

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

Location of Construction: <i>Flood Area Rear</i>		Owner:	Phone:	Permit No: <b>981020</b>
Owner Address:	Lessee/Buyer's Name:	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>SEP 11 1998</b>  <b>CITY OF PORTLAND</b> </div>
Contractor Name:	Address:	Phone:		
Past Use:	Proposed Use:	<b>COST OF WORK:</b> \$	<b>PERMIT FEE:</b> \$	
		<b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	
Proposed Project Description:		Signature:	Signature:	Zone: CBL: 137-2-007
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		Zoning Approval:
		Action: Approved <input type="checkbox"/>	Approved with Conditions: <input type="checkbox"/>	<b>Special Zone or Reviews:</b>
		Denied <input type="checkbox"/>	Signature: Date:	<input type="checkbox"/> Shoreland
Permit Taken By:	Date Applied For:			<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"/>

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	ADDRESS:	DATE:	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:**

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

**CEO DISTRICT**

COMMENTS

9-14-98 1<sup>st</sup> Floor Rear; New Plan oK For 20'<sup>6"</sup> Hallway with Last office on the left Being a non Locking door with an Egress window to the Rear of Building, an Exit Light to Be Installed with Arrow to the Exit

9-15-98 1<sup>st</sup> Floor Framing in place as to (Revised Plans 8-28-98) (TER)

9-18-98 Permit for 1<sup>st</sup> Floor Area A has Been Logged (For CofO) + (Sign permit)  
(180670) (980751)

Inspection Record

Type	Date
Foundation: _____	_____
Framing: <u>OK T. Reinborough</u>	<u>9-15-98</u>
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

137-1-007



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

1000 1/2 Green

Issued to

Edo's Inc

Date of Issue

10-15-06

**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. 000020, 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

1000 1/2 Green

Edo's Inc

**Limiting Conditions:**

None

This certificate supersedes  
certificate issued

Approved:

.....  
(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.

Housing & Neighborhood Services Division  
Mark B. Adelson  
Director



Dept. of Planning and Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

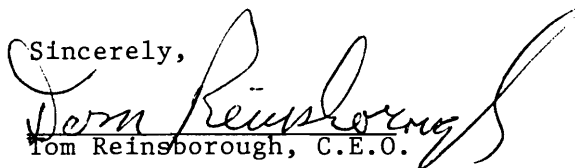
October 15, 1998

Scott Dow  
24 Preble Street  
Portland, Maine 04101


Dear Mr. Dow:

I am satisfied that all construction on the 2nd floor has been completed to Code and occupancy can begin at this time.

Sincerely,

  
Tom Reinsborough, C.E.O.

  
Michael Collins, Electrical Inspector

  
Lt. McDougall, Fire Inspector

REVIEWED FOR  
BARRIER FREE  
COMPLIANCE

**STATE OF MAINE**  
DEPARTMENT OF PUBLIC SAFETY  
LICENSING AND INSPECTIONS UNIT  
AUGUSTA  
**CONSTRUCTION PERMIT**



Permit N° 9188

PERMISSION IS HEREBY GIVEN TO:

Location of project:

PROJECT TITLE:

Scott B. Dow

24 Preble Street Renovations

24 Preble Street

24 Preble St.

OCCUPANCY CLASSIFICATION:

Portland, ME 04101

Portland, ME

Business

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on October 13, 1998

This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 14th day of April A.D. 1998

FEE \$ 150/150

NOT SPRINKLED

\_\_\_\_\_  
Commissioner - Public Safety

C.B.L. 37-F-7

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

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

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

**NOTE\*\*If 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 (include Portion of Building): <i>24 Preble Street Lease Area B</i>			
Total Square Footage of Proposed Structure <i>1870</i>		Square Footage of Lot <i>4000</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>037</i> Block# <i>F</i> Lot# <i>007</i>		Owner: <i>Pennesseewasee LLC</i>	Telephone#: <i>207 773 5661</i>
Owner's Address: <i>Scott Down &amp; North Down 410 North Main Street 465 Congress St. Suite 300 Portland ME</i>		Lessee/Buyer's Name (If Applicable) <i>Arkadis</i>	Cost Of Work: <i>\$ 15,000</i> Fee <i>\$ 95</i>
Proposed Project Description: (Please be as specific as possible) <i>Interior partitions 1st Floor Change use</i>			
Contractor's Name, Address & Telephone <i>207 846 5165</i>		<i>Maquire Construction Inc.</i>	<i>634 North Road Yarmouth Maine 04096</i>
Current Use: <del>vacant</del> <i>was Maine Home Academy</i>		Proposed Use: <i>office space</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 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 1996 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:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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

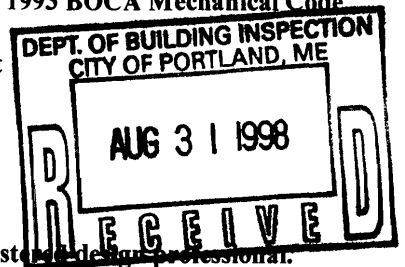
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <i>[Signature]</i>	Date: <i>8/31/98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 8 Sept, 98 ADDRESS: 24 Preble ST. 037-F-007  
REASON FOR PERMIT: Change of use / MAKE INTERIOR RENOV.  
BUILDING OWNER: Penness@wasce, LLC  
CONTRACTOR: Maguire Const. Co.  
PERMIT APPLICANT:  
USE GROUP B 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, \*20, \*24 \*26 \*27 \*29, 17, 18

- X1. 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)
2.5 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
2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" form corners of From corners of foundation and a maximum 6'o.c. between bolts. ( Section 2305.17 )
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 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)
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). Chapter 12 & NFPA 211
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". (Sections 1021 & 1022.0)
9. Headroom in habitable space is a minimum of 7'6". ( Section 1204.0 )
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.( Section 1014.0 )
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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