

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

Location of Construction: 317 Congress Street, Portland, Maine 04101		Owner: Incubant Corp and Boston Prop.		Phone: 671-129	Permit No: <b>99077</b>
Owner Address: 317 Congress Street		Lessee/Buyer's Name: Incubant Corp / Corp		Phone:	
Contractor Name: S.L. Construction Serv. Co.		Address: Turner St Auburn		Phone: 764-5927	<b>CITY OF PORTLAND</b>
Past Use: Office		Proposed Use: TV Station		<b>COST OF WORK:</b> \$19,250.	
Proposed Project Description: Construct steel support structure with a pipe and to support lights for television news set.		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>B</b> Type: <b>2A</b> <b>BOCA 96</b>	
Permit Taken By: <b>SP</b>		Date Applied For: <b>July 15, 1999</b>		Signature: <i>[Signature]</i> Date: <i>[Signature]</i>	

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..

Jack Bennett  
 317 Congress Street  
 Portland, Maine 04101  
 Auburn, ME 04116

**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:

**Zone:** **CBL:**  
 Zoning Approval:  
 **Special Zone or Reviews:**  
 Shoreland  
 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: \_\_\_\_\_

**CEO DISTRICT**  
*SAM* 00

COM ENTS

2 Aug-99 No work started

12 Aug-99 No work

30 Oct. 99 Inspected job - Steel Framing in place, doing  
Eke and HVAC-

22 Oct. 99 work completed.

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 17 July 99 ADDRESS: 477 Congress ST. CBL: 037-F-022

REASON FOR PERMIT: Pipe grid for lights

BUILDING OWNER: Octobert Corp c/o Boulos Prop.

PERMIT APPLICANT: H. E. Callahan Const. Co

USE GROUP B BOCA 1996 CONSTRUCTION TYPE 2A

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*27, \*34

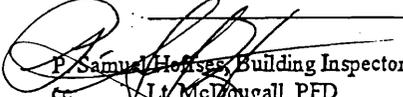
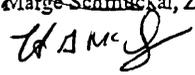
- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 3. 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
- 4. 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. (Section 2305.17)  
Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. 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.
- 8. 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)
- 9. 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
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. 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 3e4" 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) - Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
- 16. 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. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- 19. 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/1996, and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be

installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.

- 20. 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. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. 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".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements.
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- \*34. Please Call Me For Inspections (Sam Hoffses) 874-8704
- 35. \_\_\_\_\_
- 36. \_\_\_\_\_

  
 P. Samuel Hoffses, Building Inspector  
 cc. Lt. McDougall, PFD  
 Marge Schmuckel, Zoning Administrator  
 PSH 12-14-98 

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

**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): 477 Congress Street, Portland, ME 04101		2 <sup>nd</sup> Floor/Suite 200	
Total Square Footage of Proposed Structure Approx. 748 Sq/Ft		Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Number Acct.# C69753-99 Assessed Property Description Chart# 037 Block# 2772 F Lot# 000		Owner: October Corporation C/O Boulos Property Management Telephone#: 207-871-1290	
Owner's Address: One Canal Plaza Portland, ME 04101		Lessee/Buyer's Name (If Applicable) WMTW Holding Corp. 99 Danville Corner Road P.O. Box 8 Auburn, ME 04210 <i>Att Jack Connor</i>	
		Cost Of Work: \$ 19,850.00	Fee \$ 144.00
Proposed Project Description:(Please be as specific as possible)  Construct steel support structure with a pipe grid to support lights for television news set.			
Contractor's Name, Address & Telephone H.E. Callahan Construction Company Turner Road Auburn, ME 04212 207-784-6927			Rec'd By <i>SP</i>
Current Use: Offices		Proposed Use: Television Broadcasting/Offices	

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 1996 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
- 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 the permit.

Signature of applicant: <i>[Signature]</i>	Date: <i>7/14/99</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



# CALLAHAN

H. E. CALLAHAN CONSTRUCTION CO.



April 23, 1999

Mr. Jack Connor, Chief Engineer  
WMTW-TV8  
P. O. Box 8  
Auburn, Maine 04212

Re: Light Grid Support Structure at  
477 Congress Street, Portland - REVISED

Dear Jack:

Thank you for the opportunity to provide pricing on your proposed renovation at 477 Congress Street.

