of the building and presently are equipped with locking devices shall be equipped with hardware that will not be subject to locking against egress.
5. Door leading from corridor to the first floor area to be kept closed.

Please advise this office in writing when such violations of the fire laws have been corrected in order that this office may advise the Commissioner of the Department of Health and Welfare that your property complies with the statutory provisions relating to fire safety.

By direction of the ~~XXXXXXXXXX~~ Commissioner

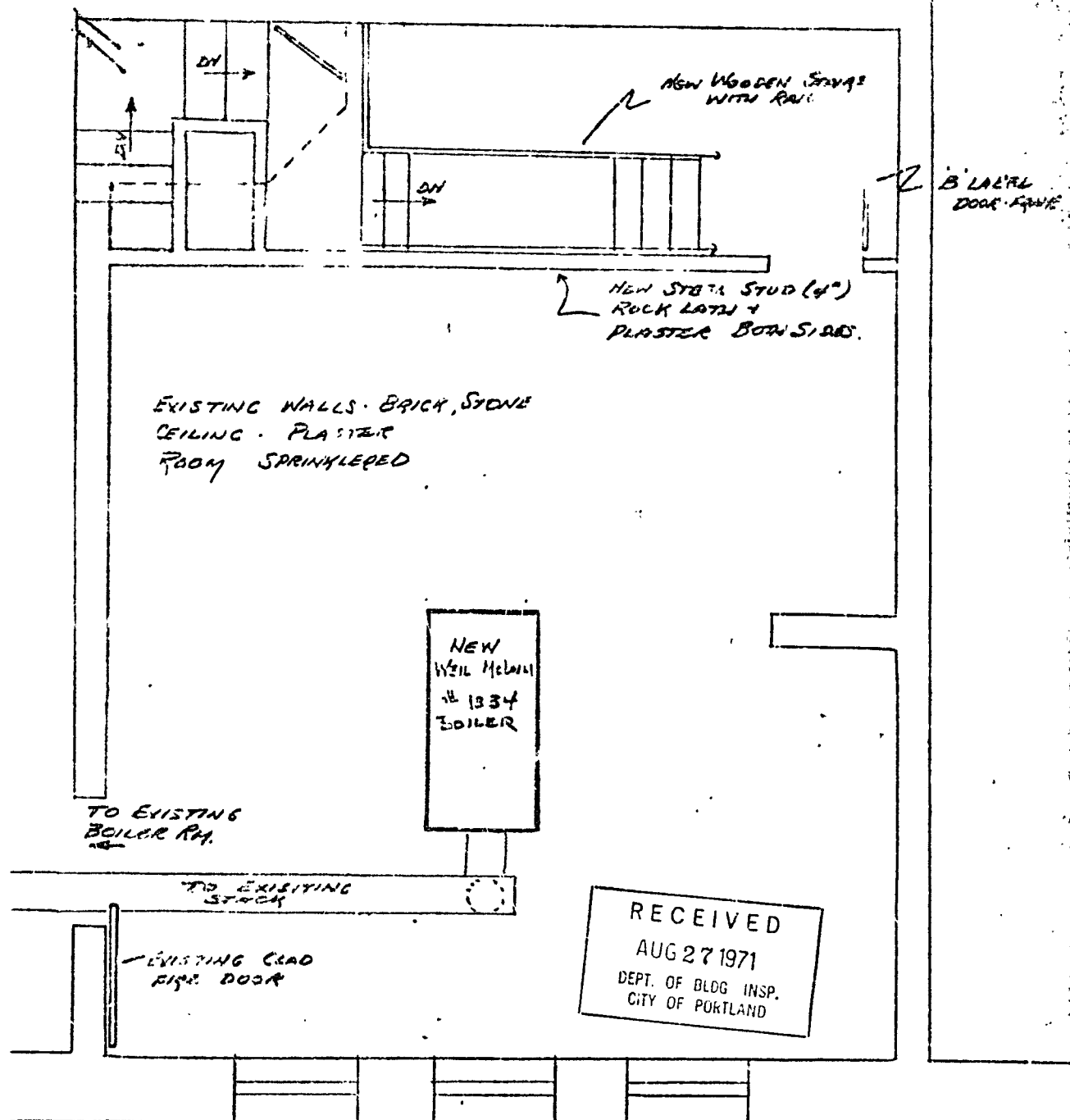
Charles F. Hogan

Director

VZG:eb

cc: Health & Welfare Dept.
Fire Chief
Building Inspector

ALWAYS PREVENT FIRE ALL WAYS



MAINE MEDICAL CENTER

NEW BOILER INSTALLATION

DRWG: HOLT HALL PUMP ROOM

DR. BY: DATE: 8/20/71

REV. SCALE:

WINDOWS (3)
45" X 35" EACH



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, August 27, 1971

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 79 Bramhall Street

Owner's name and address Maine Medical Center, 22 Bramhall St.

Lessee's name and address

Contractor's name and address Brown Construction Co., 253 Warren Ave.

Architect

Proposed use of building Technician Housing and

Last use Maine School of Practical Nursing

Material No. stories

Other buildings on same lot

Estimated cost \$ 900.

Within Fire Limits?

Dist. No.

Telephone

Telephone

Telephone

Plans yes

No. of sheets 1

No. families

No. families

Roofing

Fee \$ 5.00

General Description of New Work

To erect metal stud plastered partition in boiler room and new stairway from basement to first floor level. As per plan

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO**

Maine Medical Center. Att: Donald Bail

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 chimney

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'

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?

APPROVED:

O.K. 8-31-71 MFC

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 City requirements pertaining thereto are observed? yes

CS 301

INSPECTION COPY

Signature of owner

By: Donald W. Bail Adm. Eng.

NOTES

E-31-71 Week
Starting

11-29-31
Completed

Permit No. 71/1041
Location 79 Burnhall St
Owner Wm. M. M. M. M. M.
Date of permit 5/31/71
Notif. closing-in
Inspection closing-in
Final N. M. I.
Inspection
Cert. of Occupancy issued
Selling Out Notice
Form Check Notice

Furnace permit OK
June 2, 1971
by Fols Co



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 23, 1971

PERMIT ISSUED
JUN 23 1971
CITY OF PORTLAND

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 796-800 Congress St. Use of Building Nurses Residence No. Stories 5 New Building
Name and address of owner of appliance Maine Medical Center, 22 Franklin St. Existing
Installer's name and address Fels Company, 44 Union St. Telephone 772-7939

General Description of Work

To install Oil-fired forced hot water boiler (replacement)-central heating.

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 10'
From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 2'
Size of chimney flue 24x24 Oil connections to same flue (2) boilers
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? Yes

IF OIL BURNER

Name and type of burner Weil-McLain-type Labelled by underwriters' laboratories? Yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner concrete Size of vent pipe existing
Location of oil storage in vault in basement Number and capacity of tanks 6500 gals. existing
Low water shut off area-existing Make No.
Will all tanks be more than five feet from any flame? YES How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 5.00 (For fee schedule, see page 3 of application form, etc., in same building at same time.)

APPROVED:

O.K. E.S.S. 6/23/71

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

Fels Company

Signature of Installer

William H. Meyer Jr.

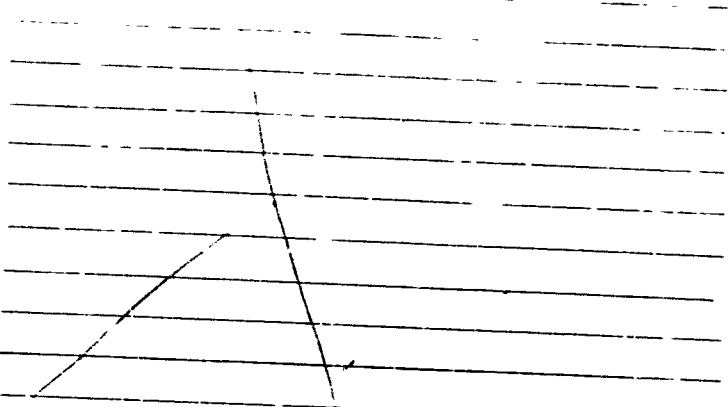
CS 300

INSPECTION COPY

Permit No. 711 765
 Location 1946-1950 Congress St
 Owner Marine Medical Center
 Date of Permit 6/24/51
 Notif. closing in _____
 Inspn. closing in _____
 Final Notif. _____
 Final Inspn. W. H. H.
 Cert. of Occupancy issued _____

NOTES

Work started 5/1/51



Inquiry - 794-800 Congress St.

