



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 429 CONGRESS STREET

Issued to DARTMOUTH CO-OP

Date of Issue 9/11/87

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. 884/26, 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

SECOND AND THIRD FLOOR

ENTIRE

Limiting Conditions:

NOX

FIRE DEPT APPROVAL

This certificate supersedes
certificate issued

Approved:

9/11/87
(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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 425 CONGRESS STREET

Date of Issue 9/11/87

Issued to DARTMOUTH COLLEGE

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. 886/86, 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

SECOND AND THIRD FLOOR

APPROVED OCCUPANCY

ENTIRE

Limiting Conditions:

NONE

FIRE DEPT APPROVAL

James P. Collins

This certificate supersedes
certificate issued

Approved:

9/11/87
(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.

9-10-87

Ri
C

Hugh

The CO for 489

Congress St. (Dartmouth
Co.) is ok by me.

JPC LT

Rice Norton Hugh
of Dartmouth Co.
When you get in.

772 ~~794~~
1808 # 886
274
37
150

9-10-87

Hugh

~~CO~~ 489

Engineer N. (Dartmouth
Co.) is ok by me.

JPC LT



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

489 CONGRESS ST
Date of Issue

Issued to DARTMOUTH COMPANY

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. 1234/66, 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

ENTIRE FIRST FLOOR

OFFICE & RETAIL

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved:

4/1/87
(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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to

Date of Issue

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. , 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

Entire 1st flr -

APPROVED OCCUPANCY

Office of Public Health -

Limiting Conditions:

None -

This certificate supersedes
certificate issued

Approved:

4/1/87

(Date)

Inspector

[Signature]

Inspector of Buildings

[Signature]

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.

489 CONGRESS STREET REHABILITATION PROJECT
THE DARTMOUTH COMPANY

CONSTRUCTION COST ESTIMATE

SITEWORK	\$45,795
CONCRETE	\$16,240
MASONRY	\$14,730
METALS	\$21,264
CARPENTRY	\$65,404
MOISTURE PROTECTION	\$95,727
DOORS, WINDOWS, GLASS	\$59,000
FINISHES	\$43,590
MECHANICAL	\$103,650
ELECTRICAL	\$45,500
TOTAL ESTIMATED COSTS	\$510,900

489 CONGRESS STREET BUILDING REHABILITATION
FIRST NH BANKS FIT-UP CONSTRUCTION COST ESTIMATE SUMMARY

12/9/86

1.00	GENERAL REQUIREMENTS	45850.00
2.00	SITEWORK	17400.00
3.00	CONCRETE	1250.00
4.00	MASONRY	1600.00
5.00	METALS	1000.00
6.00	WOOD & PLASTICS	72765.00
7.00	MOISTURE PROTECTION	0.00
8.00	DOORS & WINDOWS	24000.00
9.00	FINISHES	49925.00
10.00	SPECIALTIES	5550.00
11.00	EQUIPMENT	1425.00
12.00	FURNISHINGS	0.00
13.00	SPECIAL CONSTRUCTION	0.00
14.00	CONVEYING SYSTEMS	0.00
15.00	MECHANICAL	23825.00
16.00	ELECTRICAL	31000.00

TOTAL COSTS

275590.00

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00886
ZONING LOCATION B-3 PORTLAND, MAINE June 24, 1986 City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. 489 Congress St. Fire District #1 ☐ #2 ☐

1. Owner's name and address ... The Dartmouth Company ... 489 Congress Telephone .. 772-2794

2. Lessee's name and address ... The First NH Bank, Inc. Telephone ..

3. Contractor's name and address ... The Dartmouth Company Telephone ..

Proposed use of building Office Retail No. of sheets ..

Last use Retail No. families ..

Material No. stories Heat Style of roof Roofing ..

Other buildings on same lot ..

Estimated contractual cost \$.. 510,900.

FIELD INSPECTOR—Mr. Appeal Fees \$..

@ 775-5451 Base Fee ..

Complete exterior renovation and complete Late Fee ..

interior renovation as per plans. TOTAL \$ 2575:00

Permit #1

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... Yes Is any electrical work involved in this work? ... Yes
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top o. plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height? ..

