

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

Location of Construction: <b>511 Congress St</b>		Owner: <b>October Corp</b>		Phone:		Permit No: <b>961026</b>	
Owner Address:		Leasee/Buyer's Name: <b>Home International Trade Center</b>		Phone:		Business Name:	
Contractor Name: <b>Harvey Construction 35</b>		Address: <b>Harvey Rd Falmouth, ME 04105</b>		Phone: <b>797-6066</b>		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>OCT 15 1996</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: <b>Office 3rd</b>		Proposed Use: <b>2nd floor library Central Financial Services Sage &amp; Miller Office</b>		COST OF WORK: <b>\$ 61,000.00</b>			
Proposed Project Description:  <b>Interior Renovations - Ground Level</b>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: <b>B-3</b> CBL: <b>037-D-002</b>	
		Signature: <b>H. Goudeau</b>		Signature:		Zoning Approval: <b>3/10/96</b>	
Permit Taken By: <b>Mary Gresik</b>		Date Applied For: <b>10 October 1996</b>		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

30-3380/15150  
15151/1-Axis  
15152/1-Axis

**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 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 **Bob Goudreau** ADDRESS: DATE: **10 October 1996** 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: \_\_\_\_\_

CEO DISTRICT 2  
**A Row**

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

Location of Construction: 511 Congress St		Owner: October Corp		Phone:	
Owner Address:		Leasee/Buyer's Name: Maine International Trade Center		BusinessName:	
Contractor Name: Hardypond Construction 55		Address: Hardy Rd Falmouth, ME 04105		Phone: 797-6066	
Past Use: <del>Office</del> ME Savings Bank		Proposed Use: Resource/Library Center & Financial Services Same & office space		COST OF WORK: \$ 62,000.00	
				PERMIT FEE: \$ 330.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i> Date:	
Proposed Project Description:  Interior Renovations - Ground Level		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) <input checked="" type="checkbox"/>		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By: Mary Gresik		Date Applied For: 10 October 1996			

Permit No **961026**

**PERMIT ISSUED**

Permit Issued:  
**OCT 15 1996**

**CITY OF PORTLAND**

Zone: **B3** CBL: 037-D-002

Zoning Approval: *[Signature]* 10/11/96

Special Zone or Reviews:

Shoreland *PAD*

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: *10/10/96*

*[Signature]*

1. This permit application doesn't 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..

30-3380/15150  
15151/1-Ax1e  
15152/1-Ax1e

**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 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]* 10 October 1996 797-6066

SIGNATURE OF APPLICANT Bob Goudreau 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 **3**

*[Signature]*



## BUILDING PERMIT REPORT

DATE: 10/15/86 ADDRESS: 511 Congress St

REASON FOR PERMIT: renovations

BUILDING OWNER: October Corp

CONTRACTOR: Hardy P. A. Corp

PERMIT APPLICANT: Bob Goodreau APPROVAL: \*14\*15\*16\*17\*18  
~~DENIED:~~ \_\_\_\_\_

### CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
5. 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.
6. Headroom in habitable space is a minimum of 7'6".
7. 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.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. 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. feet.

10. 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.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  1. In the immediate vicinity of bedrooms
  2. In all bedrooms
  3. In each story within a swelling 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)

14. 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.

15. The Fire Alarm System shall be maintained to NFPA #72 Standard.

16. The Sprinkler System shall maintained to NFPA #13 Standard.

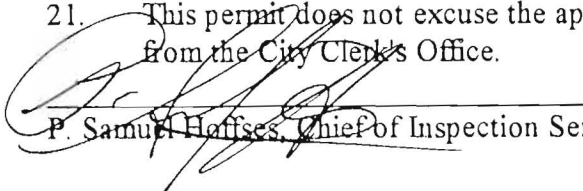
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)

18. 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.

19. 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".

20. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Hoffses, Chief of Inspection Services      c.c. Lt. McDougall   P. F. D.



