

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

Location of Construction: 218-723 Commercial St		Owner: 217 Commercial Street		Phone: 775-7442	Permit No: 980387
Owner Address:		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Project Management Inc.		Address: 225 Commercial St 04101		Phone: 775-7442	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <b>APR 21 1998</b> </div> <b>CITY OF PORTLAND</b> </div>
Past Use: Commercial	Proposed Use: Commercial	<b>COST OF WORK:</b> \$ 10,000 <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		<b>PERMIT FEE:</b> \$ 70.00 <b>INSPECTION:</b> Use Group: M/A2 Type: 3B Signature:	
Proposed Project Description: Interior Renovations (Demolition)		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:			
Permit Taken By: Sherry Pinard		Date Applied For: April 14, 1998			

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 Cyrus Hagg	ADDRESS:	DATE: April 14, 1998	PHONE:
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:** Int. to work only

☐ Approved  
☒ Approved with Conditions  
☐ Denied

**Date:** 4-15-98

**CEO DISTRICT**

**PROJECT MANAGEMENT, INC.**

225 Commercial Street, Suite 404  
Portland, Maine 04101-4613  
207-775-7442  
FAX 207-761-0922

APRIL 14, 1998

217-221 COMMERCIAL STREET

**INTERIOR DEMOLITION AND CLEAN OUT PLAN**

**SCOPE OF WORK:**

NO EXTERIOR CHANGES ARE PROPOSED AT THIS TIME.

**1ST FLOOR**

REMOVE ELEVATOR SHAFT WAY AND INFILL OPENING IN FLOOR

**2ND FLOOR**

REMOVE ELEVATOR SHAFT WAY AND INFILL OPENING IN FLOOR  
CLEAN OUT ALL TRASH AND DEBRIS FROM PRIOR TENANTS

**3RD FLOOR**

REMOVE ELEVATOR SHAFT WAY AND INFILL OPENING IN FLOOR  
REMOVE ALL INTERIOR PARTITIONS, PLUMBING AND  
ASSOCIATED ELECTRICAL AS NOTED ON PLAN.  
LEAVE ALL EXISTING FIRE-RATED STAIR TOWERS INTACT  
DO NOT REMOVE ALARM SYSTEM OR SPRINKLER PIPES  
CLEAN OUT ALL TRASH AND DEBRIS FROM PRIOR TENANTS

**4TH FLOOR**

REMOVE ELEVATOR SHAFT WAY AND INFILL OPENING IN FLOOR  
REMOVE ALL INTERIOR PARTITIONS, PLUMBING AND  
ASSOCIATED ELECTRICAL AS NOTED ON PLAN.  
LEAVE ALL EXISTING FIRE-RATED STAIR TOWERS INTACT  
DO NOT REMOVE ALARM SYSTEM OR SPRINKLER PIPES  
CLEAN OUT ALL TRASH AND DEBRIS FROM PRIOR TENANTS

**5TH FLOOR**

REMOVE ELEVATOR SHAFT WAY AND INFILL OPENING IN FLOOR  
LEAVE ALL EXISTING FIRE-RATED STAIR TOWERS INTACT  
DO NOT REMOVE ALARM SYSTEM OR SPRINKLER PIPES  
CLEAN OUT ALL TRASH AND DEBRIS FROM PRIOR TENANTS

EXECUTION:

1. REMOVE/DEMOLISH/MATERIALS AS INDICATED ON MARKED-UP DEMOLITION DRAWINGS. DO NOT REMOVE ANY STRUCTURAL PARTITIONS.
2. PROVIDE ADEQUATE PROTECTION TO SURROUNDING STRUCTURES AND CONSTRUCTION.
3. CEASE OPERATIONS AND IMMEDIATELY AND NOTIFY OWNER IF WORK REVEALS ARE CAUSES CONDITIONS THAT MAY ENDANGER THE SAFETY OR SECURITY OF THE BUILDING OR OF THE GENERAL PUBLIC.
4. COMPLY WITH ALL REGULATIONS AND CODES, INCLUDING THOSE WHICH APPLY TO FINAL DISPOSAL OF WASTE ITEMS.
5. DO NOT OBSTRUCT OR PLACE MATERIALS FOR DISPOSAL ON SIDEWALKS, STREETS OR PUBLIC WAYS.
6. DO NOT INTERRUPT UTILITIES, SPRINKLER SYSTEM, ALARM SYSTEM OR SERVICES TO BUILDING.



# BUILDING PERMIT REPORT

DATE: 21 APRIL 98 ADDRESS: 217-223 Commercial ST (032-V-005)  
REASON FOR PERMIT: Interior renovations (Demolition)  
BUILDING OWNER: 217 Commercial ST-  
CONTRACTOR: Project Management Inc,  
PERMIT APPLICANT: C. Hagge  
USE GROUP R2/M BOCA 1996 CONSTRUCTION TYPE 3B

## CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1 \*24 \*29 \*30

- \*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

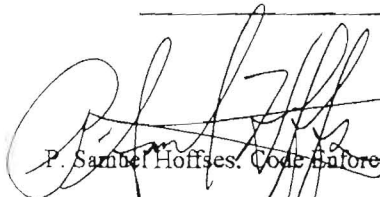
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

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 for demolition only - Care must be taken during demolition if the building is occupied. Two (2) means of egress must be maintained for egress.

30. The Sprinkler & alarm systems must be maintained.

32.

  
P. Samber Hoffses, Code Enforcement  
cc: Lt. McDougall, FFD  
Marge Schmuckal