

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

<u>City of Portland</u>		<u>22 July 1994</u>
<u>Applicant</u> <u>389 Congress St</u>	<u>389 Congress St</u>	<u>Date</u>
<u>Mailing Address</u> <u>Public Building/City Hall/Auditorium</u>	<u>Address of Proposed Site</u> <u>027-C-012</u>	
<u>Proposed Use of Site</u> <u>12,478 sq ft</u>	<u>Site Identifier(s) from Assessors Maps</u>	
<u>Acreage of Site</u> / <u>Ground Floor Coverage</u>	<u>Zoning of Proposed Site</u>	
<u>Site Location Review (DEP) Required:</u> () Yes () No	<u>Proposed Number of Floors</u> <u>3</u>	
<u>Board of Appeals Action Required:</u> () Yes () No	<u>Total Floor Area</u> <u>2,370 sq ft (addition)</u>	
<u>Planning Board Action Required:</u> () Yes () No		
<u>Other Comments:</u>		
<u>Date Dept. Review Due:</u>		

PLANNING DEPARTMENT REVIEW

(Date Received)

- ☐ Major Development — Requires Planning Board Approval: Review Initiated
- ☒ Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

It is my understanding that no performance guarantee is required for this City project. DGA

(Attach Separate Sheet if Necessary)

Deborah G. Andrews 8/2/94
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

City of Portland

22 July 1994

Date

Applicant

389 Congress St

389 Congress St

Mailing Address

Public Building/City Hall/Auditorium

Address of Proposed Site

027-C-012

Proposed Use of Site

12,498 sq ft

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 3

Board of Appeals Action Required: () Yes () No

Total Floor Area 8,370 sq ft (addition)

Planning Board Action Required: () Yes () No

Other Comments:

Date Dept. Review Due:

FIRE DEPARTMENT REVIEW

7/26/94

(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMENSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	X	X	X	X	X		X		
APPROVED CONDITIONALLY						X			CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS:

I could not find the siamense connection on plans

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 2, 1994

Winton Scott
Winton Scott Architects
5 Milk Street
Portland, ME 04101

Re: City Hall Auditorium - Site Plan Review

Dear Mr. Scott:

On August 2, 1994 the Portland Planning Authority granted minor site plan approval for the City Hall Auditorium renovation project.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provision for all site plan approvals:

- * The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

If there are any questions, please contact the Planning Staff.

Sincerely,

A handwritten signature in cursive script, reading "Joseph E. Gray, Jr.", written over the typed name and title.

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
✓ P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
John Rague, Principal Engineer
Development Review Coordinator
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Approval Letter File
Anita Lachance, Assistant City Manager

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

Location of Construction: 389 Congress St		Owner: City of Portland		Phone:	
Owner Address:		Lease/Buyer's Name:		Phone:	
Contractor Name:		Address:		Phone:	
Past Use: City Hall/Public Building		Proposed Use: Same w/renovations		COST OF WORK: \$ PERMIT FEE: \$	
Proposed Project Description: Construct Addition 8,370 sq ft Major Demolition		FIRE DEPT. ☐ Approved ☐ Denied		INSPECTION: Use Group: Type:	
		Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Signature:	
		Action: Approved with Conditions: ☐ Denied ☐		Date:	
1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.				Zone: CBL: 027-C-012	
2. Building permits do not include plumbing, septic or electrical work.				Zoning Approval:	
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.				Special Zone or Reviews: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan major/minor ☐ mm ☐	
				Zoning Appeal: ☐ Variance ☐ Miscellaneous ☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denied	
				Historic Preservation ☐ Not in District or Landmark ☐ Does Not Require Review ☐ Requires Review	
				Action: ☐ Approved ☐ Approved with Conditions ☐ Denied	
				Date:	
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 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: 		DATE: 22 July 1994 - Site Plan App.		PHONE:	
ADDRESS: Winton Scott Arch.					
RESPONSIBLE PERSON IN CHARGE OF WORK TITLE		PHONE:			
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector				CEO DISTRICT ☐	

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

Location of Construction: 389 Congress St		Owner: City of Portland		Phone:	Permit No: 970576
Owner Address:		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Ernst Head 12895		Address:		Phone:	
Past Use: Food Stand		Proposed Use: Same		COST OF WORK: \$	PERMIT FEE: \$
				FIRE DEPT. ☒ Approved ☐ Denied	INSPECTION: Use Group: Type:
Proposed Project Description: Renovations		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: ☐ Approved ☐ Approved with Conditions ☐ Denied			
Permit Taken By: Nary Cresik		Date Applied For: 04 June 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.

**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 *[Signature]* ADDRESS: DATE: **04 June 1997** PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED
Permit Issued:
JUN 10 1997
CITY OF PORTLAND

Zone: **CBL**
Zoning Approval: *[Signature]*
Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan map minor Dmm ☐

Zoning Appeal

- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

Historic Preservation

- ☒ Not in District or Landmark
- ☐ Does Not Require Review
- ☐ Requires Review

Action:

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Date: **1/1/97**

CEO DISTRICT **5**

[Signature]

Blank lined paper with horizontal ruling lines.