March 11, 1963

Maine Medical Center
Mr. Donald W. Bail, Plt. Supt.
22 Bramhall Street

Dear Mr. Bail:

Inspection by the Fire Department and our inspector of the fifth floor of your building at the above named location (called Holt Hall) reveals that this area shown on plan filed at this department meets our requirements for a lodging house use. (Lodging house is one in which more than four persons are harbored or lodged for hire) except for the following:

All toilets and bathrooms shown on the plan will need to be vented to the satisfaction of the Plumbing Inspector.

Very truly yours,

A. Allan Soule
Acting Building Inspector

AAS:m

-8-58

ALLAN

CAPT. GERBER CALLED -
as far as Fire Dept. is concerned
everything is all O.K. at
old Maine Eye & Ear hospital

(COPY)

THE PRINTING CO., PORTLAND

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 79 Bramhall St.

Date of Issue October 15, 1956

Issued to Maine Eye & Ear Infirmary

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. 56/1321, 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 Building

APPROVED OCCUPANCY

School of Nursing &
Nurses' Dormitory

Limiting Conditions:

6th floor (Penthouse) for recreation only - no sleeping quarters
5th floor to be for storage only accessory to approved uses of building.
No single room to be used for assembly of more than 50 persons at one time, and
no group of assembly rooms to be used for more than 150 persons at one time.
This certificate supersedes
certificate issued

Approved:

(Date)

Nelson F. Cartwright
Inspector

David W. Donald
Director 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.

August 14, 1956

44-79 Franklin Street

Mr. George Bradley, Vice Pres.
Falmes Eye and Ear Infirmary
Suite's Building
Falmouth Foreshore, Me.

Copies to Mr. Bradley (2)
Fire Chief
Mr. Thomas J. Hennerty, Jr.
39 Belvidere St.

Dear Mr. Bradley:

Examination of the building in line with plans furnished to show proposed use of various sections of the former hospital building at the above location involved in change of use to school and laboratory for nurses in connection with the Maine Medical Center has resulted in decisions as listed below regarding certain safety features needed to provide reasonable compliance with building code requirements relating to the new uses. Will you please give consideration to the items enumerated and let us know whether there are any reasons why they cannot be taken care of in the manner indicated and whether or not you are in agreement with the conclusions reached, so that they may be used as a basis on which the permit for change of use can be issued. The following then are our conclusions as to safety features which will need to be provided in order to meet requirements for the proposed change of use of the building:

1. Installation of a series of alarm bells throughout the building in locations prescribed by the Chief of the Fire Department and operated by means of the sprinkler system through the A.I.T. circuit already installed in the building will be acceptable as satisfying one of the conditions under which your appeal to the Municipal Officers was sustained.
2. It will be satisfactory to have all lights in halls, stair halls and exit passageways without switches and fixed so as to be burning continuously rather than being controlled by an automatic time switch so as to be burning only during the hours of darkness.
3. Provide anti-panic hardware with bars on each door at the main entrance from Franklin St.
4. Similarly equip the double doors at the other entrance from Franklin St. into the rear section of the building. Install an exit sign over this doorway which together with the corridor leading to it will serve as an exit from the enclosed stairway between the two sections of the building.
5. Provide vestibule latch bolts (these are such hardware that the locks can always be operated from the inside without the use of a key merely by turning the usual knob or by pressure on the usual thumb lever) on both doors leading to Congress St. from the Maine Botanical Laboratory on ground floor.

Sgt.
Expects
to the
Chief

OK
10-5-56
Hennerty

OK
10-5-56
Hennerty

OK
10-5-56
Hennerty

Mr. George Bradley

August 14, 1956

OK Install an exit sign (not necessarily exit light) over each of these doorways.

OK 6. Adjust top and bottom bolt on exit door nearer Branchall St. from the existing demonstration glass door so that it will not drag on floor of outside vestibule.

OK 7. Install handrail on left hand side of stairs from ground floor lobby at main entrance to lobby above.

OK 8. Remove or make inoperative dead bolt operated by key from French doors on opening into first floor lobby from stairway leading upward from main entrance lobby below and leave without locking devices of any kind or, if locks are used, equip with anti-panic handle similar to that to be installed on entrance doors from Branchall St.

OK 9. Remove or make inoperative dead bolt and top and bottom bolts on doors to library or else equip with such locks that they can always be opened from the library side.

OK 10. Install exit signs on office and library floor adequate in number and location to indicate means of egress exit to fire-escape on side of building. Remove any locking devices on door to office through which passage to this fire-escape leads.

OK 11. Provide 3-foot wide self-closing solid core wood door swinging into stairway enclosure on opening from lobby of office floor to stairway enclosure between the two sections of the building. Install an exit sign on lobby side of this opening.

OK 12. Remove or make inoperative all dead bolts on all doors on entrances or exits to class rooms in first story of rear section of building or, if locks are needed, equip them with vestibule latches.

OK 13. Provide fire-escape to ground from and farther from Branchall St. of first story of rear section where class rooms are to be located.

OK 14. Remove or make inoperative dead bolts in all doors at entrances and exits from all class rooms in second story of rear section where dining rooms and kitchen were formerly located or else equip with vestibule latches.

OK 15. Remove exit door from this area to fire-escape, remove barrel bolt therefrom, and install inside screen door.

OK 16. Remove barrel bolts or any other types of locks other than vestibule latches on doors in each story serving as a means of egress to rear fire-escape.

Never necessary 50 people 17. Remove barrel bolt on door leading to side fire-escape from sun parlor and equip with vestibule latchset. If more than 50 people are to be congregated here at one time, make this door self-closing.

OK 18. Make tight all openings in and around doors to freight elevator shaftway in various stories.

August 14, 1956

Mr. George Bralley-----3

- at 19. If there is likely to be more than 50 people gathered in sun parlor at one time, as seems probable, fire-escape on side of building which serves as a second means of egress therefrom is required to extend full length to the ground as at present and therefore we shall be unable to authorize making the lowest section counter-balanced as proposed.

We have been greatly handicapped in considering this entire proposition because of lack of adequate plans of the building and knowledge as to ultimate use of all parts thereof, but have tried to make the best decisions possible with the information available. The details mentioned above therefore appear to be minimum needs for providing compliance with requirements on the basis of our understanding of the proposed use of the building.

It should be borne in mind that all doors involved in a means of egress, whether forming vestibules at entrances, or inside the building and where it is necessary for locking devices to be used, are required to be equipped with vestibule latchsets or anti-panic hardware, depending upon the use of that part of the building or the number of people involved. We would also like to make clear that such areas as library, laboratories and class rooms have been considered as class rooms in figuring estimated capacity on which to base requirements as to hardware for and swing of doors serving these areas. If any of such spaces are to be used for assemblage of people for showing of motion pictures or social purposes, they must be considered as minor assembly halls. Under such classification, if more than 50 persons would be involved, all entrance and exit doors serving them would have to swing outward in direction of exit travel and exit lights would be required at the emergency means of egress therefrom. If more than 150 people were involved, anti-panic hardware instead of vestibule latchsets would be required on all doors serving as a means of egress. There are a number of the class room areas where among other things changes in swing of doors would be necessary under such circumstances.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

ASJ/B

August 20, 1956

79 Marshall Street

Mr. George Bradley, Vice Pres.
Maine Eye & Ear Infirmary
White's Landing
Palm Beach Foreside, Mo.

Copies to Mr. Bradley (2)

Fire Chief

Dear Mr. Bradley:-

In line with our telephone conversation, building permit for changing use of former hospital building at the above location to a school and dormitory for nurses is issued herewith on the basis of use of various parts of the building being as indicated on plans filed August 1, 1956 and subject to safety features being provided as outlined in our letter of August 14, 1956. As indicated in that letter, decision as to safety features needed has been made on the basis of plans now on file for all of the rooms involved as indicated on the plans filed and, since you have not indicated otherwise, it is assumed that there are no plans for use of these rooms for general assembly purposes for more than fifty people at any one time. This being the case, it will be necessary to place such a restriction on the use of these rooms as well as the sun parlors on top floor when certificate of occupancy is issued.

After further consideration, it appears that use of wood platform and steps for second means of egress from rear section of first floor can be accepted. This work including cutting in new doorway will need to be covered by an amendment to this permit before it is started. With application therefor will need to be furnished information as to size of and hardware on door, and size, foundation and framing of platform and steps.

