

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

Location of Construction: <b>120 Exchange Street</b>		Owner: <b>Coastal Savings Bank</b>		Phone: <b>774-5000</b>		Permit No: <b>971291</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: <b>Phil Baker/Portland Safe</b>		Address: <b>550 Congress St</b>		Phone: <b>775-3015</b>		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>DEC - 8 1997</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: <b>Office</b>		Proposed Use: <b>Office/Banking/ATM</b>		COST OF WORK: <b>\$ 130,000</b>			
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>B</b> Type: <b>1</b>	
Proposed Project Description: <b>Drive-thru, ATM, and Walk-up Banking Services</b>				Signature: <b>[Signature]</b>		Signature: <b>[Signature]</b>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <b>B-3</b> CBL: <b>032-G-001</b> 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: <b>Sherry Pinard</b>		Date Applied For: <b>November 24, 1997</b>					

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 <b>Phil Baker</b>	ADDRESS:	DATE: <b>November 24, 1997</b>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**PERMIT ISSUED**  
 Permit Issued:  
**DEC - 8 1997**  
**CITY OF PORTLAND**

Zone: **B-3** CBL: **032-G-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

**Action:**

- Approved
- Approved with Conditions
- Denied

Date: \_\_\_\_\_

CEO DISTRICT

**2**

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8711

Location of Construction: 120 Exchange Street		Owner: Coastal Savings Bank		Phone: 774-5000		Permit No: <b>971291</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Phil Buker/Portland Safe		Address: 550 Congress St		Phone: 775-3015		Permit Issued: <b>DEC - 8 1997</b>	
Past Use: Office		Proposed Use: Office/Banking/ATM		COST OF WORK: \$ 130,000		PERMIT FEE: \$ 670.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>B</b> Type: <b>3B</b> <b>BOC + 96</b>	
Proposed Project Description: Drive-thru, ATM, and Walk-up Banking Services		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zone: <b>B-3</b> CBL: 032-G-001	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i> 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: Sherry Pinard		Date Applied For: November 24, 1997		Signature:		Date:	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
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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 <i>[Signature]</i>		ADDRESS:	DATE:	PHONE:
Phil Buker			November 24, 1997	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action: *signage subject to separate review*

Action:  Approved  
 Approved with Conditions  
 Denied

Date: 12/8/97

*[Signature]*

CEO DISTRICT **2**

*A. Powell*



November 7, 1997

Mr. Philip P. Buker  
Portland Safe Consulting & Design, Inc.  
550 Congress Street  
Portland, ME 04101

Re: 120 Exchange Street - Coastal Bank Location

Dear Phil:

This letter is to advise you that Coastal Bank has the financial capacity to complete the construction project for its proposed facility at 120 Exchange Street, Portland. The estimated cost of the project is not anticipated to exceed \$200,000.00.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob", is written above the typed name.

Robert S. Blackwood, Jr.  
Senior Vice President



# PORTLAND SAFE CONSULTING & DESIGN, INC.

PHILIP P. BUKER • PRESIDENT • 550 CONGRESS STREET • PORTLAND, MAINE 04101 • Telephone 800-495-9640 • Fax 207-775-3086

NOVEMBER 7, 1997

CITY OF PORTLAND  
389 CONGRESS STREET  
PORTLAND, MAINE 04101

RE: PROPOSED APPLICATION  
COASTAL SAVINGS BANK  
36 THOMAS DRIVE  
WESTBROOK, MAINE 04092



Portland Safe Consulting & Design, Inc. proposes application for Coastal Savings Bank, 36 Thomas Drive, Westbrook, Maine to open a Drive-Up Banking Facility Plus Offices at 120 Exchange Street, Portland, Maine location.

Project To Include Following:

Installation of existing drive-up window, installation of new deal drawer, night depository unit, walk-up window.  
Relocation of existing entrance door.  
Installation of new exterior ATM, and Kiosk Building, construction of one set of stairs to second level offices inside building.  
Installation of two new sidewalks, signage for bank on three sides of drive-up facility.  
Interior renovations consists of paint, paper, new carpeting, and ceiling tiles.

Questions 1 Through 11:


- 1) Description of usage: Drive-up banking And ATM and building, offices for commercial account use.
- 2) Existing structure- see provided plans
- 3) New proposal. Two (2) new sidewalks, One (1) new entryway, with new walk up to service area.
- 4) Unknown to applicant

*120 Exchange*

- 5) No Changes To Existing Facility
- 6) No Changes To Existing Facility
- 7) Does Not Apply To Project
- 8) Does Not Apply To Project
- 9) Letter Will Be Provided By Coastal Savings Bank
- 10) Leased To Coastal Savings Bank From A&M Partners, Inc.
- 11) Does Not Apply To Project

If any further questions please direct to the attention of Philip P. Buker, Portland Safe  
207-775-3015.