Date _____

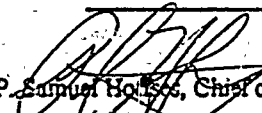
BUILDING PERMIT REPORT

DATE: 6/10/97 ADDRESS: 3851 Canyon Dr SE
REASON FOR PERMIT: renovations
BUILDING OWNER: Carl - sub Part 1.8
CONTRACTOR: _____
PERMIT APPLICANT: Ernest m. d APPROVAL: *1/*6/*12/*23/*28 DENIED

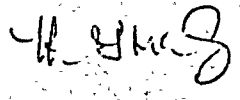
CONDITION(S) OF APPROVAL

- *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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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) U.L. 103.
7. Guardrail & 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, E-1, 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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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 basementsIn 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)

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
21. 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".
22. 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.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. ALL Food Service equipment shall be installed as per state & local requirements.
27. _____
28. _____

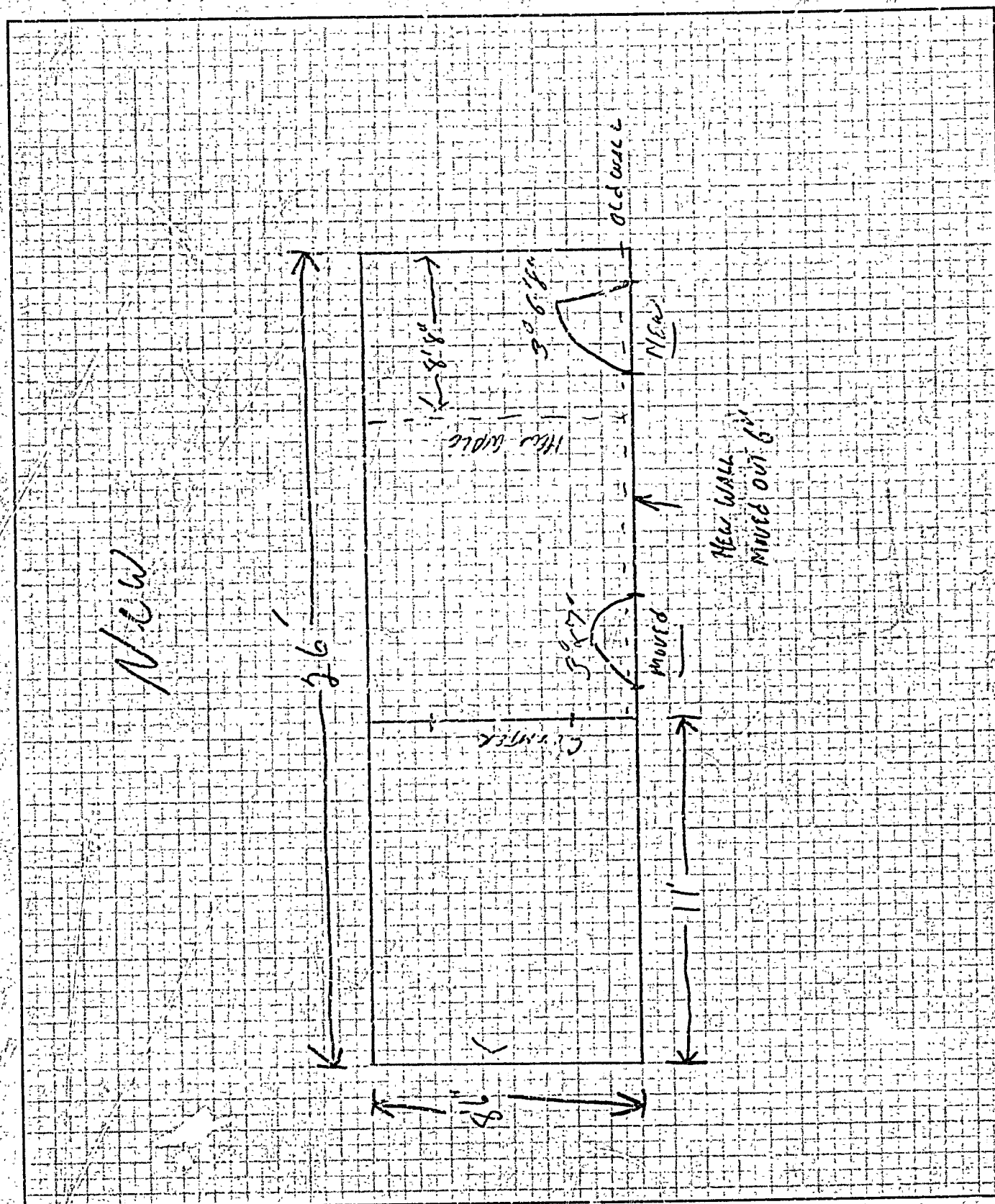

 P. Samuel Hesse, Chief of Code Enforcement

cc: Lt. McDougall, PFD
 Marge Schmuckal



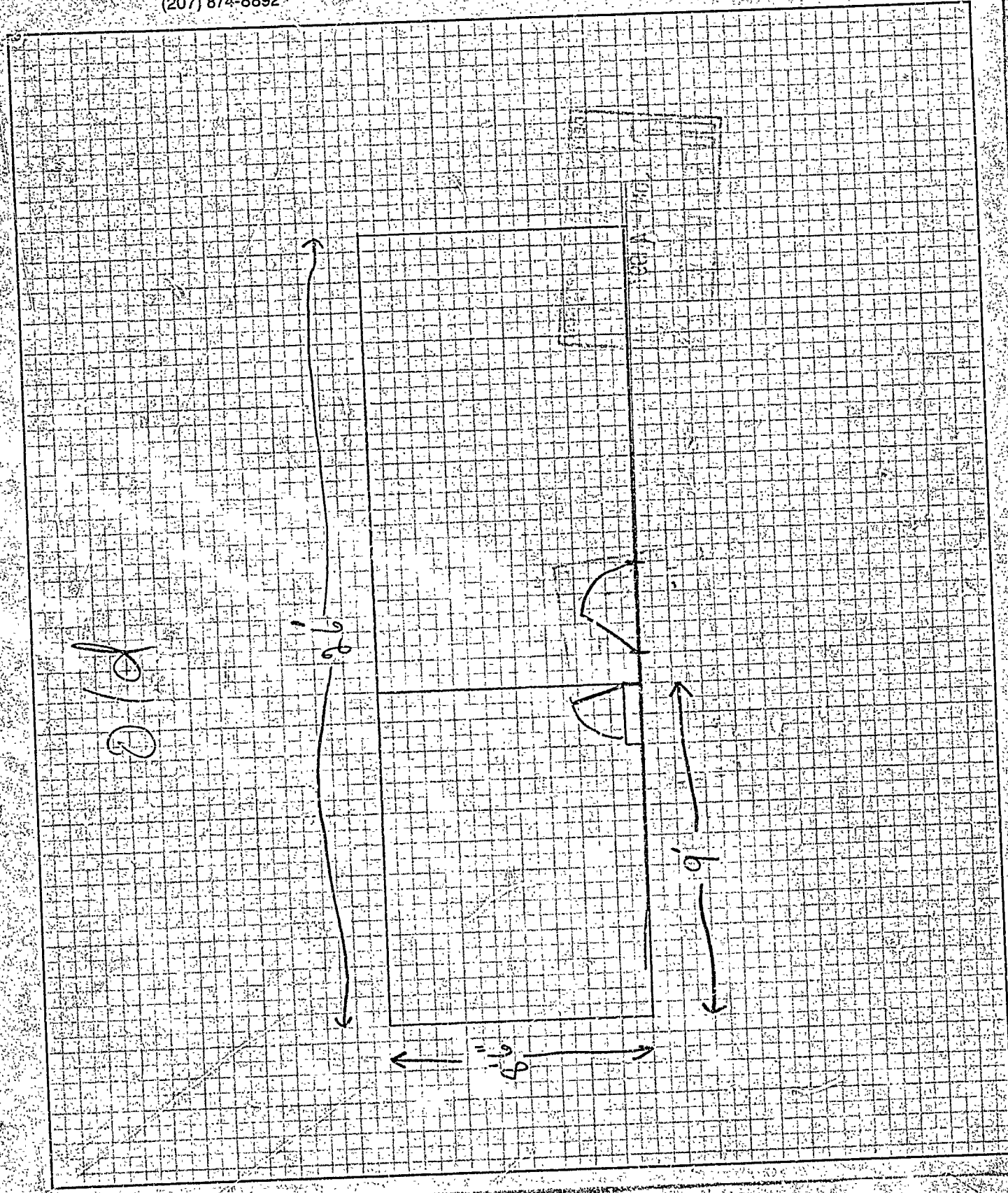
CITY OF PORTLAND, MAINE
Executive Department
Public Buildings Division
65 Hanover Street, Portland, Maine 04101
(207) 874-8892

JOB CITY HALL CONCESSION STAND
CALCULATED BY _____ DATE _____
SCALE _____



CITY OF PORTLAND, MAINE
Executive Department
Public Buildings Division