What are your plans as regards the lower run of stairs of metal fire escape on side of building farther removed from Marshall Street? We have with old issuance of permit for making this section of fire escape counter-balanced pending decision as to whether proposed uses in building would permit such construction. As indicated in our letter of August 14th, the counter-balanced section would not be allowable if the sun parlor in top story which it serves is to be used for assembly of more than 50 persons. As far as we have been informed, no such use is contemplated.

As soon as all safety features have been completed, including installation of alarm system and second means of egress from first story of rear section, please notify this office for a final inspection when, if everything is found in order, a certificate of occupancy for the new use can be issued.

Very truly yours,

Albert J. Leard
Deputy Inspector of Buildings

ALJ/G



(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
01324

AUG 29 1956

Class of Building or Type of Structure Second Class
Portland, Maine, July 17, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ alter ~~existing~~ install the following building ~~structure~~ ~~equipment~~ ~~work~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 79 Bramhall St. (See 79H.800 Cong. Ord. 1955) Within Fire Limits? no Dist. No.
Owner's name and address Eye & Ear Infirmary, 79 Bramhall St. Telephone
Lessee's name and address Telephone
Contractor's name and address Telephone
Architect Specifications Plans no No. of sheets
Proposed use of building School of nursing and nurses home No. families
Last use hospital No. families
Material brick No. stories 7 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$4,000. Fee \$5.00

General Description of New Work

To change former hospital to Maine Medical Center school for nursing and nurses home.
To house about 80 nurses.
To change fire escape bottom landing to counter-balance.

Excepting - Floor below
per house - for storage only
Permit Issued with Letter

Appeal Decided conditionally 8/3/56

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO owner, c/o George Bradley, Waites Landing, Falmouth Foreside

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
Material of underpinning Height Thickness
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 Girt or ledger board? Size
Girders Size 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?

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Maine Eye & Ear Infirmary

APPROVED:

with Letter by AGJ

INSPECTION COPY

Signature of owner by: George Bradley, Vice Pres.

74
Permit No. 561324
Location 79 Broadhall St
Owner Cycst Car Dynamics
Date of permit 8/20/52
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued 10/16/52
Sinking Out Notice
Form Check Notice

NOTES

10-5-52 Completed
✓

July 26, 1956

AP - 79 Bramhall Street

Mr. George Bradley, Vice President
Maine Eye and Ear Infirmary
Waite's Landing
Palmouth Foreside, Maine

Copy to Corporation Counsel

Dear Mr. Bradley:-

As you are aware, we are unable to issue a permit for changing use of hospital building at the above location to school and dormitory for nurses, with two classrooms on ground floor, two laboratories in rear of first story, two assembly halls in rear of second story, dormitory rooms in front of second story and entire area of third and fourth stories, and storage in fifth story, for the following reasons:-

1. Rooms to be used for domestic science training (diet kitchen) and laboratories are not separated from rest of building by partitions and ceilings of one-hour fire resistance as required by Section 210f4 of the Building Code applying to school use.

2. In certain areas of the dormitory section relative location of means of egress is defective as far as compliance with Section 212e1.2(a) of the Code is concerned.

3. Enclosure of stairways serving the dormitory section is substandard to requirements of Section 203e4 of the Code relating to hotel or apartment house use, as a dormitory use is classified.

4. The area of the building (about 9000 square feet) is in excess of the maximum of 5000 square feet specified for a sprinklered building of Second Class Construction by Section 203e2 of the Code relating to hotel or apartment house use.

We understand that you would like to ask the Municipal Officers for relief from compliance with all of the above requirements because of the practical difficulty and unnecessary hardship involved, as is permitted by Section 115a1 of the Code; and that you would offer to install an automatic fire alarm system to be operated by the fusing of any head of the existing sprinkler system in the building in lieu of the safety features which would be omitted. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who serves as clerk for the Board of Appeals.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G
Enclosure: Outline of appeal procedure

MAINE EYE AND EAR INFIRMARY
GENERAL HOSPITAL
PORTLAND 4, MAINE

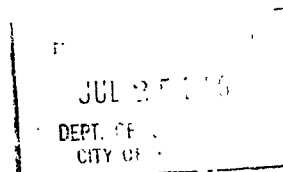
L. V. WALKER
PRESIDENT BOARD OF TRUSTEES
E. FREDERICK LOW
TREASURER

July 25, 1956

THEODORE K. THURSTON
SECRETARY
FLORENCE I. SHARPE, R. N.
SUPERINTENDENT

AP 79 Bramhall St., corner of Congress St
Alterations of former Eye and Ear Infirmary and
change of use to school of nursing, and nurses'
dormitory

Mr. Warren McDonald
Inspector of Buildings
Portland
Maine



Dear Mr. McDonald:

In order to further clarify our request for a change of
usage of the Eye and Ear Infirmary building the following may be
of help pending scale sketches illustrating our proposed plans.

Starting in the basement we propose to make over the space
now used for storage of Medical Records on the corner of Congress
and Bramhall Streets into a kitchen for the training of the
students. ()

On the first floor on the end of the building towards Congress
Street we propose to redecorate the lobby utilizing five of the
rooms on the easterly side of the building for offices not to
contain more than three girls in any one office; redecorating
one of the rooms facing Congress Street as a small reception
room likewise one of the rooms facing Bramhall Street for the
same purpose and reactivating the library in its original location
on the corner of Congress and Bramhall Streets. At the rear
back end of this floor we propose to change over the main
operating room to a training laboratory, utilizing the second
operating room for more or less office and consultation space
continuing the small doctors lounge as a lounge and on the back
rear corner away from Bramhall and Congress Streets making that
room into another training laboratory.

On the second floor we propose to use the front or main part
of the building for a nurses' dormitory and the rear part,
utilizing the present dining room which is on the Bramhall Street
side for an assembly hall. Likewise clean out the kitchen which
is opposite the present dining room and away from Bramhall Street
for another assembly room. Likewise the present bakery which
contains the ice chest for a cloak room. We propose to utilize
the addition which is on the back side of the building away from
Congress Street and connects both with the two proposed class rooms
for three lounge rooms in which the students may relax a few
minutes between classes and lectures. This addition as you may
recall is a comparatively new addition with an area-way under

MAINE EYE AND EAR INFIRMARY
GENERAL HOSPITAL
PORTLAND 4, MAINE

L. V. WALKER
PRESIDENT BOARD OF TRUSTEES
E. FREDERICK LOW
TREASURER

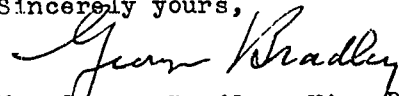
THEODORE K. THURSTON
SECRETARY
FLORENCE I. SHARPE, R. N.
SUPERINTENDENT

neath this floor.

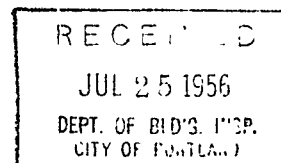
We propose to use the entire third floor for a nurses' dormitory. We propose to use the entire fourth floor likewise for nurses' dormitory, and we propose to use the fifth floor for storage only. This storage would consist primarily of furniture, spare beds, etc.

We propose to use the penthouse for a lounge and play area for the students. We hope that this clarifies to some small extent our desires regarding the use of the Maine Eye and Ear Infirmary building by the Maine Medical Center for its School of Nursing. The plans call for two resident house mothers, a continuation of our arrangements with A.D.T. Service, and the continuation of the sprinkler system and the installation of a suitable alarm system within the building.

Sincerely yours,



Mr. George Pradley, Vice President
Maine Eye and Ear Infirmary
Waite's Landing
Falmouth Foreside, Me



July 23, 1956

AP 79 Marshall St., corner of Congress St.—Alterations
of former Eye and Ear Infirmary and change of use to
school of nursing, nurses' dormitory and storage

Mr. George Bradley, Vice President
Guine Eye and Ear Infirmary
Waite's Landing
Yalworth Foreside, Me.

Three copies to Mr. Bradley

Copy to Fire Chief

Copy to Thomas J. Hennessy Jr.

Dear Mr. Bradley:—

What at first thought appears like a simple change all in the direction of safety, becomes complicated when we attempt to classify the building as to its proposed use, as we are required to do under the Code, and to apply code requirements to the new use.

We have not had from the owners any clear statement as to how the building is proposed to be used at the various levels, but, so far, have had to rely on information gathered by Inspector Carterlight from you and at the building and upon your telephone conversation with us before the committee had its last meeting. We will have to be furnished with a clear cut statement as to the proposed use of the building in all parts, a statement which would be either in writing or by plan or a combination of these. The reason for this is that this is a law enforcement department and we are required to know all of the circumstances before final permits may be issued.