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY

DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING: P.N. 907, June 25, 1986

BUILDING CODE: [Signature]

Fire Dept.: [Signature]

Health Dept.: [Signature]

Others: [Signature]

MISCELLANEOUS

Will work require disturbing of any tree on a public street? No

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ... Yes

Signature of Applicant [Signature] Phone # Same

Type Name of above Richard Knowlton 1 ☐ 2 ☐ 3 ☐ 4 ☐

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

NOTES

Page 1 of 2

7/22 - Work started. Complaint re blowing debris into Congress Bldg.

10/24 - Work just about completed on 3rd fl. Exit, lights, stairway all OK. Dartmouth Co. only exempt at 2nd + 3rd fl. OK for them to start moving up to 3rd to finish 2nd fl. Will give CofO when 2nd + 3rd are completed.

12/30 - WIP OK.

1/18/87 - 2nd + 3rd fls. about done OK.

3/6/87 - Interior renovation about completed. questions coming up re emergency lighting.

3/25/87 Emergency lighting insufficient, needs

1st two additional emergency lights to point out the direction to the outside exits also needs white lights to illuminate the emergency travel way to exits - after passing into the vestibule area needs emergency illumination - conference room emergency white light illumination - during daylight hours it was dark when all house lights were turned off & doors opened into hall way.

Request for CofO denied until problems resolved. Identify "Red Room" door in hall way.

Handicap facilities available - Rest Room & ramps, provisions made to handle this condition.

3/26/87 Wallip from the fire dept & myself inspected throughout the building. Corrections were pointed out regarding exit signs & exit lighting for vestibule travel. Hall emergency lighting did not exist in back stairs & elevator area. Fire dept required between basement & exit door to the street. Decision to be made re open stair well from 1st to 2nd fl. & its relation to exits & exit signs & emergency lighting etc. Congress said they would be in full compliance by April 1, 87 when we will reinspect for Code Compliance. Boiler Rm of old tank was discussed, if not used within 30 days it is to be removed or filled with sand.

Permit No.	861 886
Location	187 Congress Bldg.
Owner	Dartmouth Co.
Date of permit	6-21-86
Approved	7-9-86
Dwelling	
Garage	
Alteration	To office & lab

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

001808

DEC 31 1986

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE Dec. 24, 1986

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or charge use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 489 Congress St. Fire District #1 ☐ #2 ☐

1. Owner's name and address The Dartmouth Co. - same Telephone 772-2794.

2. Lessee's name and address Telephone

3. Contractor's name and address Owner Telephone same

..... No. of sheets

Proposed use of building ... bank No. families

Last use curtain shop - retail No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$... 275,590. Appeal Fees \$

FIELD INSPECTOR—Mr. Base Fee 1,400

@ 775-5451 Late Fee

TOTAL \$

To make interior renovations to existing building as per plans. 4 sheets of plans. no structural changes

Stamp of Special Conditions

611041

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... as Is any electrical work involved in this work? ... YES

Is connection to be made to public sewer? existing If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd , roof

On centers: 1st floor 2nd 3rd , roof

Maximum span: 1st floor 2nd 3rd , roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ... NO

ZONING: Will there be in charge of the above work a person competent

BUILDING CODE: to see that the State and City requirements pertaining thereto

Fire Dept.: James P. Collins, Chief are observed? ... yes

Health Dept.: Others:

Signature of Applicant Phone # same

Type Name of above Jim. Ross for The Dartmouth Co. Ex 2 ☐ 3 ☐ 4 ☐

C.M. Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Page 2 of 2 -

NOTES

12/31 - WIP OK
2/18 - WIP OK Almost done

8/30/87 Progressing on all
the areas of additional
lighting - Airway to
2nd fl OKed -

April 1/87. Checked with the
fire dept. They are
satisfied with all the corrected
problems - OKed to issue
the Co of O for the first fl.
All other fls have been
issued a Co of O prior to my
taking over this job -

Permit #8 - 886 -
May 87 - Progressing - 2nd & 3rd fl.
Preparation work -

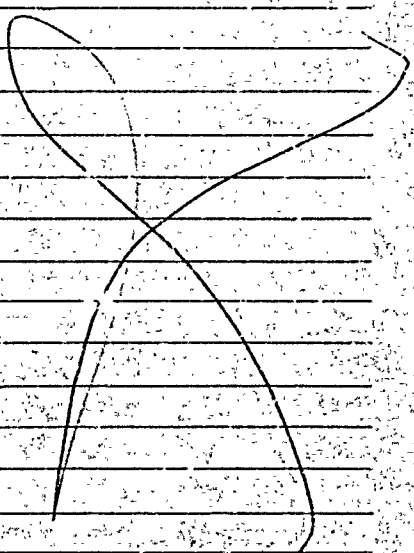
June - Same

July - "