65 Hanover Street, Portland, Maine 04101
(207) 874-8892

JOB CITY HALL - CONCESSION STAND
CALCULATED BY _____ DATE 6/2/97
SCALE _____



13. All piping shall be protected from possible mechanical damage and vandalism.
14. A 4" storz fire department connection is required.
15. Any new sprinkler construction over six sprinkler heads needs to have State Fire Marshal approval.
16. Any renovations of sprinkler systems over 20 sprinkler heads needs to have State Fire Marshal approval.
17. A sprinkler performance test shall be submitted to the Portland Fire Department after completion of sprinkler work.
18. State Fire Marshal approval is required for this project.

19. A Fire Rigger shall be hired for this event.

Lt. G. McDougall
Fire Prevention Officer
City of Portland

207-791-6980 PN. MARKETING

Facilities-Prtd Page 2 of 2

Monday, March 27, 1995 11:03:02 AM To: Martha at Greater Portland Landmarks

803 P01 MAR 27 '95 10:39

[illegible]

923773

Permit # 923773 City of Portland BUILDING PERMIT APPLICATION Fee 80 Zone Map # Lot #
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: City/Portland Phone #
Address: 389 Congress St. Portland, ME 04101
LOCATION OF CONSTRUCTION: 1923 Congress St.
Contractor: Shaw Bros Const Sub: 839-2552
Address: 511 Main St. Gorham, ME Phone # 04038
Est. Construction Cost: 12,300 Proposed Use: vacant lot
Past Use: XXXX m-fam dwlg
of Existing Res. Units # of New Res. Units
Building Dimensions: L W Total Sq. Ft.
Stories: # Bedrooms Lot Size:
Is Proposed Use: Seasonal Condominium Conversion
Explain Conversion: demolish multi-fam dwelling