Sincerely,

  
Philip P. Buker  
President

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19970098

I. D. Number

**Coastal Savings Bank**

Applicant

**36 Thomas Dr, Westbrook, ME 04092**

Applicant's Mailing Address

**Phil Buker/Portland Safe**

Consultant/Agent

**775-3015** **775-3086**

Applicant or Agent Daytime Telephone, Fax

**11/7/97**

Application Date

**Coastal Savings Bank**

Project Name/Description

**120 Exchange St**

Address of Proposed Site

**032-G-001**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- New Building     Building Addition     Change Of Use     Residential

- Office     Retail     Manufacturing     Warehouse/Distribution     Parking Lot     Other (specify) **ATM and walk-up service**

Proposed Building square Feet or # of Units    **56,874 Sq Ft**    **B-3**

Acreeage of Site    Zoning

**Check Review Required:**

- Site Plan (major/minor)     Subdivision # of lots \_\_\_\_\_     PAD Review     14-403 Streets Review
- Flood Hazard     Shoreland     Historic Preservation     DEP Local Certification
- Zoning Conditional Use (ZBA/PB)     Zoning Variance     Other \_\_\_\_\_

Fees Paid: Site Plan **\$300.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **11/7/97**

**Inspections Approval Status:**

Reviewer **Marge Schmuckal**

- Approved     **Approved w/Conditions** see attached     Denied

Approval Date **12/8/97**    Approval Expiration \_\_\_\_\_    Extension to \_\_\_\_\_     Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**     Required\*     Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	<u>11/26/97</u> date	<u>\$5,500.00</u> amount	<u>4/15/00</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	<u>11/19/97</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number \_\_\_\_\_

**Coastal Savings Bank**

Applicant \_\_\_\_\_

**36 Thomas Dr, Westbrook, ME 04092**

Applicant's Mailing Address \_\_\_\_\_

**Phil Buker/Portland Safe**

Consultant/Agent \_\_\_\_\_

**775-3015** **775-3086**

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

**11/7/97**

Application Date \_\_\_\_\_

**Coastal Savings Bank**

Project Name/Description \_\_\_\_\_

**120 Exchange St**

Address of Proposed Site \_\_\_\_\_

**032-G-001**

Assessor's Reference: Chart-Block-Lot \_\_\_\_\_

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units 56,874 Sq Ft Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

- Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review
- Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification
- Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan **\$300.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **11/7/97**

**Fire Approval Status:**

Reviewer **Lt. mc Dougall** *[Signature]*

- Approved  Approved w/Conditions see attached  Denied

Approval Date **11/12/97** Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Lt. Mc Dougall** **11/12/97**  
signature date

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_
- Building Permit Issued \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_  Conditions (See Attached)
- Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
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**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19970098

I. D. Number

**Coastal Savings Bank**

Applicant

36 Thomas Dr, Westbrook, ME 04092

Applicant's Mailing Address

Phil Buker/Portland Safe

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775-3015 775-3086

Applicant or Agent Daytime Telephone, Fax

11/7/97

Application Date

Coastal Savings Bank

Project Name/Description

120 Exchange St

Address of Proposed Site

032-G-001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify)

56,874 Sq Ft

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan<br>(major/minor)         | <input type="checkbox"/> Subdivision<br># of lots | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance          |  | <input type="checkbox"/> Other                   |

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date 11/7/97

**Planning Approval Status:**

Reviewer **Kandice Talbot**

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 11/13/97 Approval Expiration 11/13/97 Extension to

- OK to Issue Building Permit **Kandice Talbot** 11/26/97  Additional Sheets Attached  
signature date

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	11/26/97 date	\$5,500.00 amount	4/15/00 expiration date
<input type="checkbox"/> Inspection Fee Paid	11/19/97 date	\$300.00 amount	
<input type="checkbox"/> Building Permit Issued	date		
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<input type="checkbox"/> Performance Guarantee Released	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19970098

I. D. Number

**Coastal Savings Bank**

Applicant

36 Thomas Dr, Westbrook, ME 04092

Applicant's Mailing Address

Phil Buker/Portland Safe

Consultant/Agent

775-3015 775-3086

Applicant or Agent Daytime Telephone, Fax

11/7/97

Application Date

Coastal Savings Bank

Project Name/Description

120 Exchange St

Address of Proposed Site

032-G-001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_  
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Proposed Building square Feet or # of Units 56,874 Sq Ft Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 11/7/97

**DRC Approval Status:**

Reviewer Jim Wendel

Approved  Approved w/Conditions see attache  Denied

Approval Date 11/13/97 Approval Expiration 11/13/98 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jim Wendel 11/26/97  
signature date