Aug - "

Sept 11/87 - Completed OK to
submit the Co of O

Permit No	86/1808
Location	889 Lawrence St. 1st fl.
Owner	Chatham St. Co.
Date of permit	12-24-86
Approved	12-31-86
Dwelling	
Garage	
Alteration	to the stair



930169

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 23.60 Zone B-3 Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Me. Historical Society Phone # 774-1822
 Address: 489 Congress St.
 LOCATION OF CONSTRUCTION 489 Congress St.
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 350.00 Proposed Use: museum gift Shop
 Past Use: vacant
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions: L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion sign 9 x 2 erecting

For Official Use Only	
Date: <u>2/26/93</u>	Subdivision: _____
Inside Fire Limits: _____	Name: <u>MAR - 9 1993</u>
Bldg Code: _____	Lot: _____
Time Limit: _____	Ownership: _____
Estimated Cost: <u>350.00</u>	City of <u>Portland</u>
Zoning: _____	
Street Frontage Provided: _____	
Provided Setbacks: Front _____ Back _____ Side _____ Side _____	
Review Required: _____	
Zoning Board Approval: Yes _____ No _____ Date: _____	
Planning Board Approval: Yes _____ No _____ Date: _____	
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____	
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____	
Special Exception _____	
Other (Explain) <u>FAD with condition - OK PLM 2-2-93</u>	

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.
4. Joists Size: _____
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Siding Size: _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

1. Type: _____
2. Number of Fire Places _____

Heating:

1. Type of Heat: _____

Electrical:

1. Service Entrance Size: _____
2. Smoke Detector required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____
3. Must conform to National Electrical Code and State Law

PERMIT ISSUED
WITH LETTER

Permit Received By:

Signature of Applicant Sigrid Andersen Date 2/26/93

Signature of CEO 5 MB. W. 29 Date _____

Inspection Dates _____

White-Tax Assessor

Yellow-GPCOG

White Tag -CEO

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930404

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Maine Historical Society Phone # 774W-1822
Address: 485 Congress St- Ptd, ME 04101
LOCATION OF CONSTRUCTION: 489 Congress St.
Contractor: _____ Sub: _____
Address: _____ Phone # _____
Est. Construction Cost: _____ Proposed Use: exhibition gallery
Past Use: bank
of Existing Res. Units: _____ # of New Res. Units: _____
Building Dimensions: L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms: _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion exhibition
Explain Conversion: Change of Use - from bank to gallery

For Official Use Only		PERMIT ISSUED	
Date	<u>5/10/93</u>	Subdivision	_____
Inside Fire Limit	_____	Name	_____
Bldg Code	_____	Lot	<u>MAY 20 1993</u>
Time Limit	_____	Ownership	Public
Estimated Cost	_____	CITY OF PORTLAND	

Zoning: _____
Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____ Side _____
Review Required: _____
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) WDA-05-13-93

37 F.17

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. G _____
3. Joist Size: _____ Size: _____
4. Joist Spacing: _____ Spacing 16" O.C.
5. Joist _____ Size: _____
6. Joist _____ Size: _____
7. Joist _____ Size: _____

Exterior Walls:

1. _____
2. _____
3. _____
4. Header Size: _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size: _____
7. Insulation Type: _____ Size _____
8. Sheathing Type: _____ Size _____
9. Siding Type: _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size: _____ Spacing _____
2. Header Sizes: _____ Span(s) _____
3. Wall Covering Type: _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark
3. Type Ceilings: _____ Does not require review
4. Insulation Type _____ Size _____ Requires Review
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____ Action _____
2. Sheathing Type _____ Size _____ Approved with Conditions
3. Roof Covering Type _____

Chimneys:

- Type: _____ Number of Fire Places _____ Date: _____
Signature: _____

Heating:

- Type of Heat: _____

Electrical:

- Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By: Louise E. ChasePERMIT ISSUED
WITH LETTER

Inspection Dates:

Signature of Applicant: Elizabeth J. Miller Date: 5/10/93

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

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PLOT PLAN

N
▲

FEES (Breakdown From Front)
 Base Fee \$ 25
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS 24/may/93 completed

Signature of Applicant Ely Walker

Date 5/10/93

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 20, 1993

RE: 489 Congress St.

