

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-1036	Issue Date: AUG 28	CBL: 032 P004001
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Location of Construction: 6 City Ctr	Owner Name: Six City Center Associates	Owner Address: Six City Center	Phone: 207-878-0934
Business Name: n/a	Contractor Name: Daigle Construction	Contractor Address: 234 Church Rd. Brunswick	Phone: 2077251452
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Office	Proposed Use: Same: Interior Fit-up, To Include a Kitchenette Area	Permit Fee: \$204.00	Cost of Work: \$30,000.00	CEO District: 1
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Proposed Project Description: Interior Fit-up, To Include a Kitchenette Area	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: cjh	Date Applied For: 08/21/2001	Zoning Approval
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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..	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"/> Date: _____	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
	Any exterior work requires a separate review PERMIT ISSUED WITH REQUIREMENTS		

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: 6 City Center, 2nd Floor

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# <u>32</u> Block# <u>P</u> Lot# <u>4</u>	Owner: <u>City Center Properties LLC</u> <u>89 Auburn St. PMB 1173</u> <u>Portland ME 04103</u>	Telephone#: <u>878-0934</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: Fee: <u>204.00</u> \$30,000.00
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Current use: office/storage Proposed use: office

Project description:
Convert space into offices with bathrooms and kitchenette area

Contractor's Name, Address & Telephone <u>Craig * 725-1452</u> <u>Daigle Construction 234 Church Rd, Brunswick, ME 04011</u>	Rec'd By: <u>8/21</u> <u>cl</u>
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Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

* Call:
will pick up.

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. **FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES**

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A complete plot plan (Site Plan) includes:

The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.

Scale and North arrow; Zoning District & Setbacks

First Floor sill elevation (based on mean sea level datum);

Location and dimensions of parking areas and driveways;

Location and size of both existing utilities in the street and the proposed utilities serving the building;

Location of areas on the site that will be used to dispose of surface water.

Existing and proposed grade contours

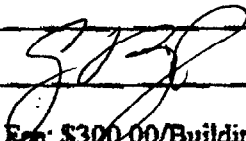
Building Plans are required for all construction, including interior rehab (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/her authorized agent. 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's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: 8/15/2001
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERCIAL PROJECTS

BUILDING PERMIT REPORT

DATE: 22 August 2001 / ADDRESS: 6 City Ctr. CBL: 032-P-004
REASON FOR PERMIT: Interior reno. / Kitchenette Area
BUILDING OWNER: Six Cities Center Assoc.
PERMIT APPLICANT: / CONTRACTOR Daigle Const
USE GROUP: 0 CONSTRUCTION TYPE: 2C CONSTRUCTION COST: 30,000 PERMIT FEES: 204.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

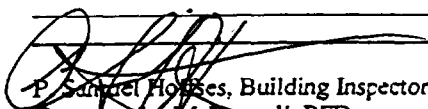
This permit is being issued with the understanding that the following conditions shall be met: *1, *21, *24, *25
31, 33, 38, 22, 23

- 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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. 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.
- 8. 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. 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). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. 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". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- 16. 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. (Section 1010.4)
- 17. 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. (Section 1010.1)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

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- 20. 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 920.3.2 (BOCA National Building Code/1999), 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
- X 21. 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. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- X 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. 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".
- 26. 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 the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- 30. 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).
- X 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements.
- X 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 34. Bridging shall comply with Section 2305.16.
- 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

**38. This permit does not authorize the removal of any bearing walls.*


 P. Samuel Hoopes, Building Inspector
 Cc: A. McDougall, PFD
 Marge Schumuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager
M.H.