LAND USE - ZONING REPORT

ADDRESS: 511 Congress St. DATE: 10/11/96

REASON FOR PERMIT: change of use from ME Savings Bank to Resource Library

BUILDING OWNER: October Corp. Center of Financial Services  
C-B-L: 37-D-2

PERMIT APPLICANT: Bob Goudreau

APPROVED: with conditions DENIED: \_\_\_\_\_  
#7 & #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition The front window parallel with

Congress Street shall be used as a continuous Display window

Marge Schmuckal Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

Applicant: Bob Goudreau  
Address: 511 Congress St

Date: 10/11/96  
C-B-L: 37-D-2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg

Zone Location - B-3 - PAD District → ok

Interior or corner lot - using The PLAZA door entrance AS The front  
Proposed Use/Work - Change of use from Bank to Resource/Library Center and  
Financial Services for The MAINE INTERNATIONAL  
TRADE Center

Sewage Disposal -

Lot Street Frontage - 75% of 40' back (which also happens to be the  
width of this bldg) shall

Front Yard - meet The PAD requirements (not just office space)

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

122 x 40 = 4880 #  
"front" door ← 16 x 28 + 168 #  
cut off front corner ← 12 x 12 ÷ 2 = - 72 #  
4976 # x 25% = 1244 #  
total ~~Area~~ in PAD Restricted Area  
ok  
32' x 40' = 1280 #  
- (cut off front corner) - 72 #  
1208 # for other than PAD use (office)  
Actually after a second talk with Bob Goudreau, more of this area is open to public use