Maine Historical Society
485 Congress St.
Portland, ME 04101

Dear Sir:

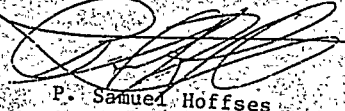
Your application to make a change of use from bank to exhibition gallery has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

1. This permit is being issued with the understanding that NO exterior work is to be done.
2. All exit lights, signs and lighting shall be done in accordance with the City's building code Article 8 sections and subsections 822.0 and 823.0.
3. Stairway guards and handrails will also be done in accordance with Article 8 section 817.7 of the City's building code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. Gaylen McDougall, Fire Prevention Bureau

930404

Permit # 930404 City of Portland BUILDING PERMIT APPLICATION Fee \$25 Zone Map # Lot#

Please fill out any part which applies to job. Proper plans must accompany form.

City: Maine Historical Society Phone # 774-1822
Address: 485 Congress St - Ptld, ME 04101
LOCATION OF CONSTRUCTION 489 Congress St.
Contractor: Sub:
Address: Phone #
Est. Construction Cost: Proposed Use: exhibition gallery
Past Use: bank
of Existing Res. Units # of New Res. Units
Building Dimensions L W Total Sq. Ft.
Stories: # Bedrooms: Lot Size:
Is Proposed Use: Seasonal Condominium Conversion exhibition
Explain Conversion Change of Use - from bank to gallery

For Official Use Only
Date: 5/10/93 Subdivision:
Inside Fire Limits: Name: MAY 20 1993
Hldg Code: Lot:
Time Limit: Ownership: Public
Estimated Cost: CITY OF PORTLAND

Zoning:
Street Frontage Provided:
Provided Setbacks: Front Back Side
Review Required:
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shoreland Zoning Yes No Floodplain Yes No
Special Exception
Other (Explain) WDH-725-13-93

37 F. 17
Foundation:
1. Type of Soil:
2. Set Back: Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floor:
1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size:
5. Bridging Type: Size: Spacing 16" O.C.
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:
1. Studding Size Spacing
2. No. windows
3. No. Doors
4. Header Sizes Span(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:
1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

Ceiling:
1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing
3. Type Ceilings:
4. Insulation Type Size
5. Ceiling Height:
Roof:
1. Truss or Rafter Size Span
2. Sheathing Type Size
3. Roof Covering Type

Chimneys:
Type: Number of Fire Places Date: 5/10/93
Heating:
Type of Heat:
Electrical:
Service Entrance Size: Smoke Detector Required Yes No

Plumbing:
1. No. of Toilets
2. No. of Sinks
3. No. of Showers
4. No. of Bathtubs
5. No. of Other Fixtures

Swimming Pools:
1. Type:
2. Pool Size: x Square Footage
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

PERMIT ISSUED
WITH LETTERS
Signature of Applicant: Elynn Smith Date: 5/10/93
Signature of CEO: Date: 5/10/93
Inspection Dates:

White-Tax Assessor

Yellow-GFCOG

White Tag -CEO

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

Location of Construction: 489 Congress St	Owner: Maine Historic Society	Phone: 774-1822
Owner Address:	Leasee/Buyer's Name:	Business Name:
Contractor Name: William Lane	Address: 934-7165	Phone:
Past Use: Office	Proposed Use: Office	COST OF WORK: \$ 5,000.
Proposed Project Description: Erect interior ~~partitions~~ to subdivide office space partitions		PERMIT FEE: \$ 45.00
		FIRE DEPT. ☐ Approved ☐ Denied
		INSPECTION: Use Group: A3 Type: 3B 938004
		Signature: <i>Holler</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
		Action ☐ Approved ☐ Approved with Conditions ☐ Denied
		Signature: _____ Date: _____

Permit No. **940918**

Permit Issued: **Mary Gresik**

PERMIT ISSUED

AUG 26 1994

CITY OF PORTLAND

Zoning Approval: *W*

Special Zone or Reviews:

☐ Shoreland

☐ Wetland

☐ Flood Zone

☐ Subdivision

☐ Site Plan: maj ☐ minor ☐ mm ☐

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.