Performance Guarantee  Required\*  Not Required

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<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
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# BUILDING PERMIT REPORT

DATE: 12/8/97 ADDRESS: 120 Exchange St  
REASON FOR PERMIT: install ATR  
BUILDING OWNER: Crystal Scurry  
CONTRACTOR: Portland S.I.C.  
PERMIT APPLICANT: Phil Baker APPROVAL: \*1, \*10, \*17, \*18, \*19, \*20, \*30 ~~PERMITTED~~  
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. (Handrails 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 38".)
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

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

19970098  
I. D. Number

Coastal Savings Bank

Applicant

36 Thomas Dr, Westbrook, ME 04092

Applicant's Mailing Address

Phil Buker/Portland Safe

Consultant/Agent

775-3015                      775-3086

Applicant or Agent Daytime Telephone, Fax

11/7/97

Application Date

Coastal Savings Bank

Project Name/Description

120 Exchange St

Address of Proposed Site

032-G-001

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. Separate permits are required for future signage.

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**Fire Conditions of Approval**



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** May 28, 1998

**SUBJECT:** Request for Certificate of Occupancy  
Coastal Savings Bank  
120 Exchange Street

*Arthur*

On May 28, 1998 a site visit was made to review the conformance of the site improvements with the approved plan dated December 16, 1997 and my previous correspondence dated March 9, 1998; my comments are:

It is my opinion that all of the conditions of site plan approval have been satisfactorily completed and a permanent Certificate of Occupancy could be issued assuming Code Enforcement has no outstanding issues.



## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** May 28, 1998

**RE:** Request for Certificate of Occupancy  
Coastal Savings Bank  
120 Exchange Street

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On May 28, 1998 a site visit was made to review the conformance of the site improvements with the approved plan dated December 16, 1997 and my previous correspondence dated March 9, 1998; my comments are:

It is my opinion that all of the conditions of the site plan approval have been satisfactorily completed and a **permanent certificate of occupancy could be issued** assuming code enforcement has no outstanding issues.

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**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** March 9, 1998

**SUBJECT:** Request for Certificate of Occupancy  
Coastal Savings Bank  
120 Exchange Street

On March 9, 1998 a site visit was made to review the conformance of the site improvements with the approved plan dated December 16, 1997; my comments are:

1. Landscaping has not been completed due to time of year. The work shall be completed by May 31, 1998.
2. Existing granite curb behind the sidewalk on Exchange Street was cut vertically to create an opening to the facility; however this end treatment of the curb is a safety hazard. The two ends of the curb should be beveled in a similar manner to a standard terminal tip down curb. This work shall be completed by May 31, 1998.

It is my opinion that a temporary Certificate of Occupancy could be issued assuming Code Enforcement has no outstanding issues.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 120 Exchange St 032-G-001

Issued to A & M Partners Date of Issue 29 May 1998

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. 971291, 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

APPROVED OCCUPANCY

Coastal Bank Portion

Bank/Drive-thru

Limiting Conditions:

This certificate supersedes  
certificate issued 12 March 1998

Approved:

5/29/98 *A. Rowe*  
-----  
(Date) Inspector

*[Signature]*  
-----  
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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 120 Exchange St 032-G-001  
Date of Issue 12 March 1998

Issued to A M H Partners

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. 971291, 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

APPROVED OCCUPANCY

Coastal Bank Portion

Bank/Drive-thru

Limiting Conditions: TEMPORARY: EXPIRES 31 MAY 98

See attached memo dated 09 March 1998 from Jim Wendal listing two (2) conditions of approval.

This certificate supersedes certificate issued

Approved:

3/13/98

(Date)

Inspector

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# BUILDING PERMIT REPORT

DATE: 12/8/97 ADDRESS: 120 Exchange St  
REASON FOR PERMIT: install ATR  
BUILDING OWNER: Crystal Savings  
CONTRACTOR: Portland S.I.C.  
PERMIT APPLICANT: Phil Baker APPROVAL: \*1, \*10, \*17, \*18, \*19, \*20, \*30 ~~PERMITTED~~  
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. (Handrails 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 38".)
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)

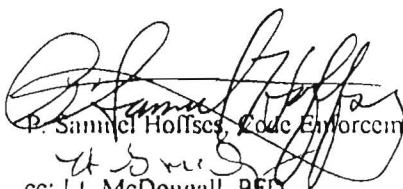
- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, 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. Please read and implement attached site plan requirements

\*31. Your plan shows a proposed new masonry opening in the drive thru Teller area but ~~that~~ detail on the ~~plan~~ - Please submit this for approval before work begins.

33. \_\_\_\_\_

34. \_\_\_\_\_

  
P. Samuel Hoffses, Code Enforcement  
cc: Lt. McDongall, RFD  
Marge Schmuckal