HARDY POND CONSTRUCTION  
 55 HARDY ROAD  
 FALMOUTH, MAINE 04105-2418  
 (207) 797-6066  
 (207) 797-8986 FAX

**A PROPOSED** 0' 4' 8' 12' 16'  
 PLAN: 1/16" = 1'-0"

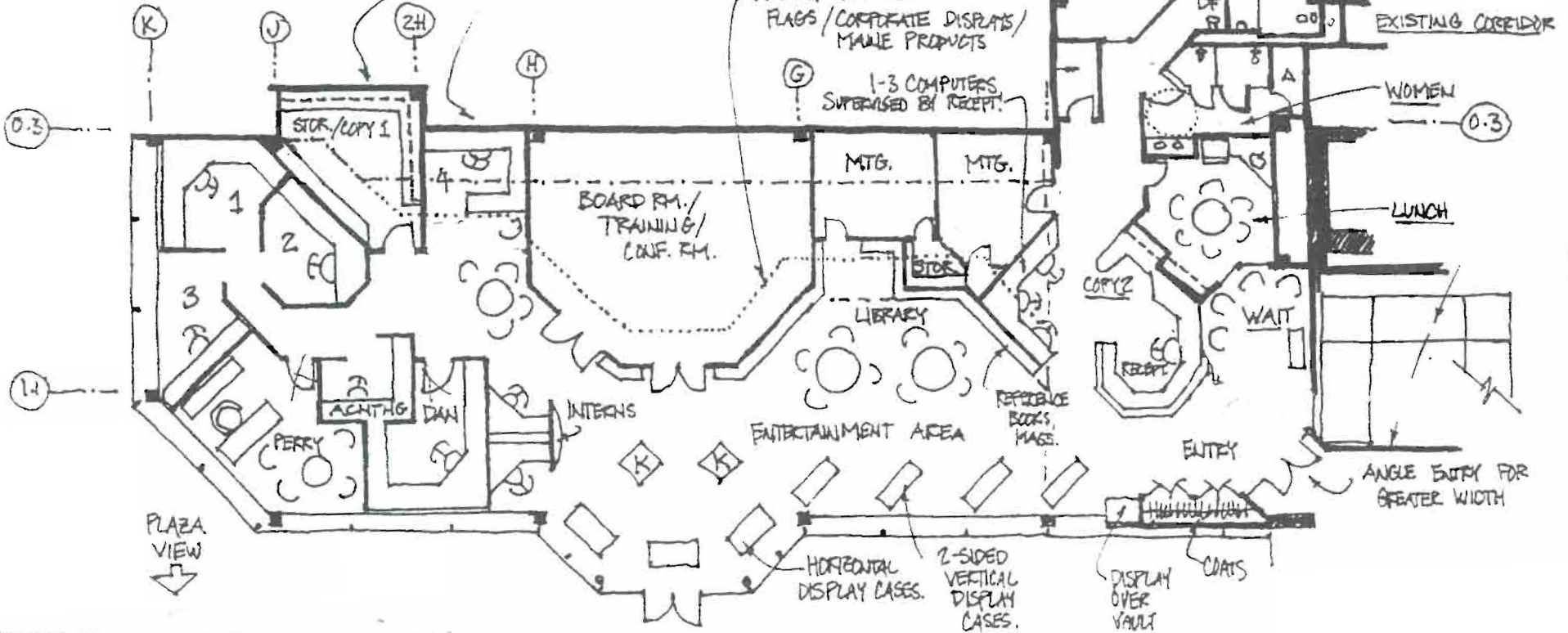
8 WORKSTATIONS + ACCOUNTING + RECEPTIONIST  
 3 COPY/PRINT/FAX CENTERS


• ALL WORKSTATIONS HAVE SOME DAYLIGHT VIEW EXCEPT 4, WHICH HAS MORE ACOUSTICAL PRIVACY.

\*THESE ROOMS COULD BE WORKSTATION PARTITIONS OR GWB WALLS WITH DOORS & CEILINGS.

DISPLAY ABV. CLGS.:  
 FLAGS / CORPORATE DISPLAYS /  
 MAINE PRODUCTS

1-3 COMPUTERS,  
 SUPERVISED BY RECEPT.



 **MARCIA WAKE ARCHITECT**  
 ONE COVERED BRIDGE ROAD  
 WINDHAM MAINE 04062

**MAINE INTERNATIONAL  
 TRADE CENTER**  
 311 CONGRESS STREET  
 PORTLAND • MAINE

SKETCH # 3  
 DATE 9.27.96

HARDYPOUND CONSTRUCTION  
 8 HAYDY ROAD  
 FALMOUTH, MAINE 04105-2414  
 55 HAYDY ROAD  
 999-6966  
 (207) 797-8986 FAX  
 (207) 797-8986