PERMIT ISSUED WITH LETTER

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: *William Lane* ADDRESS: _____ DATE: 23 Aug '94 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: *8/24/94*

CEO DISTRICT **2**

M. M. MASON

940386

Permit # _____ City of Portland **BUILDING PERMIT APPLICATION** Fee 40. Zone U Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Maine Historical Society Phone # _____
 Address: _____
 LOCATION OF CONSTRUCTION 489 Congress St
 Contractor: Trade Center Inc. Sub: _____
 P.O. Box: 683 Biddeford, ME 04005 Phone # 282-4166
 Address: _____
 Est. Construction Cost: 3,000. Proposed Use: Museum w/int reno
 Past Use: _____
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions: L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion: Make Interior Renovations as per plans

For Official Use Only
 Date: 29 April 1994 Subdivision: _____
 Inside Fire Limits: _____ Name: _____
 Bldg Code: _____ Lot: MAY - 9 1994
 Time Limit: _____ Ownership: _____ Public _____ Private _____
 Estimated Cost: _____
 Zoning: _____
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required: _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning: Yes _____ No _____ Floodplain: Yes _____ No _____
 Special Exception: _____
 Other: WDA-28-3-94 (Explain)

Foundation:
 1. Type of Soil: _____
 2. Set Backs: Front _____ Rear _____ Side(s) _____
 3. Footings: Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing: 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size: _____ Spacing: _____
 2. No. windows: _____
 3. No. Doors: _____
 4. Header Sizes: _____ Span(s): _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size: _____
 7. Insulation Type: _____ Size: _____
 8. Sheathing Type: _____ Size: _____
 9. Siding Type: _____
 10. Masonry Materials: _____
 11. Metal Materials: _____

Interior Walls:
 1. Studding Size: _____ Spacing: _____
 2. Header Sizes: _____ Span(s): _____
 3. Wall Covering Type: _____
 4. Fire Wall if required: _____
 5. Other Materials: _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size: _____ Spacing: _____
 3. Type Ceilings: _____
 4. Insulation Type: _____ Size: _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size: _____ Span: _____
 2. Sheathing Type: _____ Size: _____
 3. Roof Covering Type: _____

Chimneys:
 Type: _____ Number of Fire Places: _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:
 1. Approval of soil test if required: Yes _____ No _____
 2. No. of Tubs or Showers: _____
 3. No. of Flushes: _____
 4. No. of Lavatories: _____
 5. No. of Other Fixtures: _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ Square Footage: _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By: Mary Stepiak

Signature of Applicant: [Signature] Date: 29 Apr '94

CEO's District: 2 David Wade

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

**PERMIT ISSUED
WITH LETTER**

**PERMIT ISSUED
WITH LETTER**

2 M. M. M. S. O.

Permit # **940386** City of **Portland** **BUILDING PERMIT APPLICATION** Fee **40.** Zone _____ Map # _____ Lot # _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: **Maine Historical Society** Phone # _____
Address: _____
LOCATION OF CONSTRUCTION: **489 Congress St.**
Contractor: **Trade Center Inc.** Sub: _____
P.O. Box **583** Biddeford, ME **04005**
Address: _____ Phone # **282-4166**
Est. Construction Cost: **3,000.** Proposed Use: **Museum w/int reno**
Past Use: _____
of Existing Res. Units: _____ # of New Res. Units: _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms: _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion: **Make Interior Renovations as per plans**

For Official Use Only
Date: **29 April 1994** Subdivision: _____
Inside Fire Limits: _____ Name: _____
Bldg Code: _____ Lot: **MAY - 9 1994**
Time Limit: _____ Ownership: _____ Public _____
Estimated Cost: _____
CITY OF PORTLAND
Zoning: **B-3**
Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____
Review Required: _____
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning: Yes _____ No _____ Floodplain: Yes _____ No _____
Special Exception: _____
Other (Explain): **10-5-3-94**

Foundation:
1. Type of Soil: _____
2. Set Backs: Front _____ Rear _____ Side(s) _____
3. Footings size: _____
4. Foundation Size: _____
5. Other: _____

Floor:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing **16" O.C.**
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:
1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:
1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing **16"** **HISTORIC PRESERVATION**
3. Type Ceilings: _____ **Not in District nor Landmark**
4. Insulation Type _____ Size _____ **Does not require review**
5. Ceiling Height: _____ **requires review**

Roof:
1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____ **Approved**
4. Other: _____ **Approved with conditions**