Foundation: appx 24'x40'
1. Type of Soil:
2. Set Backs: Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other:
Floor:
1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size:
5. Bridging Type: Size: Spacing 16" O.C.
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:
1. Studding Size: Spacing
2. No. windows:
3. No. Doors:
4. Header Sizes: Span(s)
5. Bracing: Yes No
6. Corner Posts Size:
7. Insulation Type: Size:
8. Sheathing Type: Size:
9. Siding Type: Weather Exposure
10. Masonry Materials:
11. Metal Materials:

Interior Walls:
1. Studding Size: Spacing
2. Header Sizes: Span(s)
3. Wall Covering Type:
4. Fire Wall if required:
5. Other Materials:

White - Tax Assessor

For Official Use Only	
Date: <u>6/10/92</u>	Subdivision: <u>BN 12 1592</u>
Inside Fire Limits: <u></u>	Name: <u></u>
Bldg Code: <u></u>	Lot: <u></u>
Time Limit: <u></u>	Ownership: <u>CITY OF PORTLAND</u>
Estimated Cost: <u>12,300</u>	

Zoning:
Street Frontage Provided:
Provided Setbacks: Front Back Side Side
Review Required:
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shoreland Zoning: Yes No Floodplain: Yes No
Special Exception
Other (Explain): WDA - 6-12-92

Ceiling:
1. Ceiling Joists Size:
2. Ceiling Strapping Size: Spacing
3. Type Ceilings:
4. Insulation Type: Size:
5. Ceiling Height:
Roof:
1. Truss or Rafter Size: Span
2. Sheathing Type: Size:
3. Roof Covering Type:
Chimneys:
Type: Number of Fire Places: Date:
Heating:
Type of Heat:
Electrical:
Service Entrance Size: Smoke Detector Required: Yes No
Plumbing:
1. Approval of soil test if required: Yes No
2. No. of Tubs or Showers:
3. No. of Flushes:
4. No. of Lavatories:
5. No. of Other Fixtures:
Swimming Pools:
1. Type:
2. Pool Size: x Square Footage:
3. Must conform to National Electrical Code and State Law.

Permit Received By: Louise E. ChaseSignature of Applicant: Donald M. Smith Date: 6/10/92CEO's District:

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

HISTORIC PRESERVATION

Not in Historic Landmark

Does not require review

Requires Review

Approved

Approved with Conditions

Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date: Signature: Date:

PLOT PLAN

N
▲

Done w/out Insp.

FEES (Breakdown From Front)

Base Fee \$ 80
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS

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

Donald W. Smith
 SIGNATURE OF APPLICANT

ADDRESS _____

839-2552
 PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____

PHONE NO. _____

STREET EXCAVATION AND
SEWER CONNECTION PERMIT

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS

PERMIT NO.

P 3151

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

DATE: June 10, 1992

PERMISSION IS HEREBY GIVEN TO SHAW BROTHERS CONST

NAME

ADDRESS

TO OPEN 192A CONGRESS STREET

STREET/AVENUE

FOR THE PURPOSE OF OPEN STREET TO SEAL SEWER AT MAIN SAID WORK SHALL BE PROPERLY

DONE ACCORDING TO The Excavation Ordinance, Chapter 712 of the Municipal Code, "EXCAVATIONS IN PUBLIC PLACES," and abide by all provisions of Chapter 308, Plumbing Code and Chapter 309, Sewer Use Ordinance, of the Municipal Code of the City of Portland, Maine.

THE WORK IS BEING DONE BY BROTHERS CONST

P.O. BOX 69

GORHAM

CONTRACTOR:

NAME

ADDRESS

PLUMBER:

NAME

ADDRESS

THE PROPERTY OWNER IS

NAME

ADDRESS

STREET EXCAVATION PERMIT

\$20.00

SEWER CONNECTION PERMIT

\$25.00

COMBINATION PERMIT

\$45.00

XXXXXXXXXXXX

PERMIT FEE: \$20.00

George A. Flaherty
GEORGE A. FLAHERTY,
Director of Public Works

This permit does not create in the applicant any permission for him to enter or use the land of another property owner, either temporarily or permanently, for the purpose of connection with the City sewer line. Questions concerning such permission should be referred to Applicant's attorney.

