

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

Location of Construction: 572 Congress St		Owner: Maine College of Art		Phone: 961116		Permit No:			
Owner Address: 17 Spring St - Portland ME 04101		Leasee/Buyer's Name:		Phone:		Business Name:			
Contractor Name: Ironwood INC Construction		Address: 98 Commercial St - Portland ME 04101		Phone: 874-951215		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: NOV - 8 1996 CITY OF PORTLAND </div>			
Past Use: inc art school		Proposed Use: art school w intr navas		COST OF WORK: \$ 55,000 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>				PERMIT FEE: \$ 295 INSPECTION: Use Group: Type: Signature:	
Proposed Project Description: site interior renovations - 1st flr				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:				Zone: CBL: <i>037-H-000</i> Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <i>L Chase</i>		Date Applied For: <i>11/4/96</i>						Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	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 7

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

Location of Construction: 522 Congress St		Owner: Maine College of Art		Phone: 961116	Permit No. PERMIT ISSUED Permit Issued 8/1996 CITY OF PORTLAND
Owner Address: 97 Spring St- Ptld ME 04101		Leasee/Buyer's Name:		Business Name:	
Contractor Name: * Ironwood XXX Construction Inc		Address: 94 Commercial St - Ptld ME 04101		Phone: 874-951115	
Past Use: art school		Proposed Use: art school w intr rnvtns		COST OF WORK: \$ 55,000	PERMIT FEE: \$ 295
Proposed Project Description: make interior renovations - 1st flr		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Permit Taken By: L Chase		Date Applied For: 11/4/96		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Signature: <i>[Signature]</i>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date: 11/4/96	
		Any exterior alterations, including signage		Zoning Approval: <input checked="" type="checkbox"/> use previously approved	
		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		Zone: B-3 CBL: 037-H-0800	
		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Historic Preservation: <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	

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SIGNATURE OF APPLICANT: *William [Signature]* ADDRESS: *11-4-96* DATE: PHONE:

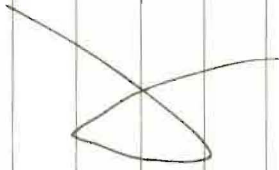
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **2**
A. Rowl

COMMENTS

1/22/98 Completed in part. Other permits now
supersede work allowed on this permit. Adam



Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

MEMORANDUM

To: Mike Davey

From: Craig Moore 

Date: 10/22/96

RE: MeCA Project - Temporary Gallery, Scope of Work

The Plan:

- * Provide a basic space for David Ireland to set up an exhibit. Expect a 2 week set up period followed by a 6 week exhibit period. David will be here in mid-January to begin the set up.
- * This is intended to be a simple temporary use of this space for this exhibit alone. The finishes are not expected to have any long term value in the final Gallery design. At this time, only the shell of the main gallery is being built. The Director's office, Photo Gallery, storage areas, etc., will be built when the entire Gallery is completed.
- * We will use the existing VD&R plans to define the exit access corridor and the fire rating work along with all other relevant details.
- * The rest of the scope will be worked out and negotiated directly with the Contractors.

The Basic Scope of Work:

- * Demo the exit access corridor that cuts across the Gallery space.
- * Demo the stair to the basement.
- * Demo the wood flooring down to the 1 ½" underlayment where required.
- * Demo for the new exit access corridor in the Annex.
- * Demo remainder of old wiring, etc. from existing ceiling.
- * Pile a representative sample of the debris near the conference room in the center column bay for possible use in the exhibit.
- * Do not strip the Annex wall at this time.
- * Create the new exit access corridor through the Annex space as designed.
- * Add new fire doors to the egress stair and to the mechanical chase.
- * Pour concrete flush with the top of the terrazzo wherever wood underlayment is exposed.
- * Pay careful attention to creating a proper fire barrier between the 1st floor and the basement. All openings must be properly sealed.
- * Build a simple metal stud wall to define the rear of the gallery space.
- * All drywall work in the gallery itself will be held off until Xmas to give David exhibit flexibility with wall treatments.
- * Drywall the new back wall and the existing wall that abuts the common corridor on the 1st floor within the Gallery space.
- * Misc. blocking & framing
- * Simple 1x6 base.
- * Paint the new drywall.
- * Add 2 cameras, and 5 door contacts to the security system.
- * Relocate existing unit heaters higher.
- * Add two unit heaters.
- * No ventilation, or AC, system at this time.
- * Basic electrical work. 20 outlets, 15 lighting circuits, 15 strings of construction lights, 4 exit signs, 3 alarm/strobes, 4 pull stations, 12 emergency lights.