Chimneys:
Type: _____ Number of Fire Places _____ Date: _____
Heating: _____

Electrical:
Type of Heat: _____
Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:
1. Approval of soil test if required: Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:
1. Type: _____
2. Pool Size: _____
3. Must conform to National Electrical Code and State Law

PERMIT ISSUED WITH LETTER

Permit Received By: **Mary Gresik**
Signature of Applicant: _____
Signature of Official: **David Wade**
Date: **29 Apr 94**

CONTINUED TO REVERSE SIDE
White - Tax Assessor
Ivory Tag - CEO **12) Ms M. 150**

PLOT PLAN

N
▲

FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

July 94 - Work complete - appears to be done per plans

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

[Signature]
 SIGNATURE OF APPLICANT ADDRESS PHONE NO. _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO. _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 9, 1994

Trade Center Inc.
P.O. Box 683
Biddeford, Maine 04005

RE: 489 Congress St
Portland, Maine

Dear Sir,

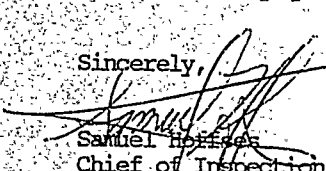
Your application to make interior renovations/int. done as per plan has been reviewed and a permit is herewith issued subject to the following requirements: This permit doesn't preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

1. This permit is not an approval for the PAD District, those land use standards shall be approved on a future permit.
2. The sprinkler shall be maintained to NFPA #13 standards.
3. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsection 1023 & 1024 of the City's building code (The BOCA National Building Code/1993).

If you have any questions, please give this office a call.

Sincerely,


Samuel P. Hoffses
Chief of Inspections

cc: Lt. MacDougall - Fire Prevention Bureau
William Giroux - Zoning Administrator

389 Congress Street • Portland, Maine 04101 • (207) 874-8704

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

Location of Construction: 469 Congress St. Owner: Maine Historic Society Phone: 774-1822 Permit No: 940918
 Owner Address: Leasee/Buyer's Name: Phone: Business Name: Mary Creek

Contractor Name: William Lane Address: 934-7165 Phone: Permit Issued: AUG 26 1994

Past Use: Office Proposed Use: Office COST OF WORK: \$ 5,000. PERMIT FEE: \$ 45.00
 FIRE DEPT. ☐ Approved ☐ Denied INSPECTION: Use Group: 7/2 Type: 1/1

Proposed Project Description: Erect interior partitions to subdivide office space partitions. Signature: [Signature] Date: [Date]

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: ☐ Approved ☐ Approved with Conditions ☐ Denied
 Signature: [Signature] Date: [Date]

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.

PERMIT ISSUED WITH LETTER

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.

23 Aug '94

SIGNATURE OF APPLICANT: William Lane 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 2

M.S. Mason

COMMENTS

Oct 94 - OK to occupy - appears to be done per plans. X

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

PLOT PLAN

N
↑

FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type	Date
Checked sign	2/14/93
OK final	1/1/93
	6/1/93

COMMENTS

Signature of Applicant

Sigrid Austin

Date

2/26/93

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 9, 1993

RE: 489 Congress Street

Maine Historical Society
489 Congress Street
Portland, Maine 04101

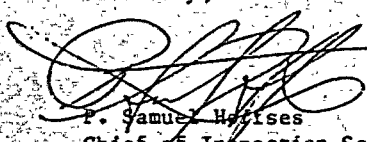
Dear Sir:

Your application to erect a sign 9 X 2, has been reviewed and a permit is herewith issued subject to the following requirements:

1. Trim detail to match windows.
2. Color of background to match columns.
3. Color of lettering to match window frames.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