KIND OF PAVEMENTS:

STREETS

SIDEWALKS

STREET MEASURED:

SQ. YDS. @ \$

\$

SQ. YDS. @ \$

\$

SIDEWALK MEASURED:

SQ. YDS. @ \$

\$

SQ. YDS. @ \$

\$

OTHER CHARGES:

\$

TOTAL AMOUNT TO BE PAID \$

*CHARGE INCLUDES INSPECTION AND CONNECTION FEE
045610

PERMITTEE'S COPY

RECEIVED

JUN 10 1992

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

CITY OF PORTLAND, MAINE
DIVISION OF INSPECTION SERVICES

DEMOLITION CALL LIST

Shaw Brothers Construction hereby requests permission to demolish
House & Barn at 1928 Congress St beginning on the following date: 6/10/92
for the following work as described: Demolition of House & Barn

UTILITY APPROVAL

CITY OF PORTLAND

8:30 CENTRAL MAINE POWER COMPANY
Meter Department
772-7411, ext. 4234
Date & Name: 6/9/92

DEPARTMENT OF PARKS/PUBLIC WORKS 8:30
Sewer Division
874-8300 Ext. 8871
Date & Name: 6/9/92

8:30 NEW ENGLAND TELEPHONE COMPANY
Dig Safe Center
1-800-225-4977
Date & Name: 6-10-92

DEPARTMENT OF PARKS/PUBLIC WORKS
Traffic Division
874-8300 Ext. 8891
Date & Name: Michelle Sweeney 6/9/92

8:30 NORTHERN UTILITIES
Distribution Department
797-8002
Date & Name: John

DEPARTMENT OF PARKS/PUBLIC WORKS
Forestry Division
874-8300 Ext. 8820
Date & Name: Jeff Turling 6/9/92

8:30 PORTLAND WATER DISTRICT
John Libby
774-5961
Date & Name: John Libby 6/10/92

DEPARTMENT OF PLANNING/URBAN DEVELOPMENT
Inspection Services Division
(rodent/vermin/asbestos)
Date & Name: Louise Chase 6/9/92

8:30 PUBLIC CABLE CO. (T.V.)
George Grisby
775-2381
Date & Name: Amber

FIRE DEPARTMENT
Dispatcher for Communications
874-8300 Ext. 8576
Date & Name: Ben 2/12/92 6/9/92

8:30 Historic Preservation Comm.
Gary Hamilton
874-8300 Ext. 8869
Date & Name: 6/9/92

DEPARTMENT OF PARKS/PUBLIC WORKS
Carol Poliskey (Sealed Drain Permit)
874-8300 Ext. 8922
Date & Name: Carol Poliskey

ASBESTOS NOTIFICATION:

U.S. EPA Region 1
Demo/Rem. Clerk (APC-2311)
JFK Federal Building
Boston, MA 02203
Tel: (617) 567-3219

Maine Department of Environmental
Protection
Bureau of Air Quality Control
State House Station
Attn: Catharine Clayton-Richardson
Augusta, ME 04333

I have contacted all of the above utility companies and/or necessary City
departments.

Date: 6/9/92

Signed: James W. Brown
Shaw Brothers Construction

w/ PROOF OF BUILDING

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

39 Congress Street, 04101, Tel: (207) 874-8703 F 874-8716

Location of Construction: Portland City Hall Auditorium	Owner: City of Portland	Phone: 874-8703	Permit No: 960029
Owner Address: 389 Congress Street, Portland, ME 04101	Lease/Buyer's Name: H/A	Phone: N/A	Business Name: N/A
Contractor Name: Granger Northern, Inc.	Address: 51 Baxter Boulevard, Portland, ME 04101	Phone: 774-3500	

Past Use: Public auditorium	Proposed Use: Public auditorium	COST OF WORK: \$ 6,143,000.00	PERMIT FEE: \$ waived
		FIRE DEPT. ☒ Approved ☐ Denied	INSPECTION: Use Group A-1 Type 2A

Proposed Project Description: Renovations and alterations of an existing auditorium	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
---	----------------------------------	----------------------------------

Permit Taken By: Hall	Date Applied For: 28 Feb 1996
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- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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.

CITY of Portland

960029

PERMIT ISSUED WITH LETTER

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 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 (for Granger Northern, Inc.)
Michael J. Aricko, Construction Manager

ADDRESS: **51 Baxter Boulevard, Portland, ME 04101** PHONE: **774-3500** DATE: **01/17/96**

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE
White-Permit Desk Green-Assessor's Canary-D.P.W. Pirik-Public File Ivory Card-Inspector

PERMIT ISSUED
JAN 23 1996
CITY OF PORTLAND

Zone: **CBL**
27-C-12

Zoning Approval:
☒ Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan: ☐ major ☐ minor ☐ mm

Zoning Appeal:
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation:
☐ Not in District of Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Approved
☐ Approved with Conditions
☐ Denied

Date: **1/17/96**

CEO DISTRICT

[Signature]

COMMENTS

19/JAN/96 This permit was first reviewed on 26/MAR/95 and again on 19/JAN/96
 Path reviews was done under The BOCA NATIONAL Building Code/1993 Chapter *34
 EXISTING STRUCTURE -

9/FEB/96 Work over the past two weeks is demo - and Temp. wall construction
 9/FEB/96 4830 met with Ms. DeChangé, Tinsman may. and engineer of project -
 we talk about special inspections - my inspections and roles of ALL members of Team

13/FEB/96 4815 Check in at Tishman office for walk through office open. nobody in
 office - I walk ALL areas of activity - 3rd Floor Temp walls being placed, 2nd Floor same
 First Floor same - Basement City Hall same - Check Auditorium, seats 90% removed
 gear behind stage. Partitions and Finish Floors removed - Check back at Tishman
 Office talked to Secretary - (Lorraine) - Tom & John on site -

