

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

Location of Construction: 185 Lancaster St		Owner: Bow Realty		Phone:		Permit No: 971205
Owner Address:		Lessee/Buyer's Name:		Phone:		
Contractor Name: Arrow Realty		Address: 198 Lancaster St Portland, ME 04101-2446		Phone: 772-6032		Permit Issued: Zone: 025-F-001 CBL:
Past Use: Office		Proposed Use: Same		COST OF WORK: \$ 49,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		
Proposed Project Description: Upgrade Elevator - Rebuild				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: 11/4/97 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: Mary Gresik		Date Applied For: 30 October 1997				

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

CERTIFICATION

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

[Signature] **30 October 1997**
 SIGNATURE OF APPLICANT **Jim Thibodeau** ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT 2

PERMIT ISSUED WITH REQUIREMENT

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Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Arrow Realty		Address: 198 Lancaster St Portland, ME		Phone: 04101-2446 772-6032		Permit Issued: NOV - 6 1997	
Past Use: Office		Proposed Use: Same		COST OF WORK: \$ 49,000.00		PERMIT FEE: \$ 265.00	
Proposed Project Description: Upgrade Elevator - Rebuild		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 13 Type: 305 BOCA 96		Signature: [Signature]	
		Signature: [Signature]		Signature: [Signature]		Date: [Date]	
Permit Taken By: Mary Gresik		Date Applied For: 30 October 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: [Signature] 11/4/97	

PERMIT ISSUED
NOV - 6 1997
CITY OF PORTLAND

Zone: CBL: 025-F-001
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

SIGNATURE OF APPLICANT: Jim Thibodeau ADDRESS: _____ DATE: 30 October 1997 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

Action:
 Approved
 Approved with Conditions
 Denied
Date: 11/3/97
[Signature]

CEO DISTRICT 2
A [Signature]



Mc KENNEY COUNSELING SERVICES

GARY W. Mc KENNEY

Licensed Alcohol & Drug Counselor

142 High Street, Suite 310

Portland, Maine 04101

(207) 772-3889



May 22, 1998

Ms. Marge Schmuckal,
Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

25-F-1 33-F-1

received
5/26/98

RE: Request for zoning compliance information letter.

B-5 Zone

Dear Ms. Schmuckal:

Please check your records and send me a letter verifying that it would not be a violation of any zoning ordinance to operate at 175 Lancaster Street, Suite 214-F, Portland, Maine 04101, a substance abuse counseling service offering outpatient individual and group counseling and client education, for a fee, to persons who require such services.

The reason for this request is because many of my clients are referred to me from the Division of Driver Education Evaluation Programs (DEEP) a division of the State of Maine Department of Mental Health, Mental Retardation and Substance Abuse, 159 State House Station, Augusta, Maine 04333-0159, Telephone: (207) 257-6400. The DEEP Office requires that I provide them with a letter from the City of Portland stating that no zoning laws, regulations and/or ordinances will be violated by my moving my office from its present location on High Street to Lancaster Street and providing outpatient substance abuse counseling services at this new location.

If it will be of any help to you, this area is also known as the Government Complex, managed by the Boulos Property Management Corp., One Canal Plaza, 5th Floor, Portland, Maine 04101. The City of Portland, The State of Maine, and many private organizations have offices in this complex.

As I am planning to move into this new office in the near future, I would greatly appreciate your prompt attention to this request. Thank you in advance for your help. If you need additional information, please telephone me at either my office phone (207) 772-3889, or at my home phone (207) 772-2706

Sincerely

Gary W. McKenney
GARY W. Mc KENNEY
Licensed Alcohol & Drug Counselor

Professional Counseling Office

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Gary W. McKenney
c/o McKenney Counseling Services
142 High Street, Suite 310
Portland, ME Maine 04101

May 28, 1998

RE: 175 Lancaster Street, Suite 214-F: 25-F-1, 33-F-1: B-5 Zone

Dear Mr. McKenney,

I am in receipt of your letter dated May 22, 1998. 175 Lancaster Street is located in a B-5 Business Zone which allows professional counseling offices such as yours. This is an allowable use and in compliance with the local Zoning Ordinance.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc:  file

025-F-001

BUILDING PERMIT REPORT


DATE: 11/5/97 ADDRESS: 198 Lancaster St.
REASON FOR PERMIT: Elevator
BUILDING OWNER: Brown Realty
CONTRACTOR: Arrow Realty
PERMIT APPLICANT: Jim Thibault APPROVAL: *1,*8,*11,*10,*17,*18,*19,*20 DENIED
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Balusters shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 36".)
9. Headroom in habitable space is a minimum of 7'6"
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms

• In each story within a dwelling unit, including basements
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
- 22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. _____
- 31. _____
- 32. _____
- 33. _____
- 34. _____


P. Samuel Hoffses, Code Enfor.
cc: Lt. McDougall, PFD
Marge Schmuckal