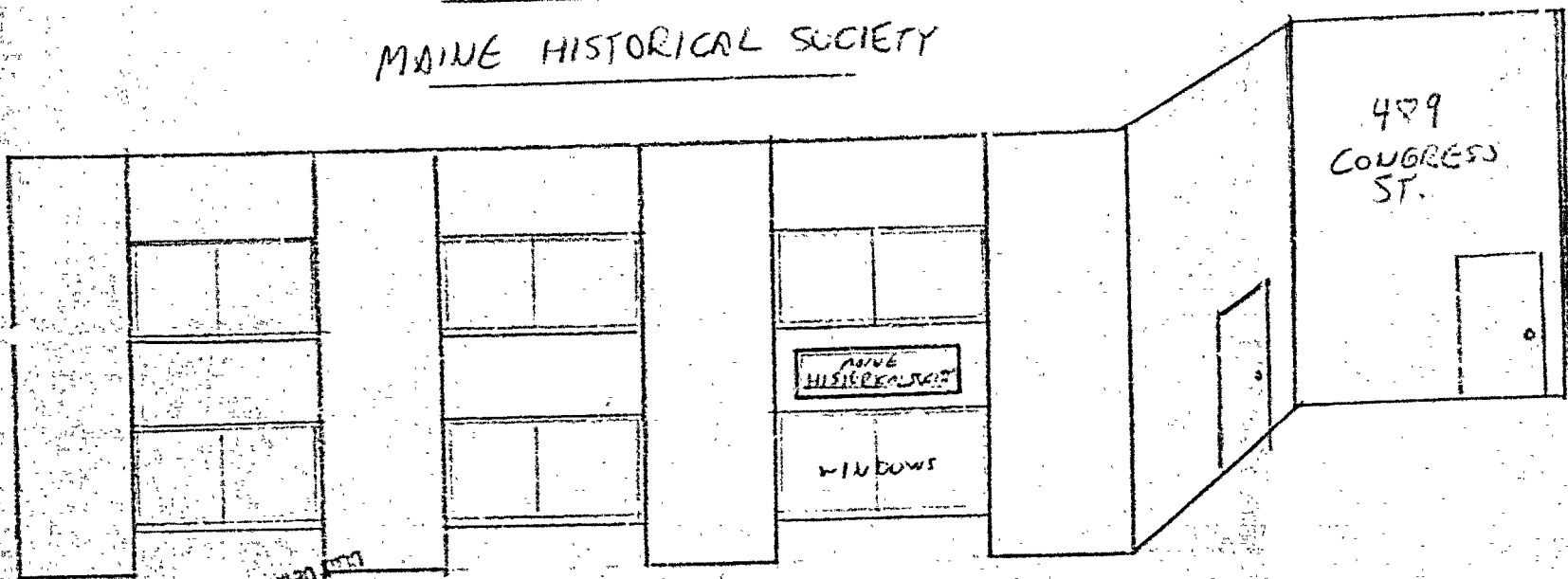
Sincerely,


S. P. Hoffses
Chief of Inspection Services

/el

cc: Phil Meyer, Urban Designer

MAINE HISTORICAL SOCIETY



PHOTOGRAPHED BY
THE MAINE HISTORICAL SOCIETY

be placed where old letters were on building.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB 26 1993
R **E** **C** **E** **I** **V** **E** **D**

P.A.D. Conditions of approval:

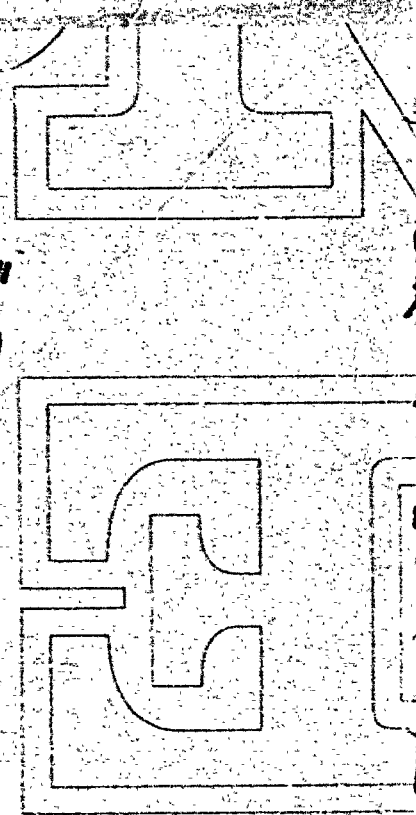
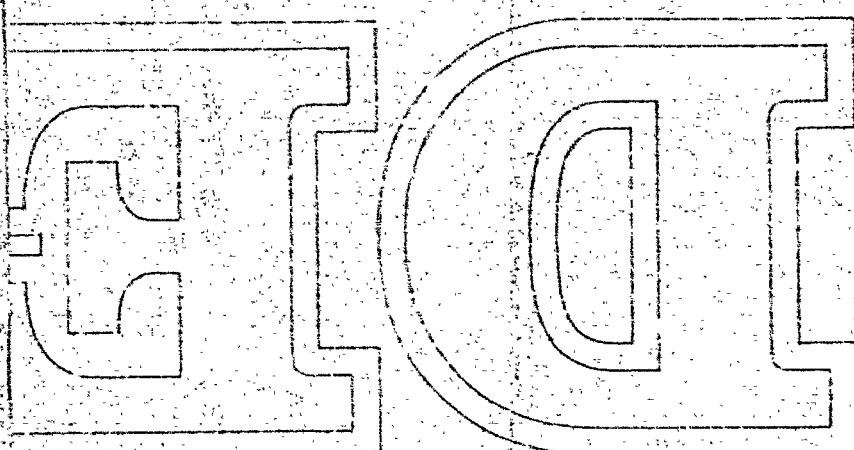
- 1) Trim detail to match windows
- 2) Color of background to match columns
- 3) Color of lettering to match window frames.