We really need architectural plans of each entire floor which is to be used for living quarters or classrooms, to show the existing conditions and what changes are proposed. The plans should be prepared by someone accustomed to making plans in the usual manner and who also is acquainted with Building Code requirements in order to check for himself compliance with the Code. The nearest we can come to classification of the proposed use of this building is a combination of lodging houses in the second class known as Hotels, Tenements and Lodging Houses (Section 203) and Type B schools under the general classification of Schools (Section 209) with proper reference to Section 212 which contain general requirements for all classes of use.

We dislike to put the institution to unnecessary cost or bother in this connection, but we must have a minimum of information in order to carry out our duties under the law. We are told that Mr. Strout has a set of architectural plans of the building as it now exists, and no doubt that set can be useful in laying the groundwork for plans of the improvements. If he has a set of blueprints, the originals are no doubt here in the City in the original architect's office, and perhaps additional prints can be procured from them. In cases where there are to be no physical changes on a given floor, copies of these plans could be filed with your application provided they show the situation as it is now and not the original arrangements which may have been changed since the hospital was built. However, on the floors where classrooms are to be provided, which we understand to be the basement,

Mr. George Bradley, Vice President - - - - 2

July 21, 1956

first story and second story only (we count the level at the Congress St. sidewalk as the basement, the next floor above as first and so on up), we must have plans which show all of the proposed changes and proposed arrangements, including location, width, swing of doors, hardware, exit lights etc., especially with regard to the occupants of the classrooms. The same applies to floors on which former open wards have been, if these wards are to be used for any purpose--last week you told me that probably the wards would not be used for anything, at least at present.

We have gone as far as we can now in examination of the proposition, and we have already found a few important items in which the building would not comply with building code requirements. We of course, before the building permit is issued and before the final certificate of occupancy is issued - required before the building can be lawfully occupied for the new purpose - must be able to check off the entire proposition as proposed in compliance with the Building Code. When a change of class of use of a building is proposed, all features of the proposition are open to variance appeal by the municipal officers, and it appears that the only recourse with regard to those items which do not comply is to that Board on the basis of relieving unnecessary hardship. The first opportunity for action by the Board will be on August 6th, but to receive consideration even the features of non-compliance, which it seems feasible to place in compliance, would have to be worked out and the appeal form filed at the office of Corporation Counsel before the close of business on Friday, July 27th.

It is not necessary that we have the completed plans to help you in working out these features to be appealed, but to help you conclusively in such an appeal it will be necessary for you to give us a firm statement in writing as to just how each floor is to be used. In this statement please refer to the lower level as the basement, the next level above as the first floor and so on up to the top level which we call the penthouse.

It seems easy to conclude because the building has been used as a hospital where many of the patients are helpless and because it would now be used by people who are well and are able to get about and help themselves to escape, that no improvements would be necessary. However, upon further thought it becomes evident that the hospital use had numerous nurses and attendants on duty at all times to discover and act in case of a fire or other emergency while under the proposed use there probably will not be persons up and about on all floors during the dark hours when people normally sleep.

From the partial information which we have as to use there appear two important deficiencies which can hardly be remedied, besides numerous minor deficiencies which probably can be. The Building Code limits the area of a single floor of the proposed use to 5000 square feet while we estimate that the area of a single floor in the building is something over 9000.

While the officials of the hospital have done an admirable job in supplementing the original means of egress, notably by the fire escape installed a few years ago, our recollection of the arrangement of the stairways inside with relation to the fire escape and the occupants which both are intended to serve, is that the total arrangements are such that one fire or emergency could prevent considerable numbers of occupants from reaching any means of egress. In this connection it must be borne in mind that the sprinkler system cannot be relied upon to wholly care for the safety of the occupants. If our recollection is true, the means of egress do not comply with Section 212a1.2(a) of the Code.

Mr. George Bradley, Vice President - - - -43

July 23, 1956

Having an interest to help in this situation, Chief Marr of the Fire Department and I have talked the matter over, and, though we are not in full possession of the facts, it has occurred to us that in the event of such an appeal, the institution could well offer no compensation for these defects, which can hardly be remedied physically, an automatic fire detection and alarm system which could doubtless be installed at a minimum of expense by using the present sprinkler heads as thermostats to detect the fire and actuate the alarm gongs which would be distributed strategically to notify the occupants that the fire had started.

I am glad like that jobs you are very anxious to get started with something. Besides your application for the general change, we have an application from Hegdler & Jones Co. to change the lower section of the fire escape to a counter balanced section. It is proposed to change the location of this lower section also, and we find that this change in location will require changing the swing of one exit door in that level. We have also been told that in relation to the fire escape it is planned to remove certain non-bearing partitions in various parts of the building. If it will assist you to get started we can issue the permit for the fire escape change without prejudice to the stream of other questions under the Building Code. If your contractor will apply for a separate permit to remove non-bearing partitions only, stipulating the locations for such removals, we can also issue that preliminary permit without prejudice to future compliance with the Building Code and the new use.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G

NFC

July 18, 1956

CONVERSION OF MAINE EYE AND EAR INFIRMARY

After you had gone Tuesday afternoon, Mr. Bradley called and gave me information about the proposition at Maine Eye & Ear Infirmary about as follows:

- the lowest floor with floor level about at the Congress St. sidewalk is really a basement, the back part being used for boiler room laundry and entrance in elevator lobby and the front part toward Congress St. where there were formerly two large stores, one of the stores is being used for storage and the other for a training school for nurses. Mr. Bradley gave consent to adding on his application for the permit the clause to the effect that the permit and certificate is to include belatedly conversion of the two former stores on the Congress St. frontage, one for storage and the other for nurses training school where they mostly have beds and cots and trainees are taught how to handle patients--probably not more than a dozen or so nurses at a time in this training room.
- the present plan is to use all of the floors except the upper two for nurses' dormitory. It is also the expectation to use the solarium on the very top floor not for living quarters or sleeping but merely for relaxation or perhaps recreation. Any of the wards on the floors to be used for dormitories will not be used for living quarters at least for the present, but it is hoped to provide a private room for each nurse.
- the plans are not all made yet but there is some talk of converting the operating rooms, which are in the rear of the next floor above the basement, to a sort of diet kitchen for training nurses in preparing foods and diets. This would involve no change in partitions but probably the installation of a few electric plates or ranges, the food to be prepared for training not for consumption probably.
- the idea of changing the fire escape so that the bottom section is counter balanced is to prevent mainly the nurses from going out of the building without leave and to prevent boys or others going up the fire escape even to the roof, some trouble having been experienced with the latter proposition.

When you get this memorandum, Nelson, it is my thought that we would better set down with the Building Code and make an outline of what you are to look for mainly when you go up there to make inspection prior to issuing the permit. There is to be a meeting of the Board on Thursday and some changes may be decided upon but I would suggest that you do not wait until then to make your examination.

Warren McDonald

8/13/56

1- (found - 10-31-)

- 1 - (Ground Floor) -
a - 12 inch wide double doors with hardware with bars on each of double doors. 1 main entrance from Ramhall Street. (2' x 7' 6" doors)
b - Similar double doors at other double door entrance from Ramhall Street to rear of building. Remove top and bottom of door. Standing rest. Double doors at this entrance and fill in. (2' x 7' 6" doors).
c - Single door to Congress Street from Home Hardware and exit lights.
d - Adjust top and bottom of door on exit door nearer Ramhall Street in Congress Street wall of demonstration. One door is that it will not drag on floor of outside entrance.
e - Provide hand rail on lower run of stairs from ground floor lobby to first floor lobby.

2- First Form:-

- 2 - First Floor: -
 a - 1" wide 3' wide self-closing Class "C" (labelled) fire door swinging into rear stair enclosure in present opening. Provide exit sign on it.
 b - Provide exit panic hardware on double doors in opening into first floor lobby.
 c - At head of stairs, provide ground floor exit.
 d - Provide better indication of location of fire escape and route to follow to ward 1.
 e - Remove dead bolts from all doors shown.
 f - Class rooms in rear section of this story.
 g - To exit from rear class room in rear section of this story.

Results of Inspection of Name Eye Ear Informant (cont'd)

3- Second Floor

- a- Double doors at entrance to large class room have top and bottom bolts on standing doors and dead bolts that can be locked with a key on working door. The room swings into room as does rear exit door from room. Rated only 45 persons. (This on rear portion)
- b- Case up door to fire escape in rear and remove Garrell Bolt lock. What about screen door on inside?