PSH 10/00

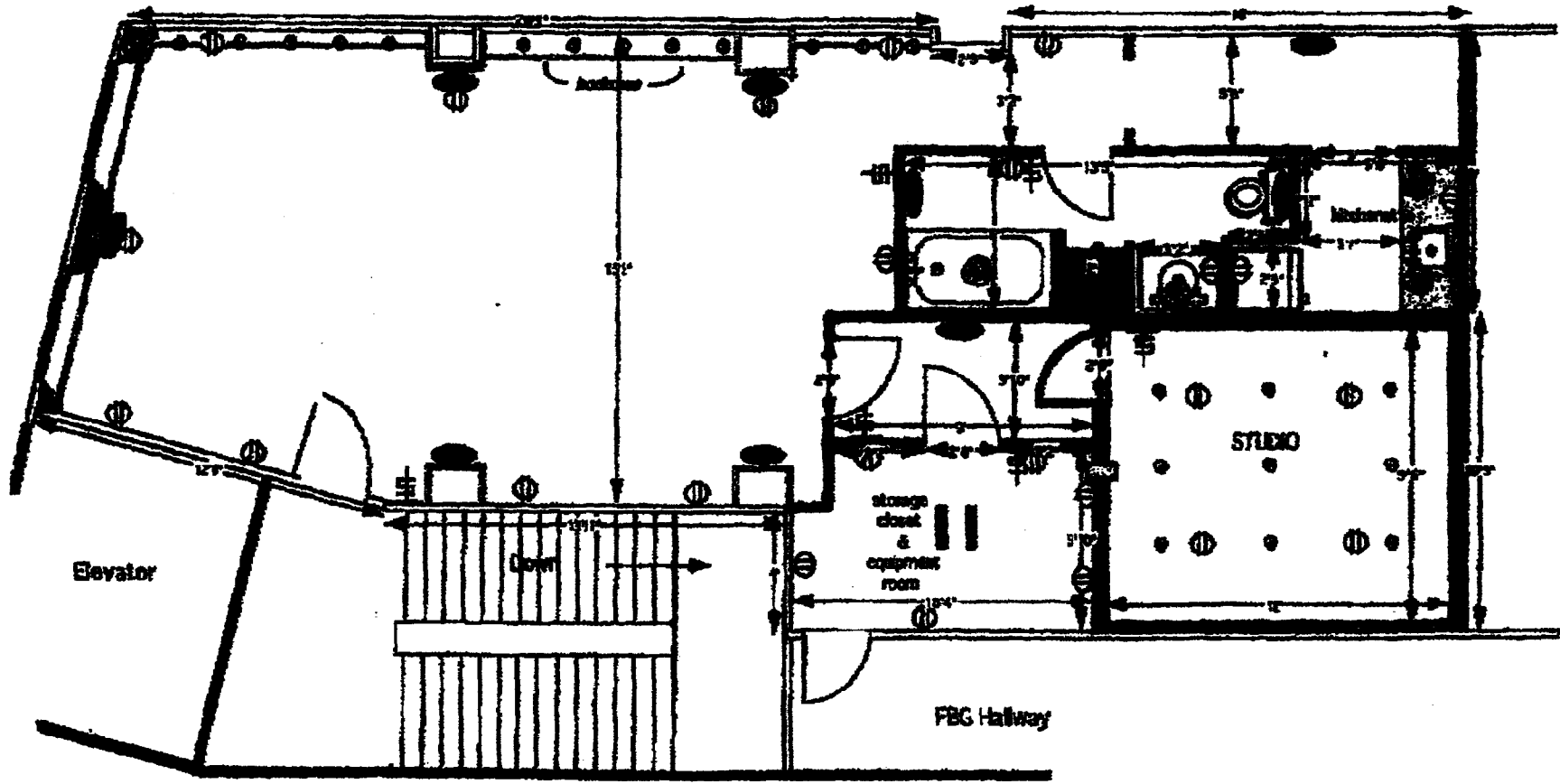
****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**