MAINE
Historical Society

SIGN TO BE CONSTRUCTED OF 3/4" MED. EXTERIOR PLYWOOD, WITH A PINE BORDER,
BACKGROUND WHITE w/ NAVY BLUE LETTERING. FLUSH MOUNTED TO EXISTING WALL.

1. ... to ...
2. ... to ...
3. ... to ...
4. ... to ...
5. ... to ...

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB 26 1993
RECEIVED



Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 26, 1994

RE: 489 Congress Street

Maine Historic Society
489 Congress St.
Portland, ME 04101

Dear Sir:

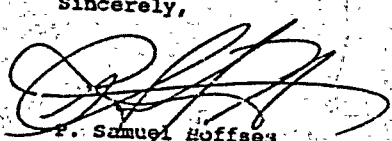
Your application to erect interior partitions has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable state and federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

1. The fire alarm system shall be extended in the proposed areas.
2. The sprinkler system also must be extended to cover the proposed areas, if the building is equipped with such a system.
3. All exit signs, lights and means of egress lighting shall be in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


S. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. Gaylen McDougal, Fire Prevention Bureau

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

Location of Construction: 492 Congress St		Owner: Ahmad Khojastehzad		Phone: 774-8484		Permit No: 240352	
Owner Address: 360 Cumberland Ave Portland, ME 04101		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		Permit Issued:	
Past Use: Comm/Retail		Proposed Use: Comm/Retail w/int renovations		COST OF WORK: \$ 1,000.		PERMIT FEE: \$ 25.00	
				FIRE DEPT. ☐ Approved ☐ Denied		INSPECTION: Use Group: Type: 7B	
Proposed Project Description: Construct stairs (1st fl level)				Signature: [Signature]		Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: 037-1-602	
				Action: ☐ Approved ☐ Approved with Conditions ☐ Denied		Zoning Approval: [Signature]	
				Signature: _____ Date: _____		Special Zone of Review: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan major ☐ minor ☐ none	

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.

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: Ahmad Khojastehzad ADDRESS: _____

19 July 1994

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

PERMIT ISSUED
WITH REQUIREMENTS

CEO DISTRICT

2

MS MARCH 1994

COMMENTS

Jan 95 - Stairs installed properly - appears to be
done per plans X

	Type	Inspection Record	Date
Foundation:			
Framing:			
Plumbing:	ok		
Final:			
Other:			

BUILDING PERMIT REPORT

Address 492 Congress St. Date 21 July 1994
Reason for Permit To Construct Stairway
Bldg. Owner: Ahmad Khajastehzod
Contractor Owner
Permit Applicant: " "
Approval: *10 *11 *12

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 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. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (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.
6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.

8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), 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 dwelling unit, including basements

9. 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; fires 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 107.0 of the BOCA/1993).

X 10. 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, I-2 M and R and public garages and open parking structures, 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.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section 6 subsections 1023.6 & 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise. (M) Use Group requires a minimum of 11" Tread and 9.7" Max riser

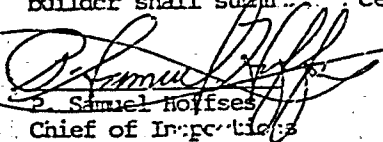
13. Headroom in habitable space is a minimum of 7'6".

14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. 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 or occupancy is issued or demolition permit is granted.

16. 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".

17. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRS 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 certification to the Division of Inspection Services.


Samuel Hoffes
Chief of Inspection

/dmm 01/14/94(redo w/additions)

SECOND FLOOR

coming from SECOND FLOOR



stairs

1st FLOOR

Congress St

Bridge St