20/FEB/96 - Check in at main office - walked construction - Demo going as per plans
 D-1 basement level - Demo notes - D-2 orchestra level - D-3 1st balcony - D-4 2nd balcony -
 D-5 2nd balcony upper - D-6 Attic - Asbestos still being removed - Had question
 on mechanical RM - opening at D-2 (99) Lintel - Talked to Tom of Tishman he is going to
 look into this - Stair #1 enclosed with gypsum - steel doors - D2 - 37 note about complete
 (1968 addition - demo Lab) (D-2 Demo notes - done 1-3-4-5 thru 58 in ALL stages of removal - D-3 Asbestos
 being removed balcony) ALL work in Demo note started or finished - D-4 ALL work in Demo notes started or finished
 D-5 (See files in Attic for complete info on project)

Type	Inspection Record	Date
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Portland City Hall Auditorium

Issued to City of Portland

Date of Issue 28 Feb 97

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. 960029 — 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

City Hall Auditorium

APPROVED OCCUPANCY

Use Group (A-1) Theatrical

Limiting Conditions

This certificate supersedes
certificate issued

Approved:

26 Feb 97

(Date)

Theresa P. S.

Inspector

W. H. M.

Inspector 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.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 22, 1996

Granger Northern, Incorporated
51 Baxter Boulevard
Portland, Maine 04101

RE: 389 Congress Street
Portland City Hall Auditorium

Dear Sir,

Your application to make alterations to City Hall Auditorium has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

This project is categorized in Use Group A-1, Classification 2A using the BOCA 1993 building code standards.

Building and Fire Code Requirements

1. This building permit application was reviewed under Chapter 34 of the 1993 BOCA National Building Code (Existing Structures).
2. Additions/alterations to existing structures shall conform to the requirements for a new structure without requiring existing structure to comply with requirements of this code regarding new construction and shall not result in an increase in hazard to the occupants. Any existing structures or additions shall comply with the height and area requirements of Section 503.0. Any existing fire area increased by the addition shall comply with Chapter 9. Any alterations made to the existing structure shall comply with the requirements of Chapters 1 and 34 of the City's Building Code (The BOCA National Building Code/1993, Section 3404.1)
3. Specific occupancy areas which are incidental to the main use group shall be separated and protected in accordance with Table 302.1.1 and shall be classified in accordance with Table 302.1.1 with the main use groups of the portion of the building in which the specific occupancy is located.
4. Any alterations to the stage must be done to comply with Section 412.0 of the building code.

5. New fire walls shall be constructed in accordance with Section 707.0.
6. All penetrations into and openings through an exit enclosure assembly are prohibited except as stated in Section 1014.11.2.
7. Open shafts shall meet the requirements of Table 602., Section 709.0.
8. All structural elements must meet the fire resistant requirements of Chapter 7, Sections 713.0, 715.0, 716.0, 717.0, 718.0 and 719.0.
9. Firestopping and draftstopping shall be done in compliance with Section 720.0.
10. The fire suppression system shall be approved by the local and State Fire Marshall's Office.
 - a. A fire alarm acceptance report shall be submitted to the Portland Fire Department.
 - b. A certification of sprinkler performance test shall be submitted to the Portland Fire Department.
 - c. A 4" storz sprinkler connection is required.
11. Portable fire extinguishers shall be installed in locations in accordance with NFPA 10.
12. Guard and handrails shall be installed and maintained as per Section 1021. and 1022. of the building code.
13. Area of refuge shall comply with Section 1007.5.
14. The proposed new addition shall meet the requirements of Chapter 16 of the building code. Documents on structural loads, snow, wind, earthquake, live and dead loads must be submitted to this office on each of these categories.
15. The permit applicant shall provide special inspections as outlined in Section 1705. of the building code.
16. All soil tests shall be done in accordance with Section 1803. All reports of foundation investigations, soil testing and loadbearing value of soil shall be submitted to this office.
17. The design and construction of reinforced concrete components that resist seismic forces shall conform to the requirements of Section 1903. and ACI 318 except as modified by Section 1903.1.1.
18. The provisions of Chapter 21 govern the material, design, construction and quality of masonry.

19. All steel shall conform to the requirements of Chapter 22.

20. All assembly aisles and aisle accessways shall comply and be installed as per the requirements of Section 1012.0 of the building code.

21. The air distribution system shall meet and be installed as per Chapter 3 of the City's Mechanical Code (The BOCA National Mechanical Code/1993).

22. All mechanical equipment shall meet the requirements of the City's Mechanical Code, Chapter 4.

23. Ventilation air shall meet the requirements of Chapter 16 of the City's Mechanical Code.

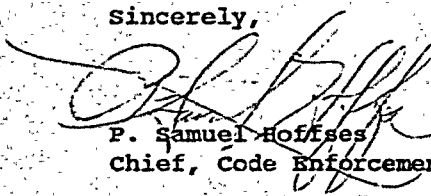
24. Any changes from the approved plans must first have the approval of the design professional, the owner and this office.

25. The name, address and telephone numbers of all sub-contractors must be submitted to this office.

Please note that any plumbing permits must be applied for in this office and a fee paid. This is a state permit and is not under local jurisdiction.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief, Code Enforcement Division

cc: Anita R. Lachance, Asst. City Clerk
Joseph E. Gray, Dir, PUD
Chief J. Thomas, PFD
Lt. McDougall, PFD
M. Schmuckal, Asst. Chief, Code Enf Div
G. Hamilton, Hist. Pres.

