

BUILDING PERMIT REPORT

DATE: 30 Dec, 98 ADDRESS: 489 Congress St. CBL 037-F-017

REASON FOR PERMIT: Interior renovations, 50 sq. FT. addition

BUILDING OWNER: MAINE HISTORICAL SOCIETY

CONTRACTOR: Woodward Thomsen Co. Inc.

PERMIT APPLICANT: [Signature]

USE GROUP B-A-3 EXISTING 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, *2, *2.5, *2.6, *3, *8, *10, *12, *18, *19, *20, *24, *26, *29, *30.

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
*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.
*2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts.
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.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
3. 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.
Headroom in habitable space is a minimum of 7'6".
In 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 tread 7" maximum rise.
Minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

Living room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or door approved for emergency egress or rescue. The units must be operable from the inside without the use of special

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.

NOTEIf 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): 489 Congress Street, Portland, ME - Lecture Hall			
Total Square Footage of Proposed Structure		Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Number Chart# 037 Block# F Lot# 017	Owner: Maine Historical Society	Telephone#: (207) 774-1822	
Owner's Address: 489 Congress Street Portland, ME 04101	Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$ 105,000.	Fee \$ 545.
Proposed Project Description:(Please be as specific as possible) <i>Inter reno.</i> Renovation of existing building, approx. 2,100 Sq.ft., and minor addition of 50 Sq.ft. <i>to make lecture hall</i>			
Contractor's Name, Address & Telephone <i>* Tom Thompson sen 7749298 PHD me</i> <i>WOODWARD Thomsen Co INC PO BOX 10359 04104</i>			Rec'd By <i>UB</i>
Current Use: Museum		Proposed Use: Same	

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, Ventillation and Air Conditioning) installation must comply with the 1993 B.O.C.A. Mechanical Code

You must Include the following with you application:

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

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:

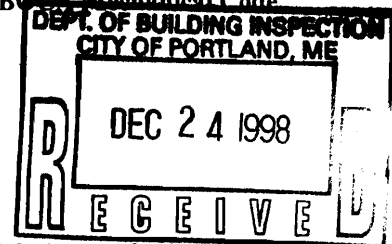
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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>Daniel Woodell Project manager</i>	Date: <i>12/24/98</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



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

MAINE HISTORICAL SOCIETY

NOV 16, '98

Applicant
485 CONGRESS ST.

Application Date
LECTURE HALL RENOVATION

Applicant's Mailing Address
BARBA ARCHITECTURE

Project Name/Description
489 CONGRESS STREET

Consultant/Agent/Phone Number N/A

Address of Proposed Site

Description of Proposed Development:

THE MAINE HISTORICAL SOCIETY PLANS TO ENLARGE THEIR PRESENT CONFERENCE ROOM TO SEAT 114 PATRONS + PUBLIC LECTURES. A SMALL CONFERENCE ROOM WILL BE CONSTRUCTED OVER AN EXISTING BASEMENT ROOM TO A ONE STORY ADDITION OF ~ 17' X 20'.

Please Attach Sketch/Plan of Proposal/Development
ATTACHED PLAN A)

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
YES + NO.	
YES 17' X 20' ADDITION OVER EXIST'G FOOTPRINT	
N/A	
N/A	
N/A	
N/A	
N/A	
YES	

Planning Office Use Only:

Exemption Granted _____ Partial Exemption _____ Exemption Denied _____

Planner's Signature _____ Date _____