Our figure is based on revised drawings prepared by David Price of Criterium-Mooney Engineers and received 4-20-99.

Our budget price to furnish and install the proposed light grid support structure is **Nineteen thousand eight hundred fifty and no/100 dollars (\$19,850.00)**, including all labor, equipment, materials, and necessary supervision. The budget figure for the alternate connection detail is **Nineteen thousand four hundred and no/100 dollars (\$19,400.00)**.

We have made the following assumptions in preparing this proposal:

- Building permit is by others.
- The City will allow us to occupy a portion of sidewalk on Congress Street for one day.
- All furniture will be removed.
- Carpet will be covered by H. E. Callahan.
- Plaster columns where new steel connections will be made will be repaired with gypsum wallboard and steel studs. No plaster work is included.
- We will be able to use reasonable amounts of your electricity for power tools.

This quote is submitted subject to the satisfactory negotiation of the terms of a written contract.

Please call if you have any questions. We look forward to your favorable consideration of H. E. Callahan Construction Co.

Very truly yours,

H. E. Callahan Construction Co.

A handwritten signature in black ink, appearing to read 'David J. LePage', is written over the typed name.

David J. LePage, Project Manager

DJL/lil

**WMTW**  
**LIGHTING GRID STRUCTURAL SUPPORTS**  
**SPECIFICATION**

**Document 00700 - General Conditions**

1. Work and materials shall conform to the 1996 BOCA National Building code, State of Maine Building Codes, National Electrical Code, and other applicable codes and standards and shall meet the requirements of local authorities having jurisdiction.
2. Coordinate work schedule, daily hours of construction, location of material storage, access to utilities, and final cleanup requirements with owner prior to construction.

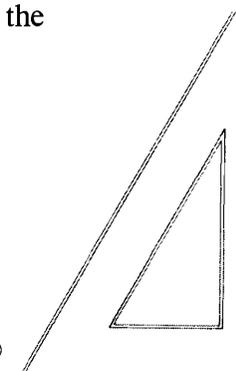
**Document 00860 - List of Drawings**

S1 Lighting Grid Structural Supports

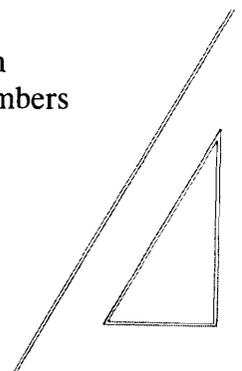
**DIVISION 1 - GENERAL REQUIREMENTS**

**Section 01010 - Summary of Work**

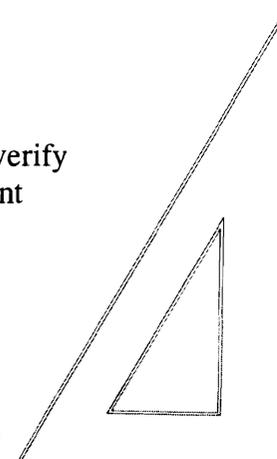
1. Work of this Contract comprises construction of new structural steel columns, beams and associated structural components per the attached drawing, at the WMTW studio, 477 Congress Street in Portland, Maine.
2. All work shall conform to the requirements of the 1996 BOCA National Building Code to the extent applicable.
3. The structural design of the building is based on the full interaction of all its connected parts. No provisions have been made for any temporary conditions that may arise during construction prior to the completion of the structure. The Contractor shall be responsible for adequate design and construction of all forms, shoring and temporary bracing during the progress of the project. This includes, but is not limited to, plaster encasements and top flanges of steel beams.
4. Alternate connection details may be used if such details are submitted to the Structural Engineer for review and acceptance is granted. However, the Structural Engineer shall be the sole judge of acceptability and the Contractor's Bid shall anticipate the use of those specific details shown on the Drawings. The Contractor shall be responsible for the design of any alternate details which he proposes.