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

Location of Construction: 389 Congress St		Owner: City of Portland		Phone:	Permit No: 960321
Owner Address:		Leasee/Buyer's Name:		Phone:	Business Name:
Contractor Name: George Brskira - Sub L.W. Grubb Excavating & Demolition		Address: 96 Ledgewood Dr Falmouth, ME 04105		Phone: 797-0930	
Past Use: Municipal Bldg	Proposed Use: Same		COST OF WORK: \$	PERMIT FEE: \$ 10.00	
			FIRE DEPT. ☒ Approved ☐ Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Remove underground tank			Signature: <i>[Signature]</i>		Signature:
			PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		
			Action: ☐ Approved ☐ Approved with Conditions ☐ Denied		
Permit Taken By: Mary Gresik			Date Applied For: 29 April 1996		

PERMIT ISSUED
APR 30 1996
CITY OF PORTLAND

Zone: CBL:

Zoning Approval:

Special Zone or Reviews:

☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan ☐ major ☐ minor ☐ mm ☐

Zoning Appeal

☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation

☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

1. This permit application doesn't 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 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: *[Signature]* **Alfred Grubb** ADDRESS: DATE: **29 April 1996** PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Action:

☐ Approved
☐ Approved with Conditions
☐ Denied

Date:

CEO DISTRICT *[Signature]*

COMMENTS

OK all

Inspection Record		Date
Type		
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		

BUILDING PERMIT REPORT

Date: 4/29/54
Address: 389 Congress St
Type of Permit: remove tank
Owner: City of Portland
Contractor: George Englin
Applicant: Alfred Gubb
Approved: ✓ Denied: _____

Conditions:

1. All underground tank removal(s) and/or installation(s) shall be done in accordance with Department of Environmental Protection Regulations (Chapter 691).
2. No cutting of tanks on site. Cutting of tanks to be done at an approved tank disposal site.
3. Fire Dispatcher must be notified 48 hours in advance of removal and/or transporation of tanks.

Maine Department of Environmental Protection
Bureau of Hazardous Materials & Solid Waste Control
State House Station #17
Augusta, Maine 04333-0017
Attention: Tank Removal Notice
Telephone: (207) 287-2651

7/93

**NOTICE OF INTENT
TO ABANDON (REMOVE) AN
UNDERGROUND OIL STORAGE FACILITY**

**THIS FORM MUST BE FILED WITH THE D.E.P. AND YOUR LOCAL FIRE
DEPARTMENT AT LEAST 30 DAYS PRIOR TO THE SCHEDULED REMOVAL.**

PLEASE TYPE OR PRINT IN INK:

Name of Facility Owner: City of Portland
Mailing Address: 315 Congress St Telephone #: _____
City: Portland State: Maine Zip Code: 04101
Contact Person (name, address & telephone #): _____

Name of Facility: Portland City Hall Registration #: _____
Facility Location (town & street): 315 Congress St Portland

1. Identify the tanks at this location which are going to be removed:

Tank #	Tank Age	Tank Size (gallons)	Type of Product Stored
1	7	30 gal	Gasoline
2			
3			
4			

2. Directions to this facility (be specific):

3. Is or was the tank(s) used to store Class I liquids (e.g. gasoline, jet fuel)? Yes No
**IF YES, REMOVAL OF THE TANK(S) MUST BE DONE UNDER THE
DIRECTION OF A CERTIFIED TANK INSTALLER.**

Tank Installer's Name: George Erskine Jr Certification Number: 178 Signature: _____

4. Environmental site assessments are required for all tanks except those used for storing heating oil, not for resale, or for farm or residential motor fuel tanks under 1,100 gallons where the product is used on site. Site Assessor's Name and Address (if applicable):

5. Name and telephone number of contractor who will do the tank removal:

Louis Groves 747-6930

6. Expected date of removal (month/day/year): 04/29/96

I hereby provide Notice that I intend to properly abandon the underground oil storage facility as described above.

Date: 04/29/96 Signature: Walter Hall

Printed Name and Title: Walter L. Hall Supervisor

Mail original and yellow copy to DEP; pink copy to fire department; retain gold copy.
RETURN POSTCARD AFTER TANK(S) HAS BEEN REMOVED

**WAIVER FROM THE REQUIREMENT THAT A NOTICE OF ABANDONMENT BY REMOVAL
OF AN UNDERGROUND OIL TANK BE FILED THIRTY DAYS PRIOR TO REMOVAL**

Due to Exception circumstances the Department of Environmental Protection grants a waiver to the thirty day filing period for abandonment by removal of the listed underground tanks, provided that the owner or operator meets the following conditions:

1. A written notice of removal is filed with the Department and the local fire department within one day of receiving this waiver.
2. The Department is kept advised of removal plans and schedule so that a department representative can observe the removal of the tank(s) and the excavation from which the tank(s) was/were removed.