4- Third Floor:-

- a- Remove Garrell Bolt and dead bolt from door leading to rear fire escape, door swings in.

5- Fourth Floor:-

6- 5th Floor: Storage

7- Sun Parlor:-

- a- Door to fire escape from front area swings in and has Garrell Bolt lock.
- b- Wood door at top of inside stairs.

Change of Use of Bldg at 79+000 Congress St

7/2/56

1. Sanborn Map indicates main building to be 5 stories and 64 feet high and equipped with automatic sprinkler system.

A Second Class Building is allowed to be 5 stories and 65 feet high if sprinkled. - See Section 302-F 2

Section 303-C-2 relative to class of construction of tenement and lodging houses in city limited to 5 stories and 52 feet in height to highest floor level for these uses and 500 sq. ft. in a single fire area if sprinklered.
Approximate Area = 80x115 = 9200 sq. ft.

2- Proposed Use:-

- a. Class rooms on Ground Floor
- b. Class rooms on First and Second Floors rear
- c. Dormitory on Second Floor front and Third and Fourth Floors
- d. Storage on Fifth Floor
- e. Recreation and sunning in back house

3- One class room authorized and equipped in Ground Story (Congress Street front) under Permit #51/1356
Other authorized for storage is to be class room.

4- Class Rooms evidently come under Type B. school, which is allowed in 18 ft. 2nd Class limit, with height fixed not more than 30 ft. Since grade-line class rooms are not to be above 1st floor, probably B.V. is used only for class rooms, need not be equipped for minor assembly hall.

	5TH FLOOR
	4TH FLOOR
	3RD FLOOR
	2ND FLOOR
	1ST FLOOR
CONGRESS ST.	GROUND FLOOR

AP - 79 Brank 11 Street

September 6, 1956

Magquier & Jones Company
33 Pearl Street

Gentlemen:

We have been informed by a representative of owners that proposed alterations to lower portion of metal fire escape on easterly side of building formerly housing the Maine Eye and Ear Infirmary at the above location are not to be made. Therefore if you will return to this office the receipt for fee paid at time application for permit for these changes was filed, we will authorize return to you by voucher of amount paid.

Very truly yours,

AJS/H

Deputy Inspector of Buildings

July 24, 1956

AP - 79 Bramhall Street

Magquar & Jones Co.
33 Pearl Street

Copy to Mr. George Bradley, Vice Pres.
Maine Eye & Ear Infirmary
Waite's Landing
Palmouth Foreside, Me.

Gentlemen:-

Issuance of permit for alterations to bottom section of metal fire escape on easterly side of building at the above location to provide a counter-balanced stairway instead of a permanently located one extending to the ground is being withheld pending receipt of full details as to the proposed change of use of the building. Should this fire escape need to be counted for a required means of egress for any of the new class rooms to be provided in the building, a counter-balanced bottom section would not be permissible.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

(B) LIMITED BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, July 19, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ repair and alter the following building ~~structure~~ equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 79 Bramhall St. (74-52) (Perrine St.) Within Fire Limits? Yes Dist. No. _____
Owner's name and address Maine Eye & Ear Infirmary, 79 Bramhall St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Hemphill & Jones Co., 53 Pearl St. Telephone 3-6171
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building nurses home and school of nursing No. families _____
Last use hospital No. families _____
Material MASONRY No. stories 7 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 200. Fee \$ 2.00

General Description of New Work

To change lower stairway of fire escape on east side of building as per plan.

9/19/56

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Hemphill & Jones Co.

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 _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ 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? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Maine Eye & Ear Infirmary

Signature of owner by: af Wagner

INSPECTION COPY

Permit No. 561

Location

79 Emerald St.

Owner /

Maire E. J. O'Neil

Date of permit	
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99	100

1570

Notif. closing—in

Learn closer-in

Hospital: Cleveland

Final Note

Final Inquiry

Cert. of Occupancy

Staking Out Notice

NOTES

10/12/56

October 12, 1956

79 Bramhall St.—Installation of Standard
Automatic Fire Alarm System at former Maine
Eye & Ear Infirmary

Mr. George Bradley, Vice President
Maine Eye & Ear Infirmary
1011 1/2 Harding
Falmouth Foreside, Maine
Mr. J. C. Curran, Manager
AIT
244 Middle St.

Copy to Fire Chief

Gentlemen:-

An important "hitch" comes up concerning approval of the above alarm system which is necessary to clear up as quickly as possible so that we may be in a position to issue quickly the certificate of occupancy.

The Building Code provides that standard automatic fire alarm systems shall be "actuated by electricity from storage or dry batteries or by means equivalent thereto in reliability of performance". Mr. Curran's application for the permit to install was argued according to a conference over the telephone between Chief Farr, Mr. Curran and myself. Apparently there was some misunderstanding since we had the assurance, which appears on the application, that should the regular electric current fail, the gongs would be rung by wet batteries which produce ac current.

Inspector Carter, in attempting to check the system, found from the man in charge of the installation for AIT that the gongs provided require 110 volts, and that the wet batteries provided in the usual AIT manner would be, of course, unable to ring so many 10-inch gongs, but no alternate means of ringing the gongs in case of total failure of Central Maine power is to be provided. It appears that power to the system will be supplied from two "remote" circuits, but that there is no alternative power if all Central Maine current should fail, as occurred of course sometime for a day or two in the past.

It is well realized that AIT gets immediate notice whenever anything goes wrong with the sprinkler system or the wet battery supply of power, but there office is far away and an important question arises not only as to compliance with the requirements of the Code but as to how the system can be fixed to give the assurance that the alarm gongs would actually be sounded in case of fire in the night time when due to some emergency there will be no current in the building except the wet batteries.

Whether or not gongs could have or can be procured which could be rung by Central Maine power through transformer, thus reducing the voltage so that the wet batteries could actually ring the gongs, is not known. However, it appears that AIT should immediately try to work out some auxiliary alarm which will give the

Mr. George Bradley, Vice President - - - - 2
Mr. J. O. Curran, Manager

September 6, 1956

assurance that the gongs will sound without fail regardless of what or how the
Central Alarm Power is effectively supplied or not.

Because of the urgency of this situation, we hear from AIT before October
15th as to what will be done.

In this connection it appears that somewhat contrary to Mr. Curran's adjusted
application no gongs at all have actually been installed on the fifth floor (this
floor for the present is to be used only for storage and not for living quarters -
a fact which will appear on the certificate of occupancy when issued), while the ap-
plication calls for one on that floor. However, wiring has been run in for two
gongs on this floor which is satisfactory in view of the currently intended use of
the floor. Of course, if the fifth floor is later planned for living quarters, appli-
cation for a new permit will be necessary to cover that change, an additional appeal
to the Municipal Officers will be necessary, and at that time the matter of installa-
tion of the gongs will be cared for.

Very truly yours,

Warren McDonald
Inspector of Buildings

cc/5



(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, Aug. 30, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ ^{install} the following ~~building~~ ^{equipment} in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 79 Bramhall St. (774-500 Congregate H) Within Fire Limits? yes Dist. No. _____
Owner's name and address Maine Eye & Ear Infirmary, 79 Bramhall St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address ADT, 244 Middle St. Telephone 4-2934
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building nurses home and school No. families _____
Last use hospital No. families _____
Material brick No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install fire alarm system connected to existing sprinkler heads. ~~To install one gong in main lobby and in each story above and the penthouse in the hallway and on third floor to have two gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended to be operated by ADT.~~

To install one gong in first story main lobby, one gong in 2nd story, two gongs in 3rd, two gongs in 4th, one gong in 5th and one in penthouse (6th story). Gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended. All gongs to be at least 6-in. and listed as approved by Underwriters' Lab. for ac current.

The bells are to be rung normally by house current through transformer with automatic change-over so, if in case house current fails, gongs will be rung by wet batteries which produce ac current. If wet battery power fails ADT office will be automatically notified. There is to be a test button for fire drills which will not signal ADT.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO ADT**

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 _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ 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? _____

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Maine Eye & Ear Infirmary
ADT

APPROVED:

Harry H. Moore

CHIEF OF FIRE DEPT.

Signature of owner by: J. O. Surran, Insp. ADT Co.

INSPECTION COPY

NOTES

9-5-56 10" Gongs all
O.K. - none on storage
floor.