...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

City Center Properties, LLC
 Office Space

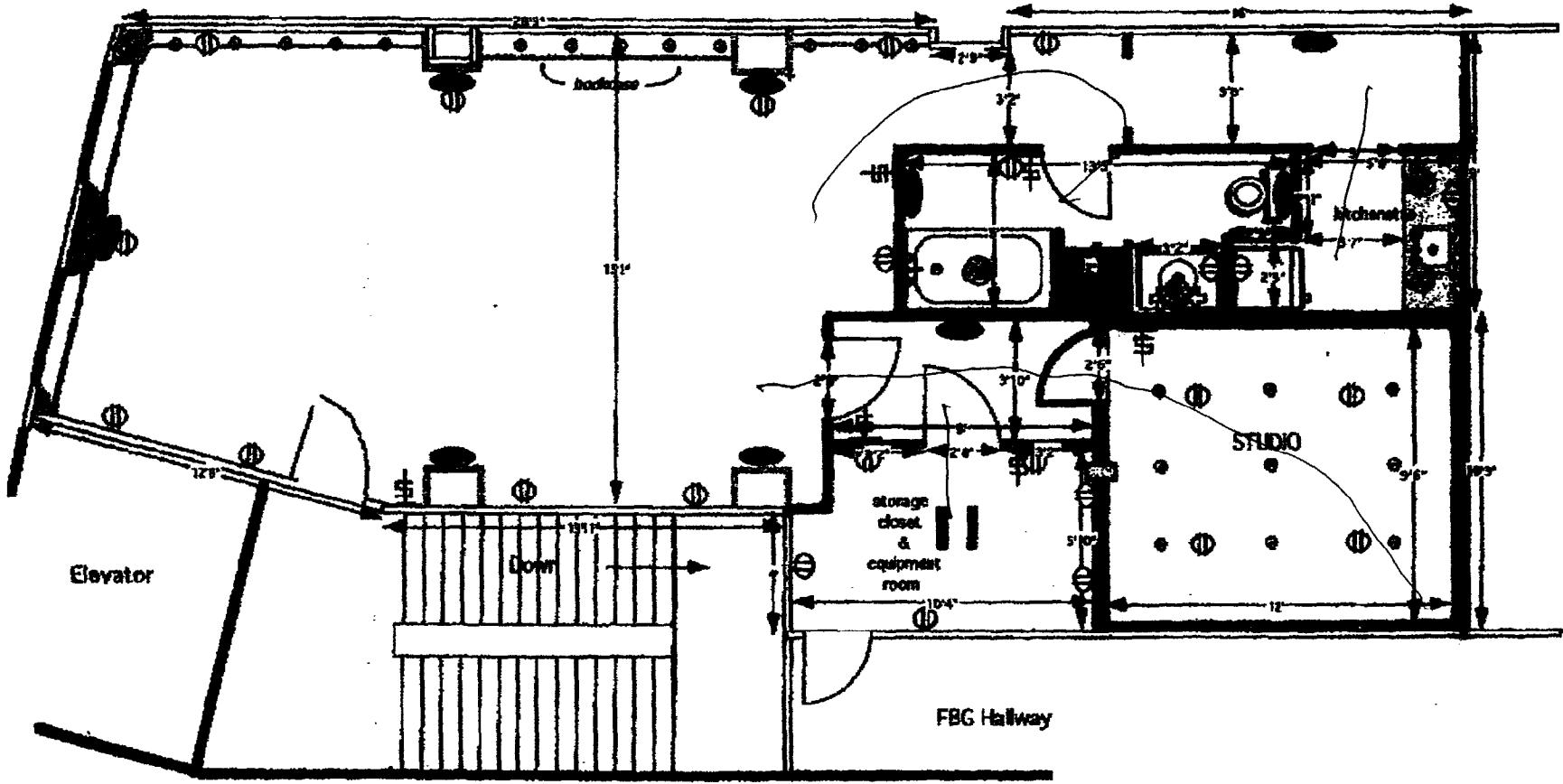


-  = Fluorescent light
-  = Sconce Lighting
-  = Light Switch
-  = 110v outlet
-  = Flushmounted ceiling fixtures
-  = New Walls
-  = Phase II
-  = Raised Floor for cable runs
-  = Cable thru wall

New walls

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City Center Properties, LLC
Office Space



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New walls

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SHORT FORM WARRANTY DEED

SIX CITY CENTER ASSOCIATES, a Maine General Partnership with a place of business at Portland, Maine, FOR CONSIDERATION PAID, grants to CITY CENTER PROPERTIES, LLC, a Maine limited liability company with a mailing address of 89 Auburn Street, #1173, Portland, Maine 04103, with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located at Portland, Cumberland County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to the grantor herein by deed from Wilmar Associates dated December 19, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7544, Page 182.