5. The Contractor shall be completely responsible for the safety of adjacent structures, property, and the public. The Contractor shall comply with all federal, state and local requirements.
6. Do not scale from Drawings.
7. All materials shall be new except those labeled "EXG" (existing).
8. Work not indicated on a part of the Drawings but reasonably implied to be similar to that shown at corresponding places shall be included.
9. Any modification or alteration of these Construction Documents or changes in construction form from the intent of these documents by the Contractor without written approval of the Engineer shall remove all professional and liable responsibility on the part of the Engineer.
10. The Contractor is required to examine the Drawings and Specifications carefully, visit the site and fully inform themselves as to all existing conditions and limitations, prior to submitting their Bid. Failure to visit the site and familiarize themselves with the existing conditions, interferences and other limitations will in no way relieve the successful Bidder from furnishing any materials or performing any work in accordance with Drawings and specifications (at no additional cost to the Owner).
11. Contractor shall obtain all necessary permits to proceed with construction. Coordinate temporary dust enclosure requirements and security requirements with Owner. Submit detailed construction schedule to Owner prior to construction.
12. Remove and legally dispose of items where specified on attached sketches as either "Remove" or "Replace."
13. Contractor shall take all necessary precautions to ensure that existing building components (including wood paneling) are not damaged during construction. All damaged areas shall be completely restored to the full satisfaction of the Owner at no additional cost to the Owner.
14. All structural steel work shall conform to the recommendations and requirements contained in the "Manual of Steel Construction, Allowable Stress Design" (AISC Ninth Edition (including AISC Code of Standard Practice for Steel Buildings and Bridges)), and Structural Steel Welding Code - Steel," (AWS D1.1 Latest Edition).
15. No change in size or position of the structural elements shall be made without prior written approval of the Structural Engineer.
16. Temporary erection bracing shall be provided to hold structural steel securely in position. Remove temporary bracing and connections only after permanent members are in place and final connections are in place.



17. Shop connections unless otherwise noted, shall be made by welding. High strength bolts shall be  $\frac{3}{4}$ -inch diameter A325N "Tension-Control" type bolts (tensioned shear/bearing).
18. All shop and field welds shall be made by certified welders, and shall conform to the American Welding Society Code, AWS D1.1, latest edition, using E70-18 electrodes. Carefully control welding technique to avoid distortion, including clamping prior to welding.
19. Connections shown on these Drawings are generally schematic. They are intended to define the spatial relationship of the framed members and show a feasible method of making the connections. Any connection that is not shown or is not completely detailed on the Structural Drawings shall be designed by a licensed Professional Engineer in the state of Maine retained by the fabricator. Beam-to-beam and beam-to-post connections shall be designed for an end reaction equal to one-half the uniform load capacity of the beam as given in Part 2 ("Beams and Girders") of the AISC Manual, 9th Edition. Minimum shear capacity of 12 kips shall be provided. Completely detailed means the following information is shown on the Shop Detail Drawings for review by the Engineer:
  - a. All plate dimensions and grades.
  - b. All weld sizes, pitches, and returns.
  - c. All hole sizes and spacings.
  - d. Number and type of bolts: Where bolts are shown but no number is given, the connection has not been completely detailed.
  - e. Where partial information is given, it shall be the minimum requirement for the connection.
20. Structural steel components shall be shop primed with fabricator's standard primer.
21. Structural steel rolled shapes, plates, bars and tubes shall conform to the following:
  - ASTM A-50...All wide flange sections ("W" shapes)  $f_y = 50$  ksi
  - ASTM A-36...Other rolled shapes, plates and bars  $f_y = 36$  ksi
  - ASTM A-500, Grade B...Steel Tubes ("TS" shapes)  $f_y = 46$  ksi
  - ASTM A-53, Grade B...Steel pipe  $f_y = 35$  ksi
22. Non-shrink grout shall be 5000 psi (min.) compression strength.
23. After exposing existing steel columns and concrete floor (at base plates), field verify all dimensions and notify engineer of interferences prior to fabricating permanent materials.



24. Contractor shall install one sign that clearly states the following, "ALLOWABLE LIVE LOAD ON STEEL LIGHT GRID SUPPORT FRAME SHALL NOT EXCEED 10 POUNDS PER SQUARE FOOT." Coordinate sign material, color, size, letter font and installation location with owner prior to fabrication.
25. Coordinate final painting of steel components with owner's requirements.

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