- Test button not in
lobby

Batteries not installed

at 10-12 Valt 11th DC

10-5-56 A. B. C.
changed to 5" vibrator
on 10-12 Valt wet battery
system. C. B. C.

Green glass battery
room at 11th sprinker
valve - one between
floors 11 and 12 stairs to
pent house - 6 to 12 Valt.

10-12 Valt 11th DC

Revere Elec Co. 11th
3204-10-10

Elec Protection Fire

Burg

Alarm

ABT

1 B 2615 bat

B 2616 Charger

Type H 2615

7-26-56

Test Button at Deck in
Lobby O.K.

Permit No.	56/1408
Location	79 Broadway St.
Owner	M. J. C. Co. Inc.
Date of permit	8/13/56
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

Batteries will ring bells

- 10-12 Valt 11th DC

Batteries to be charged

by steady trickle

Batteries will hold charge

for five days without

local power.

Batteries checked every

month as A.B.T.

low batteries will

drop 10% to warn

A.B.T. office



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 5, 1956

01453

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

A - NFC

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:

(794-850 Congress St)
Location 79 Bramhall St. Use of Building nurses home No. Stories New Building
Name and address of owner of appliance Maine Medical Center, 79 Bramhall St. Existing
Installer's name and address Mathews Sales & Service, 499 Fore St. Telephone 2-1401

General Description of Work

Install oil burning equipment in connection with existing ~~hot water~~ heating system
from steam (replacement)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Cleaverbrooke Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner yes Size of vent pipe existing
Location of oil storage basement Number and capacity of tanks existing 1,6500 gal.
Low water shut off yes Make M. DONNELLY MILLER No. J.E.M.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK H7C 9-7-56

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

Mathew Sales & Service

CITY 188 IN MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer by:

Signature of Installer

NOTES

10-5-52 (Completed)
J.E.

Permit No. 54/1453

Location

29 Bramhall St

Owner

Mans Medical Center

Date of permit

9/11/56

Approved

These plans (7 sheets) and the specifications accompanying the same, covering construction work on Draw By Mr. Miller
change at Excavation Int. 11-92 in 2 bays
have been designed and drawn up by the undersigned according to the latest rules of engineering practice and to comply with the allowable working stresses, floor loads, etc. required by the Building Code of the City of Portland.

(Signature) McQuier & Jones C.

By H.C. Elliot

(This statement is to be signed by the individual responsible for the design, and he should indicate in the blank provided the particular work to which the statement applies.)



(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine Aug. 20, 1956

PERMIT ISSUE
01345
JUL 22 1956
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~alter~~ ~~construct~~ the following building ~~and~~ ~~in~~ accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 79 Bramhall St. (794-800 (Change 11)) Within Fire Limits? yes Dist. No. _____
Owner's name and address Maine Eye & Ear Infirmary, 79 Bramhall St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Megquier & Jones Co., 33 Pearl St. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building nurses home and school of nursing No. families _____
Last use hospital No. families _____
Material brick No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 300. Fee \$ 2.00

General Description of New Work

To make an extension of existing rear fire escape as per plan.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately and in the name of the heating contractor. PERMIT TO BE ISSUED TO Megquier & Jones Co.

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 _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ 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? _____

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Maine Eye & Ear Infirmary
Megquier & Jones Co.

APPROVED:

ON-8/22/56-AGJ

INSPECTION COPY

Signature of owner by: K. N. Clarke

Permit No. 516/1345
Location 79 E. Franklin St.
Owner Maize Electric & Engineering
Date of permit 08/22/56
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

[Handwritten notes and a large 'X' mark on the lined paper]

City of Portland, Maine
Municipal Officers
BUILDING CODE

July 26, 1956 , 19

*Sustained
conditionally
8/3/56
56/69*

To the Municipal Officers:

Your appellant, Maine Eye and Ear Infirmary, who is the owner of property at 79 Bramhall St., respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code.

Permit for changing use of hospital building at 79 Bramhall Street to school and dormitory for nurses, with two classrooms on ground floor, two laboratories in rear of first story, two assembly halls in rear of second story, dormitory rooms in front of second story and entire area of third and fourth stories, and storage in fifth story is not issuable under the Building Code because rooms to be used for domestic science training (diet kitchen) and laboratories are not separated from rest of building by partitions and ceilings of one-hour fire resistance as required by Sec. 210f4 of the Code applying to school use; in certain areas of the dormitory section relative location of means of egress is defective as far as compliance with Sec. 212el.2(e) of the Code is concerned; enclosure of stairways serving the dormitory section is substandard to requirements of Sec. 203e4 of the Code relating to hotel or apartment house use, as a dormitory use is classified; and the area of the building (about 9000 sq. ft.) is in excess of the maximum of 5000 sq. ft. specified for a sprinklered building of Second Class Construction by Sec. 203c2 of the Code relating to hotel or apartment house use.

The facts and conditions which make this exception legally permissible are as follows: exception is necessary in this case to grant reasonable use of property, to avoid practical difficulty and unnecessary hardship and can be granted without substantially departing from the intent and purpose of the Building Code.

Maine Eye and Ear Infirmary

By *George Bradley*
Appellant Vice-President

After public hearing held on the 3rd day of August, 1956,

the Municipal Officers find that an exception is necessary in this case to grant reasonable use of property, to avoid practical difficulty and unnecessary hardship and can be granted without substantially departing from the intent and purpose of the Building Code, provided that the building be equipped with a standard automatic fire detection and alarm system using the sprinkler heads of the existing sprinkler system as thermostats and that various features of safety as to means of egress, fire prevention and protection be adjusted to practical compliance with Code requirements as determined by Inspector of Buildings.

It is, therefore, determined that exception to the Building Code may be permitted in this specific case, provided that the building be equipped with a standard automatic fire detection and alarm system using the sprinkler heads of the existing sprinkler system as thermostats and that various features of safety as to means of egress, fire prevention and protection be adjusted to practical compliance with Code requirements as determined by Inspector of Buildings.

John W. Lake
Ruth G. Walsh
William A. O'Brien
Barry J. Russell
MUNICIPAL OFFICERS

DATE: August 3, 1956

HEARING ON APPEAL UNDER THE Building Code OF Maine Eye and Ear Infirmary
AT 79 Bramhall Street

Public hearing on the above appeal was held before the Municipal Officers

<u>BOARD OF APPEALS</u>	<u>VOTE</u>		<u>MUNICIPAL OFFICERS</u>
	Yes	No	
	(✓)	()	Ben B. Wilson
	(✓)	()	John W. Lake
	(✓)	()	William H. O'Brien
	(✓)	()	Sumner T. Bernstein
	(✓)	()	Ruth D. Walch
	(✓)	()	Perley J. Messard
	()	()	
	()	()	
	()	()	

Record of Hearing:

PROVIDED THAT THE BUILDING BE EQUIPPED WITH A STANDARD AUTOMATIC FIRE
DETECTION AND ALARM SYSTEM USING THE SPRINKLER HEADS OF THE EXISTING
SPRINKLER SYSTEM AS THERMOSTATS AND THAT VARIOUS FEATURES OF SAFETY AS TO
MEANS OF EGRESS, FIRE PREVENTION AND PROTECTION BE ADJUSTED TO PRACTICAL
COMPLIANCE WITH CODE REQUIREMENTS AS DETERMINED BY INSPECTOR OF BUILDINGS.

Mr. George Bradley for hospital
Mr. Philip Payson "
Mr. Carroll Pierce "

CITY OF PORTLAND, MAINE
MUNICIPAL OFFICERS

July 31, 1956

Mr. George Bradley
Vice President
Maine Eye and Ear Infirmary
Waite's Landing
Falmouth Foreside, Maine

Dear Mr. Bradley:

The Municipal Officers will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, August 3, 1956, at 10:30 a. m. to hear the appeal of the Maine Eye and Ear Infirmary under the Building Code.

Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, July 26, 1956

PERMIT ISSUED

JUL 26 1956

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/1092 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 79 Bramhall St. (791-900) Within Fire Limits? yes Dist. No.
Owner's name and address Mairé Lye & Ear Infirmary, 79 Bramhall St. Telephone
Lessee's name and address Telephone
Contractor's name and address Munson I. Strout, 35 Wayne St. Telephone
Architect Plans filed no No. of sheets
Proposed use of building school of nursing and nurses' home No. families
Last use hospital No. families
Increased cost of work 100. Additional fee 50.

Description of Proposed Work

To remove non-bearing partition in penthouse.