IN WITNESS WHEREOF, SIX CITY CENTER ASSOCIATES has caused this instrument to be executed by Laurence H. Leavitt, its General Partner thereunto duly authorized, this 12th day of July, 2001.

WITNESS:

SIX CITY CENTER ASSOCIATES

Timothy H. Nantz
Name:

By: [Signature]
Name:
Its General Partner

State of Maine
County of Cumberland, ss.

July 12, 2001

PERSONALLY APPEARED the above-named Laurence H. Leavitt, General Partner, of SIX CITY CENTER ASSOCIATES as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said General Partnership.

Before me,

Timothy H. Nantz
Name: Timothy H. Nantz
Notary Public/Attorney at Law

EXHIBIT A

A certain lot or parcel of land with the buildings thereon located in the City of Portland, Cumberland County, Maine situated on the Southerly side of Middle Street, numbered 236 to 240 on said Middle Street and the Easterly side of Cross Street, numbered 89 to 93 on said Cross Street in said Portland and extending from said Middle Street to land now or formerly known as the "Thaxter Block" so-called, on said Cross Street now stands, together with all rights of way, all drainage rights and all other rights of Grantor in the said premises and appurtenant thereto; said lot hereby being conveyed being the lot shown on a Plan made by E.C. Jordan in the year 1874, and recorded in the Cumberland County Registry of Deeds in Plan Book 3, Page 56, to which reference is hereby made and covers the lot on said Middle Street marked H.J. Libby & Co., on said Plan, and having frontage on said Middle Street according to said Plan of forty-two and 64/100 (42.64) feet, and also the lot included within lines drawn from the points on said Plan marked respectively "A", "B", "C", "D", "E", "F", "G", "H", and "I"; said lot having frontage on Cross Street of sixty-seven and 32/100 (67.32) feet according to said Plan; the whole containing about eight thousand five hundred seventy-two (8,572) square feet; a strip ten (10) feet in width from said Cross Street parallel with the line between the points marked "F" and "G" on said Plan, being included in a passageway established in the rear of said street in conjunction with the heirs of St. John Smith and the former owners of the adjoining store, for the use in common of the owners of the properties for the benefit of which the said passageway was established as more particularly described in a deed from James H. Smith et al. to Harrison J. Libby et al., dated July 10, 1882 and recorded in said Cumberland County Registry of Deeds in Book 491, Page 111.

ALSO CONVEYING all rights retained by Harry Matluck and Jack Vinick in their deed to Storage Realty Co. dated September 8, 1975 and recorded in said Registry of Deeds in Book 3739, Page 268.

EXCEPTING the premises described in a deed from Harry Matluck and Jack Vinick to the City of Portland dated June 30, 1972 and recorded in said Registry of Deeds in Book 3262, Page 171, adjacent to the Spring Street Extension, so-called.

THE PREMISES HEREIN CONVEYED IS SUBJECT TO:

1. Rights conveyed by Harry Matluck and Jack Vinick to Storage Realty Corp. by deed dated September 8, 1975 and recorded in said Registry of Deeds in Book 3739, Page 268.
2. Rights of others in a passageway adjacent to the rear of the block of buildings fronting on Middle Street as excepted on a deed from Richard G. Morse to Wilmar Associates dated May 4, 1981 and recorded in said Registry of Deeds in Book 4477, Page 76.
3. Memorandum of Lease by and between Six City Center Associates as landlord and Ritz Camera Centers, Inc., f/k/a Perfecta Maine, Inc., as Tenant dated April 14, 1994 and recorded in said Registry of Deeds in Book 11489, Page 89.

