

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

Location of Construction: <b>1 City Center</b>		Owner: <b>Cyber Tours</b>		Phone:		Permit No: <b>980414</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: <b>One City Center Assoc</b>		Address: <b>one City Center</b>		Phone: <b>871-1080</b>		Permit Issued: <b>APR 27 1998</b>	
Past Use: <b>Commercial</b>		Proposed Use: <b>Commercial</b>		COST OF WORK: <b>\$ 5,000</b>		PERMIT FEE: <b>\$ 45.00</b>	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature:	
Proposed Project Description: <b>Interior renovations as per plans</b>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature: Date:			
Permit Taken By: <b>Sherry Pinard</b>		Date Applied For: <b>April 17, 1998</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..

mail to

one City Center Assoc  
c/o Birigo Management  
One City Center  
Portland ME 04101

**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

ADDRESS:

DATE:

PHONE:

**Al Knight**

**April 17, 1998**

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**  
**APR 27 1998**  
**CITY OF PORTLAND**

Zone: CBL: 032-10002

Zoning Approval:

**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: **4-21-98**

**PERMIT ISSUED  
WITH REQUIREMENTS**

CEO DISTRICT

**2**

# COMMENTS

4/25/98 Spoke w/ Al Knight contractor. Does want to start immediately.  
He will keep me posted. AL  
9/22/98 completed. AL

✓

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



# PERMIT REPORT

DATE: 4/22/54 ADDRESS: 1 City Center 032-L-002  
 REASON FOR PERMIT: renovation  
 BUILDING OWNER: City Center Association  
 CONTRACTOR: Jane  
 PERMIT APPLICANT: A/Henry  
 USE GROUP A-1 BOCA 1996 CONSTRUCTION TYPE I-B

## CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*18, \*19, \*24, \*29

- \*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".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
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. 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. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.

29. *This permit is being issued with the understanding that the walls being removed are non-bearing -*

P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

# Cyber Tours

Specifications for Construction

First Floor

One City Center

Portland, Maine 04101

April 1998

## Demolition:

- ◆ Remove and dispose of all interior walls.
- ◆ Remove and dispose of suspended ceilings.
- ◆ Remove and dispose of existing flooring.

## Drywall:

- ◆ Construct new slab to slab tenant separating wall at "A" using 5/8" drywall and 3-1/2" metal studs. Wall to be insulated for sound reduction. Wall to be framed to accommodate possible future door to common area restrooms.

## Plumbing:

- ◆ Remove existing sink and plumbing and cap off at floor per code.

## Electrical:

- ◆ Remove all wiring in walls to be removed.
- ◆ Install electrical outlets as required to meet code.
- ◆ Reuse existing lights in new ceiling. Switch to be located at entrance. Provide night lighting as required.
- ◆ Install Emergency lighting, exit signage, and heat sensors as required by code. Fire alarm to be tied into existing building fire alarm system. Phone and computer cabling by others.

## Masonry:

- ◆ Create new opening in outer masonry wall and install lintel to accommodate new bronze colored aluminum entrance door and sidelight to match building standard. All glass to be tempered safety glass. Door to be 3/0 x 7/0 with outward swing to meet egress codes.

## Sprinklers:

- ◆ Install and rework sprinklers as necessary to meet current codes throughout space.

## HVAC:

- ◆ Rework as necessary.

Flooring:

- ◆ Install tenant choice of carpeting using Ayers Hall 28oz. Direct glue installation.

Ceilings:

- ◆ Ceilings to be building standard 2x2 grid with non directional 2x2 reveal tiles.

Paint:

- ◆ All paint to be eggshell latex. (Tenant choice of colors.)

Fire Extinguisher:

- ◆ A fire extinguisher of suitable size and type (ABC) shall be provided and mounted in an area that is easily accessible.