Amendment to be issued to Munson I. Strout

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
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
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size 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

Approved:

OK-7/26/56-ags

Signature of Owner by:

Munson I. Strout

Approved:

Warren McDonald

Inspector of Buildings

INSPECTION COPY

C-10-154-SC-Marks

Memorandum from Department of Building Inspection, Portland, Maine

79 Bramhall St.--Building Permit for removing non-bearing partitions in first story
for Maine Eye & Ear Infirmary by Munson I. Serout - 7/24/56

Building permit for removing certain non-bearing partitions in first story of
building at the above location is issued herewith without prejudice to any questions
which may arise when full information has been provided concerning the proposed
change of use of the building.

AJS/G

Copy to Maine Eye & Ear Infirmary
79 Bramhall St.

(Signed) Warren McDonald
Inspector of Buildings

CS-27



(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, July 23, 1956

PERMIT ISSUED

01092
JUL 24 1956

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ^{alter} ~~rebuild~~ ^{repair} ~~construct~~ ^{maintain} the following building ~~structure~~ ^{equipment} in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 79 Bramhall St. 79H-800 C. 179 Within Fire Limits? yes Dist. No.
Owner's name and address Maine Eye & Ear Infirmary, 79 Bramhall St. Telephone
Lessee's name and address Telephone
Contractor's name and address Hanson I. Strout, 35 Wayne St. Telephone
Architect Specifications Plans no No. of sheets
Proposed use of building school of nursing and nurses' home No. families
Last use hospital No. families
Material brick No. stories 5 Heat Style of roof Roofing
Other buildings on same lot Fee \$ 2.00
Estimated cost \$200.

General Description of New Work

To remove non-bearing partitions in first story between lobby and operating rooms.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Hanson I. Strout

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
Material of underpinning Height Thickness
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 Girt or ledger board? Size
Girders Size 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 , height?
If one story building with masonry walls, thickness of walls?

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?

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Maine Eye & Ear Infirmary

APPROVED:

OK 7/24/56 - ags
with memo

ags
INSPECTION COPY

Signature of owner

by:

Hanson I. Strout

Permit No. 56/1092
Location 79 Grandhall St.
Owner Marie Eget Car Engineering
Date of permit 7/24/56
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

8-1-56 Completed

X

- 1 Fill Pipe
- 2 Vent Pipe
- 3 Kind of Heat
- 4 Burner Rating
- 5 Name of Installer
- 6 Stack Location
- 7 Height
- 8 Return
- 9 Piping Support or Protection
- 10 Valves
- 11 Capacity
- 12 Tank Insulation
- 13 Tank Location
- 14 Oil Gauge
- 15 Instructions
- 16 Low Voltage

NOTES

B-2-36

Approved

Date of permit

7/26/86

Owner

Wm. J. ...

Location

79 ...

Permit No. 561110



(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, July 10, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~and~~ ~~in~~ ~~the~~ following building ~~structure~~ ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 79 Bramhall Street (79-800 Congress St.) Within Fire Limits? ☒ yes Dist. No. _____
Owner's name and address Maine Eye & Ear Infirmary, 79 Bramhall Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Munson I. Strout, 32 Fairview Street Telephone _____
Architect _____ Specifications _____ Plans ☒ yes No. of sheets 1
Proposed use of building Hospital No. families _____
Last use " No. families _____
Material brick No. stories 7 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 200,500.00 Fee \$ 2.00

General Description of New Work

To remove one set of stairs from first floor to basement and floor over stairwell.
2x12, 12" on centers, 18' span.
To provide 5' wide opening between first floor hallway and utility room. The opening in brick wall is existing but has been closed in with sheathing and lath and plaster which is now to be removed.

Chief Sanborn approved the content of my letter of July 18, 1951 - to AJS. 7/15/51

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Munson I. Strout

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled (and)? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ 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 repair, to cars habitually stored in the proposed building? _____

APPROVED:

with letter by AJS

Miscellaneous

Will work require disturbing of any tree on a public street? ☒ no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ☒ yes

Maine Eye & Ear Infirmary

Signature of owner by:

El. Strout

INSPECTION COPY

NOTES

9-7-51. ~~Close on new entrance~~
~~done, consider to utility room,~~
~~to be provided. Structural work~~
~~done but considerable work before~~
~~ready for use. Check later. R.~~

Permit No. 511356
 Location 79 Grandall St.
 Owner *Mrs. E. J. J. J. J.*
 Date of permit 12/25/51
 Notif. closing-in
 Inspn. closing-in
 Final Notif. 1/17/52
 Final Inspn. 10-10-51.2
 Cert. of Occupancy issued 11/1/51



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, July 31, 1951

PERMIT ISSUED

JUL 31 1951

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 51/1250 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 79 Bramhall Street (See 79th-800 Congress St) Within Fire Limits? Yes Dist. No.
Owner's name and address Maine Eye & Ear Infirmary, 79 Bramhall Street Telephone
Lessee's name and address Telephone
Contractor's name and address Lunson, I. Strout, 32 Fairview Street Telephone
Architect Plans filed Yes No. of sheets 1
Proposed use of building Hospital No. families
Last use No. families
Increased cost of work 300. Additional fee 2.00

Description of Proposed Work

To construct three non-bearing partitions 7' high with 2x4 studs, 16" o. c. covered on one side with ~~xx~~ lath and plaster. FIRST STORY AT CONGRESS ST

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
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
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-15" 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

Approved:

OK-7/31/51-AGP

Maine Eye & Ear Infirmary

Signature of Owner

Approved:
Inspector of Buildings

INSPECTION COPY

79 Bramhall Street

July 24, 1951

Mr. Munson I. Strout,
32 Fairview Street,
Portland, Maine

Copy to Maine Eye & Ear Infirmary
79 Bramhall Street

Dear Mr. Strout:

Building permit for making certain alterations in former store space in the first story of the hospital building at 79 Bramhall Street is issued herewith based on the plan filed with the application for permit and the items covered in your letter received July 24, 1951. In order to make clear the basis on which the permit is being issued, the following details are called to your attention:

1. Two Class "C" labelled fire doors, each 2'6" wide and at least 6'4" high are to be provided in the 5' wide opening to be cut in the partition between the Bramhall Street entrance corridor and the storage area. Because this opening is in a masonry wall, frames for these doors are required to be of structural metal, not of wood covered with metal. Each door is to be equipped with a liquid door closer and anti-panic hardware with the bar which operates the lock extending the full width of each door. These doors are to swing outward into the corridor in the direction of exit travel. If by any chance, double acting hinges were to be provided on these doors, a platform at least as deep as the width of one door would be required at the head of the steps leading upward to this opening from the floor of the storage area.
2. A Class "C" labelled door at least 3' wide and 6'4" high is to be provided on the opening between the storage area and the class room, to be hung in a structural metal frame, equipped with a liquid door closer, and having anti-panic hardware if locks of any kind are to be provided on it. This door is also to swing into the storage area in the direction of exit travel from the class room.
3. Hand rails are to be provided on both sides of the steps to be erected at the new 5' wide opening. Non-slip treads are to be provided on these steps.
4. It is understood that the entrance to the classroom is to be from Bramhall Street through the storage area. On this basis the two doors opening onto Congress Street from the classroom area will serve as the emergency means of egress and the small wood door opening into the corridor near the elevator will not be needed for this purpose. Therefore this latter door may be left as it is without changing the swing or providing any special hardware for it. However, the two doors opening onto Congress Street are to be made to swing outward with any existing appreciable step downs right at the door openings eliminated. Each door is to be equipped with anti-panic hardware and an exit light is to be provided over each doorway.
5. It is understood that all openings in the ceiling and walls of the storage area are to be filled in with plaster or some other incombustible material.
6. There has been some talk of the possible erection of several partitions in the storage area for toilet rooms and to form a passageway for entrance to the new classroom from Bramhall Street. Since no definite information has been furnished concerning these details, any such work is not included in this permit, but is to be

Mr. Munson I. Strout-----2

July 24, 1951

covered by an amendment with a plan showing the layout of the partitions filed with the application for the amendment.

7. Notification is to be given this department for an inspection of the new classroom before it is put into use.

Very truly yours,

AJS/H

Inspector of Buildings

Munson I. Strout

Contractor and Builder



Builder of Fine Homes

32 FAIRVIEW STREET
PORTLAND, MAINE

Telephone, Dial 5-1623

City of Portland, Me.
Inspector of Buildings

SUBJECT: Maine Eye And Ear Infirmary
Space occupied by stores

In reply to letter File# AP 79 Bramhall Street-1

In compliance with building codes, I will install a class C Fire Door in the 5' proposed opening, A 3' fire door of Class C in the existing opening with doors swinging in the exit of travel. The above doors will be equipped with self closing hardware Hand-rails will be installed on stairs.