Research Resource Center

**PROPOSED**

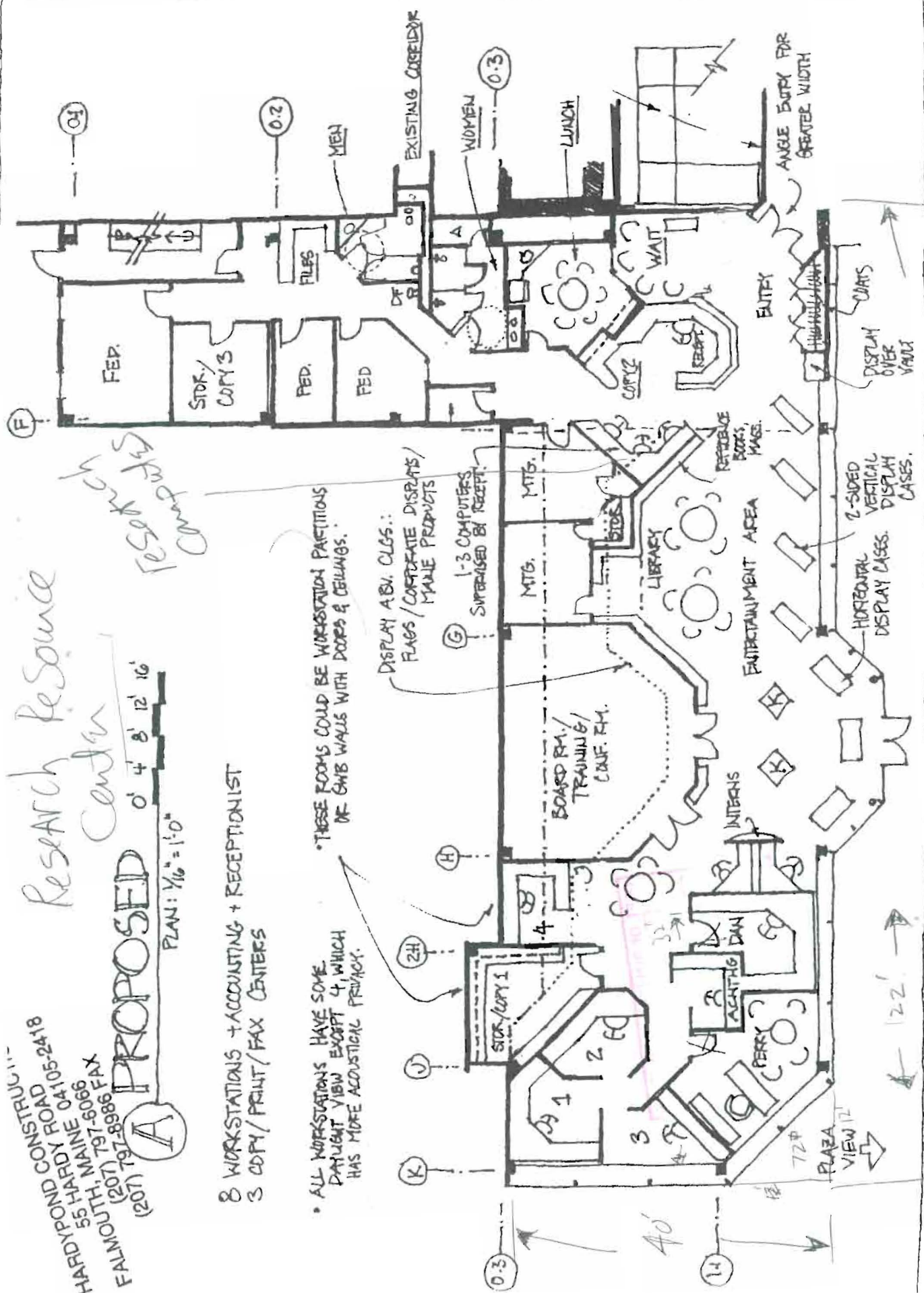
PLAN: 1/16" = 1'-0"

8 WORKSTATIONS + ACCOUNTING + RECEPTIONIST  
 3 COPY/PRINT/FAX CENTERS

• ALL WORKSTATIONS HAVE SOME PAYMENT VIEW EXCEPT 4, WHICH HAS MIDE ACUSTICAL PRIVACY.

• THESE ROOMS COULD BE WORKSTATION PARTITIONS OR GIB WALLS WITH DOORS & CEILINGS.

DISPLAY ABV. CLGS.:  
 (G) 1-3 COMPUTERS SUPERVISED BY RECEP.



**MARCIA WAKE ARCHITECT**  
 ONE COVERED BRIDGE ROAD  
 WINDHAM MAINE 04062

**MAINE INTERNATIONAL TRADE CENTER**  
 211 CONGRESS STREET  
 PORTLAND, MAINE

SKETCH # 3  
 DATE 9.27.90





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 511 Congress St

Issued to October Corp.

Date of Issue 08 January 1997

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. 961026, 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

First Floor/Ground Level

Resource Library Center for  
Financial Services  
Office Space

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

1-8-97  
.....  
(Date)

.....  
Inspector

.....  
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.

COMMENTS

12-13-96 Re Final for occupancy / see Elec Insp and schedule  
w/ Fire marshal / schedule fire for the room / sprinkler in women's / Comm. in women's  
Rm. / Grab Bars Women's Rm. / Exit door

Inspection Record

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