- * Relocate the sprinkler service connection for both systems.
- * Sprinkler re-work for tunnel demo and new exit.
- * No plumbing.
- * No ceiling work, except cleanup.
- * No work not specifically listed is included in the budget, or scope of work.

\$ Total 1 - Basic Scope of Work - Preliminary Budget

Add/Alternates to the Scope of Work:

- #1 * Provide an alternate allowance of \$ for building a reception station.
- #2 * Provide an alternate allowance of \$ for floor treatment to clean the existing terrazzo floor, seal the new floor and/or treat both floor systems to have a similar appearance.
- #3 * Provide an alternate to strip the Annex wall (\$).
- #4 * Provide an alternate to drywall the entire common wall in case the new back wall is penetrated as part of the exhibit (\$).
- #5 * Provide an alternate to stud and drywall the Annex wall (\$).
- #6 * Provide an alternate to add 1/2" plywood behind all gallery drywall (assumes all alternates included)(\$)
- #7 * Provide an alternate to complete demolition for future installation of Fire stair #1 to Lower Level.

BUILDING PERMIT REPORT

DATE: 11/6/96 ADDRESS: 522 Congress St

REASON FOR PERMIT: renovation

BUILDING OWNER: M. C. H.

CONTRACTOR: Iron wood

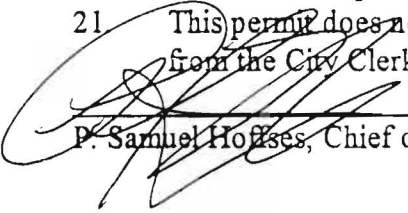
PERMIT APPLICANT: _____ APPROVAL: 15/16/17/18
~~DENIED:~~ 1/1

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
5. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
6. Headroom in habitable space is a minimum of 7'6".
7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall

have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. feet.

10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 1. In the immediate vicinity of bedrooms
 2. In all bedrooms
 3. In each story within a swelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
14. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)
18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


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

FIRE CODE PERMIT REPORT

DATE: _____ ADDRESS: _____

PERMIT TO: _____

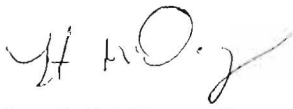
OWNER/CONTRACTOR: _____

APPROVED *14*/6 ~~DENIED~~ _____

CONDITIONS OF APPROVAL/DENIAL

1. The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment and smoke protected enclosure. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide a 0.15 gpm, 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.
2. All required Fire Alarm Systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
3. All remote annunciators shall have a visible "trouble" indicator along with the Fire Alarm "Zone" indicators.
4. Any Master Box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.
5. All Master Box locations shall be approved by the Fire Department Director of Communications. A Master Box shall be located so that the center of the box is five feet above finished floor.
6. All Master Box locations are required to have a locked box (knoxbox).
7. A fire alarm acceptance report shall be submitted to the Portland Fire Department.
8. All underground tank removal(s) and/or installation(s) shall be done in accordance with the Department of Environmental Regulations (Chapter 691).
9. **No cutting of tanks on site.** Cutting of tanks is to be done at an approved tank disposal site.
10. Fire Dispatcher must be at least 48 hours in advance of removal and/or transportation of tanks.
11. All above ground L/P storage tanks shall be located in accordance with NFPA 58 Standards.
12. Any tank located near the path of vehicle movement shall be protected with appropriate permanent barricades.

13. All piping shall be protected from possible mechanical damage and vandalism.
14. A 4" storz fire department connection is required.
15. Any new sprinkler construction over six sprinkler heads needs to have State Fire Marshal approval.
16. Any renovations of sprinkler systems over 20 sprinkler heads needs to have State Fire Marshal approval.
17. A sprinkler performance test shall be submitted to the Portland Fire Department after completion of sprinkler work.
18. State Fire Marshal approval is required for this project.



Lt. G. McDougall
Fire Prevention Officer
City of Portland



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 522 Congress St

Issued to Maine College of ART

Date of Issue 07 August 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970231, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

First Floor Only

School

Limiting Conditions:

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.