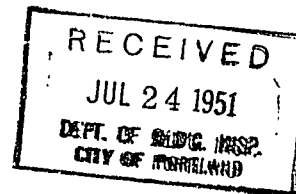
All doors will be equipped with anti-panic hardware.

The two doors on congress street will be equipped with exit lights as these doors will be classed as exits.

The ceiling in the area indicated for storage will be patched in a manner that will seal all openings in ceiling and walls. Cement plaster will be used.

Very truly yours,

Munson I Strout
Munson I Strout
Builder.



AP 79 Bramhall Street-I

July 18, 1951

Mr. Hanson I. Trout
32 Fairview Street
Maine Eye & Ear Infirmary
79 Bramhall Street

Copy to: Oliver T. Sanborn (See note below)
Chief of the Fire Department

Gentlemen:

A check of the plan filed with the application for a permit to make certain alterations in the space formerly occupied by stores in the first story of the hospital building at 79 Bramhall Street indicates the following requirements as to details needed to provide compliance with Building Code requirements:

- ✓ 1. Because it will open into the hallway where the stairs to the upper stories are located, a Class "0" labeled fire door is required for the new 5' wide opening to be provided in the masonry wall. A fire door with this label is required to replace the existing wood door leading from the hallway to the area now to be used for nurses' classroom or else such a door is required on the existing opening between the classroom and the storage area. Structural steel, not wood covered frames, are required for any of these fire doors in masonry walls where frames are needed. All such doors are required to be equipped with self-closing hardware.
- ✓ 2. Handrails are required on at least one side of the steps to be provided at the new 5' wide opening and on both sides if these steps are to be more than 40" wide.
- ✓ 3. According to Section 20912 of the Building Code the classroom area is required to be equipped as for Minor Assembly Hall use. This means that all doors to be used for entrance or exit purposes for this space must be made to swing outward in the direction of exit travel, that there may be no step-down other than the thickness of the usual threshold at any of these doors, that all such doors will need to be equipped with anti-panic hardware with the operating bars extending the full width of the doors, and that an exit light will be needed over the door leading into the stair hall near the elevator. Location of exit light is predicated upon our understanding that the doors in the Congress Street wall are to be used primarily for entrance to the classroom.
- ✓ 4. It is noted that the ceiling of the area indicated for storage and utility use is in rather poor condition with many openings through the wood lath and plaster ceiling and the metal ceiling up into the spaces between the second floor timbers. Even though the building is protected by an automatic sprinkler system, this condition creates a bad hazard as regards the spread of fire. It is therefore necessary that all such openings be sealed tightly with plaster or covered with some material which will not support combustion such as gypsum wallboard or else that a new ceiling be provided over the entire area.

We shall be unable to issue a permit for the proposed work until information has been furnished to show that all of the above details are to be provided in compliance with Building Code requirements.

Very truly yours,

AJS/G

Chief Sanborn: In view of the fact that you have to pass yearly on the safety features and condition of this hospital have you any criticisms of the above requirements or have you any additional improvements to suggest?
7/24/51 - Chief Sanborn says O.K. - [Signature]



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, October 25, 1950

PERMIT ISSUED
02083
OCT 26 1950
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter or remodel the following building in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 79 Bramhall Street, Lew 794-8300
Owner's name and address Maine Eye & Ear Infirmary, 79 Bramhall Street
Lessee's name and address
Contractor's name and address Munson I. Strout, 20 Fairview Street
Architect
Proposed use of building Hospital
Last use
Material brick No. stories 7 Heat Style of roof
Other buildings on same lot
Estimated cost \$100.
Fee \$.50

General Description of New Work

To remove non-bearing closet partitions 4' x 5' on fifth floor in room 505 and room 518 and on fourth floor in room 418.

CERTIFICATE OF OCCUPANCY
REQUIRED IS NOTED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Munson I. Strout

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
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
Material of underpinning Height Thickness
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 Girt or ledger board? Size
Girders Size 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
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?

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Maine Eye & Ear Infirmary

Signature of owner by:

Munson I. Strout

INSPECTION COPY

Permit No. 50/2083

Location: 79 Broadwell St.

Owner: Maize Eggs Can Company

Date of permit 10/26/50

Notif. closing-in

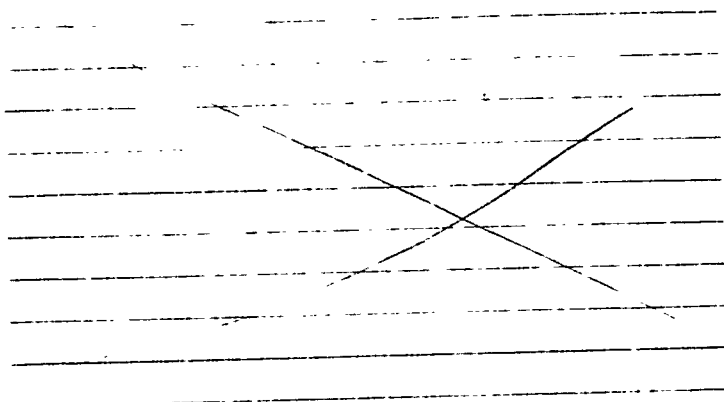
Inspn. closing-in

Final Notif.

Final Inspn. 10/27/50

Cert. of Occupancy issued 10/27/50

NOTES





214
(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, October 17, 1950

PERMIT ISSUED

02019
OCT 20 1950

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~and construct~~ the following building ~~structure~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 79 Bramhall Street (794-820 Congress St.) Within Fire Limits? yes Dist. No. _____
Owner's name and address Maine Eye & Ear Infirmary, 79 Bramhall Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address C. H. Gailey & Son, 643 Forest Avenue Telephone 2-5606
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Hospital No. families _____
Last use _____ " _____ No. families _____
Material brick No. stories 6 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1500 Fee \$ 5.00

General Description of New Work

To install vent inlet and outlet ducts as per plan.

10/18/50
10/19/50
CERTIFICATE OF OCCUPANCY
REQUIREMENT

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** C. H. Gailey & Son

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
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 _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ 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? _____

APPROVED: _____

[Signature]

CITY OF PORTLAND

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Maine Eye & Ear Infirmary
C. H. Gailey & Son

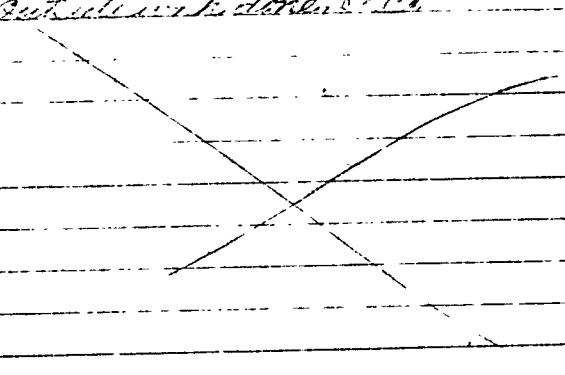
Signature of owner by *[Signature]*

INSPECTION COPY

Permit No. 5012019
Location 79 Bramhall St.
Owner Moise Eze & Co. Engineering
Date of permit 10/20/50
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 10-15-51, E. H. S.
Cert. of Occupancy issued None

NOTES

1-2-51, Suburban Home Co.





(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT NO. 01499
AUG 24 1950
CITY OF PORTLAND

Class of Building or Type of Structure Second Class
Portland, Maine, August 22, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repairs~~ ~~to~~ ~~the~~ following building ~~structure~~ ~~in~~ accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 79 Bramhall Street (794-800 Congress St.) Within Fire Limits? no Dist. No. _____
Owner's name and address Maine Eye & Ear Infirmary, 79 Bramhall Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Munson I. Strout, 20 Fairview Street Telephone 5-1623
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Hospital No. families _____
Last use _____ No. families _____
Material brick No. stories 7 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 200. Fee \$ 2.00

General Description of New Work

To remove non-bearing partitions 5' x 6' in rooms 503 and 511 on fifth floor. (These are closet partitions.)

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Munson I. Strout

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
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 _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ 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? _____

APPROVED: _____

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Maine Eye & Ear Infirmary

Signature of owner by: Munson I. Strout

INSPECTION COPY