Tank(s) owned by:

Name City of Portland Phone # _____

Mailing Address 318 Congress St Town Portland

Located at:

Name City Hall Phone # _____

Address 318 Congress St Town Portland

Reason for Waiver: Discovered during Construction
out of service

List tank(s) below:

Registration #	Size	Location on Site (Describe or Diagram)
To be Reg.	30 gal.	Cumberland Ave Parking Lot Tank City Hall

Planned Date of Removal: 4/29/96

This waiver is granted on (date) 4/29/96 by

Stephen Breziuski, a copy of which is presented to
Alfred Grubb - L.W. Grubb Excavation
(Name of individual receiving the copy) 797-0930

White - Enforcement Copy

Canary - Investigator's Copy

Pink - Tank Owner's Copy

97WAVEP

ELECTRICAL PERMIT **City of Portland, Me.**



To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations
in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
National Electrical code and the following specification:

Date 2/14/96

Permit # 4826

LOCATION: 389 Congress St- Auditorium

OWNER city of Portland ADDRESS _____

							TOTAL EACH FEE	
OUTLETS	37							
	24	Receptacles	200	Switches			574	.20
FIXTURES		(number of)						
	5	incandescent	1500	fluorescent			1506	.20
		fluorescent strip						.20
SERVICES								
		Overhead			TTL AMPS TO	800		15.00
	x	Underground				800	3000	15.00
TEMPORARY SERV.								
		Overhead			AMPS OVER	800		25.00
		Underground				800		25.00
METERS	1	(number of)					1	1.00
MOTORS	45	(number of)					45	2.00
RESID/COM	4	Electric units					4	1.00
HEATING		oil/gas units						5.00
APPLIANCES		Ranges		Cook Tops	Wall Ovens			2.00
		Water heaters		Fans	Dryers			2.00
Disposals		Dishwasher		Compactors	Others (denote)			2.00
MISC. (number of)		Air Cond/win						3.00
		Air Cond/cent						10.00
		Signs						5.00
		Pools						10.00
		Alarms/res						5.00
	2	Alarms/com					2	15.00
		Heavy Duty						2.00
		Outlets						
		Circ. g/Carnv						25.00
		Alterations						5.00
		Fire Repairs						15.00
		E Lights						1.00
	1	E Generators					1	20.00
	22	Panels					22	4.00
TRANSFER	2	0-25 Kva					2	5.00
		25-200 Kva						8.00
		Over 200 Kva						10.00
TOTAL AMOUNT DUE								674.60
MINIMUM FEE							25.00	

INSPECTION: Will be ready _____ or will call X waived-
per City
Mgr's office

CONTRACTORS NAME L & B Elect

ADDRESS Lisbon ME

TELEPHONE 353-5521

MASTER LICENSE No. Jim Lamson #04826

LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR

James A. Lamson 2/14/96

ELECTRICAL INSTALLATIONS	
Permit Number	Location
Owner	Date of Permit
Inspector	Final Inspection
INSPECTIONS: Service _____ by _____	
Service called in _____	
Closing in _____ by _____	
PROGRESS INSPECTIONS:	

DATE	REMARKS
5/10/96	CHECKED LICENSE FOR (1 to 6)
	(All OK) / DEMO & ROUGHING IN
	GOING ON
6/4/96	ROUGH-IN WALLS & CEILING SENTRY AREA (OK)
7/1/96	BATHROOM (ROUGH-IN) CEILING AREA (OK)
8/2/96	ALL OK - GOING WELL) GOOD
11/8/96	Called in hook up
11/19/96	WORK - THROUGH / SERVICE / CONDUIT OK

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance.

National Electrical code and the following specification:

Date 23 September 1996

LOCATION: City Hall/T. treasury Dept

Permit # 7765

OWNER City of Portland

ADDRESS

							TOTAL	EACH FEE	
OUTLETS									
		Receptacles		Switches		Smoke Detector		.20	
FIXTURES		(number of)							
		incandescent		fluorescent			9	.20	1.80
		fluorescent strip						.20	
SERVICES									
		Overhead				TTL AMPSTO	800	15.00	
		Underground					800	15.00	
TEMPORARY SERV.									
		Overhead				AMPS OVER	600	25.00	
		Underground					800	25.00	
METERS		(number of)						1.00	
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units						5.00	
APPLIANCES		Ranges	Cook Tops	Wall Ovens				2.00	
		Water heaters	Fans	Dryers				2.00	
Disposals		Dishwasher	Compactors	Others (denote)				2.00	
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent						10.00	
		Signs						5.00	
		Pools						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty						2.00	
		Outlets							
		Circus/Carnv						25.00	
		Alterations					X	5.00	5.00
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
		Panels						4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
						TOTAL AMOUNT DUE			
		MINIMUM FEE/COMMERCIAL 35.00				MINIMUM FEE	25.00		-0-

INSPECTION:

Will be ready . Ready

or will call

Waived

CONTRACTORS NAME

T.A. Napolitano

ADDRESS

P.O. Box 2301 So. Ptld, ME 04106

TELEPHONE

799-0538

MASTER LICENSE No.

7765

SIGNATURE OF CONTRACTOR

LIMITED LICENSE No.

Permit Number 77605
Location City Hall / Mainway
Owner City of Portland
Date of Permit 2/23/96
Final Inspection 2/30/96
By Inspector 49208

INSPECTION: Service _____ by _____
 Service called in _____
 Closing in _____ by _____

PROGRESS INSPECTIONS:

9/30/96 (Final)

DATE: 12/21/68 REMARKS:

[illegible]