

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

Location of Construction: 223 Commercial St		Owner: 225 Commercial St Assoc. Inc.		Phone:		Permit No: 970849			
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:			
Contractor Name: Project Management, Inc.		Address: 225 Commercial St Suite 404 Bldg ME 04104		Phone: 775-7442		<div style="border: 2px solid black; padding: 5px;"> PERMIT ISSUED Permit Issued: AUG - 7 1997 CITY OF PORTLAND </div>			
Past Use: SMYTH Office		Proposed Use: Same w/Int Reno		COST OF WORK: \$ 150,000.00				PERMIT FEE: \$ 770.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied				INSPECTION: Use Group: Type:	
Proposed Project Description: Interior Renovations Series Numbered 302, 303, 400, 402 & 403 window				Signature: [Signature]		Signature: [Signature]			
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: CBL: 032-V-008 B-3 Zoning Approval: OK 5/8/97 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: Mary Greelik		Date Applied For: 04 August 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..

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 Cyril Morgan ADDRESS: _____ DATE: _____ 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

CEO DISTRICT

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Permit Taken By: Mary Gresik		Date Applied For: 04 August 1997					

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**PERMIT ISSUED
WITH REQUIREMENTS**

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SIGNATURE OF APPLICANT *Cyrus Hagge* ADDRESS: _____ DATE: 04 Aug 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

- 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: 8/5/97

CEO DISTRICT *2*
A. Rowe

22 Free Street, Suite 300, P.O. Box 4857
Portland, Maine 04112
207-775-7442

P. Samuel Hoffses
Chief of Inspection Services
Department of Planning and Urban Development
389 Congress Street
Portland, Maine 04101

Dear Sam:

We are requesting a permits for the following scope of work.

1. Complete renovations to the Third floor. This includes Suite 302 (center rear bay) and Suite 303 (right front and rear)
2. Complete renovations to the Fourth floor. This includes Suite 400 (center front bay), Suite 402 (center rear bay) and Suite 403 (right rear bay).

As you are aware of, this project has been review by both the Planning Board and the Historic Review Committee. The project has been issued a number of building and occupancy permits over the past three years.

Sincerely,

Cyrus Y. Hagge

225 COMMERCIAL STREET, INC.

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

Building Permit Application

Owner:

225 Commercial Street, Inc.
225 Commercial Street, Suite 404
Portland, Maine 04104
(207) 775-7442

Property Location:

223-231 Commercial Street
Map 32-V-8

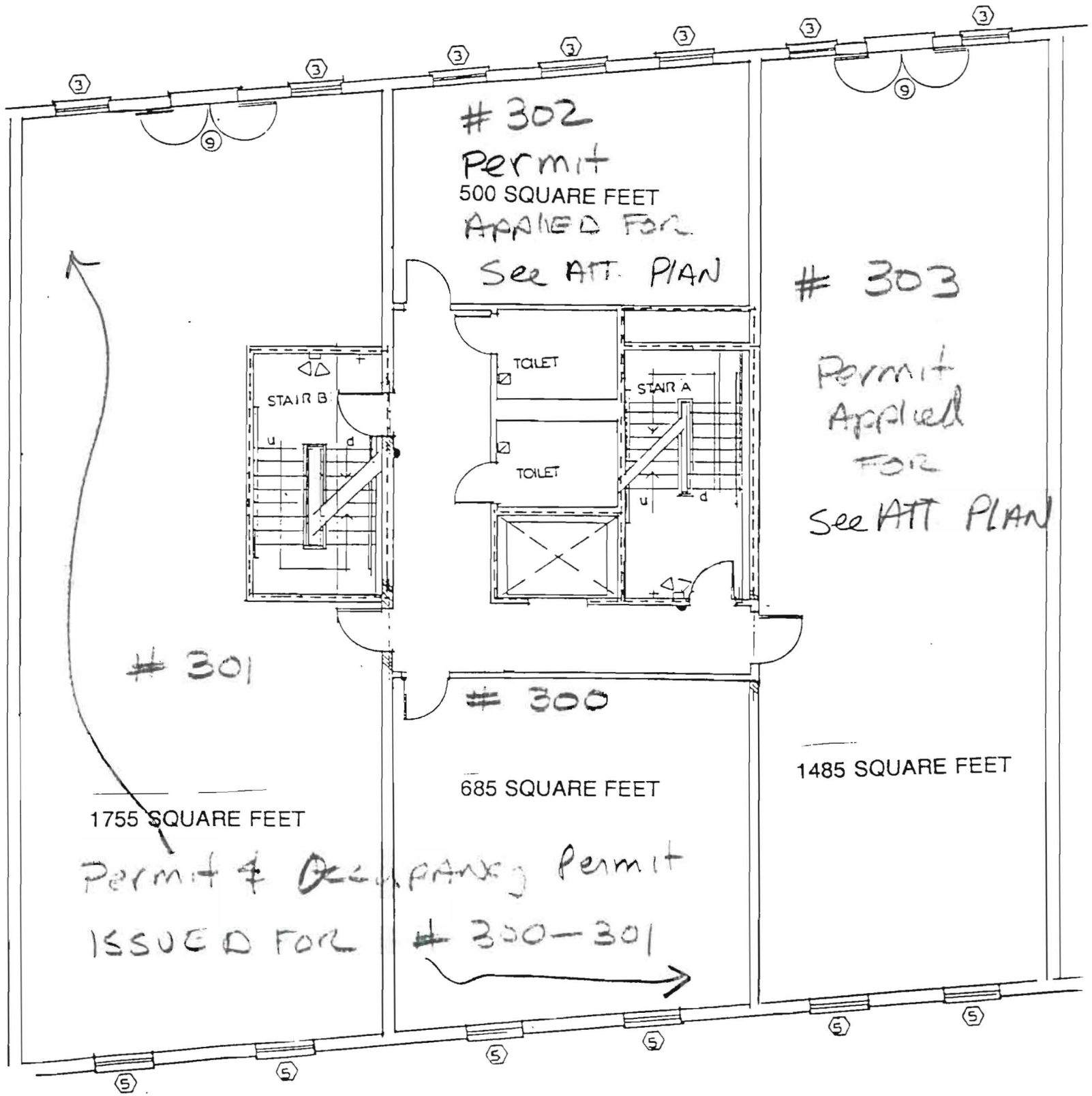
Contractor:

Cyrus Y. Hagge
Project Management, Inc.
225 Commercial Street, Suite 404
Portland, Maine 04104
(207) 775-7442

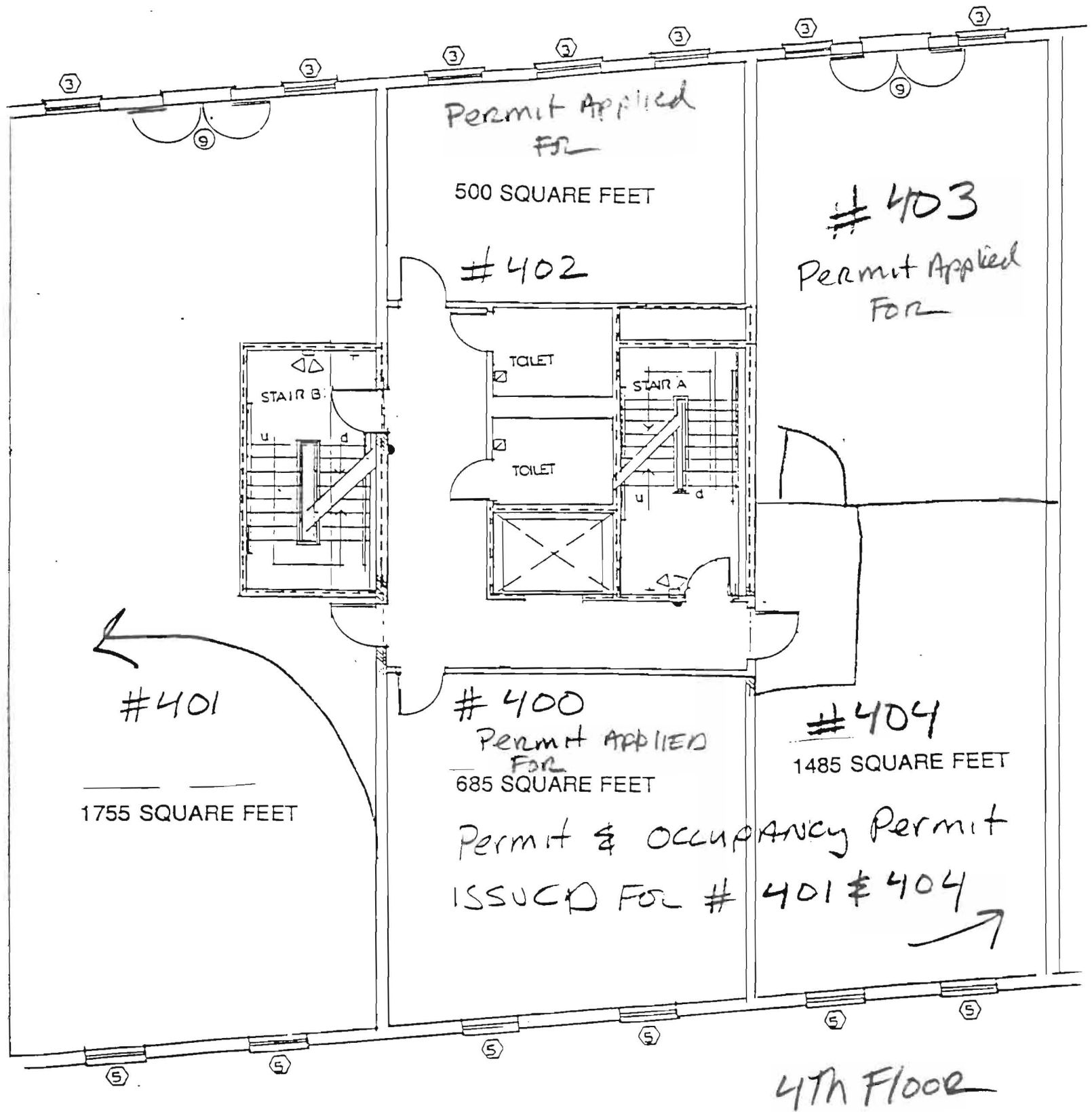
Estimated Cost of Work:

\$150,000

225 COMMERCIAL STREET
Portland, Maine



225 COMMERCIAL STREET
Portland, Maine



BUILDING PERMIT REPORT

DATE: 8/5/97 ADDRESS: 225-231 Commercial/TJ
REASON FOR PERMIT: Alteration
BUILDING OWNER: 225 Commercial St Assoc Inc.
CONTRACTOR: Project Mgt. Inc.
PERMIT APPLICANT: Cyprus Hays APPROVAL: *1, *7, *18, *19, *20, *21 **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 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) U.L. 103.
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. 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, 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.
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.
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

9/10/98

OK for

COJO

COMMENTS
units

303, 400, 402.

units

303,

403

need

concrete

gravel, 616one

9/19/00

Closed.

OK

Type

Inspection Record

Date

Foundation: _____

Framing: _____

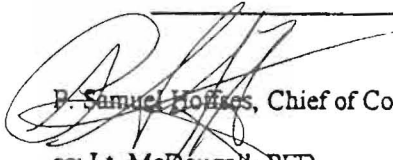
Plumbing: _____

Final: _____

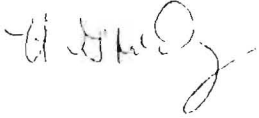
Other: _____

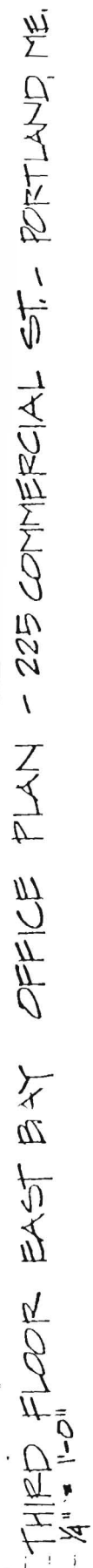
I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

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)
- X21. 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.
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 and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. _____
28. _____
29. _____


P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, BFD
Marge Schmuckal





CONSTANCE BLOOMFIELD, R.A.
JUNE 15, 1995



Suite 303



Occupancy Permit & Building
Permit ISSUED For # 401, 404
Permit APPLIED For # 400, 402, 403