

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

Location of Construction: 310 Congress St		Owner: Centennial Plaza		Phone:		Permit No: 970153	
Owner Address:		Leasee/Buyer's Name: Talk America		Phone:			Permit Issued: PERMIT ISSUED FEB 27 1997 CITY OF PORTLAND
Contractor Name: Brian Knowlton		Address: 148 Pickart St So. Portland, ME		Phone: 04106 799-5664			
Past Use: Vacant Space		Proposed Use: Office		COST OF WORK: \$ 72,000.00			PERMIT FEE: \$ 380.00
Proposed Project Description: Make interior renovations - 2nd floor		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 3B		Zone: CBL: CITY OF PORTLAND Zoning Approval: 1/23/97 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"/>	
		Signature: [Signature]		Signature: [Signature]			
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____			
Permit Taken By: Mary Grosik		Date Applied For: 21 January 1997					

- 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..

15398/30-3546
15399/30-3547

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

21 January 1997

SIGNATURE OF APPLICANT Brian Knowlton 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



057-A-010

OWNERS CONSENT AND AGREEMENT

I, Center City Plaza Assoc., being the owner of the premises located at
(print property owners name)

510 Congress St. in Portland, Maine, hereby give consent to the
(print property address)

erection of a certain sign/awning/banner owned by Just ME., Inc.
(print lessee's name)

over the sidewalk or on building from said premises as described in

application to the Division of Inspection Services.

And in consideration of the issuance of said permit, owner of said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said sign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself or itself, for his heirs, its successors, and his or its assigns, to completely remove said sign.

Reverend P Carson
Signature of Property Owner

4-14-87
Date

Richard W. Lusk
Signature of Lessee

4-3-97
Date

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical code and the following specification:

Date 03 February 1997

Permit # 12510

LOCATION: 510 Congress St AKA 518 as per CMP

OWNER Carson/Talk America ADDRESS _____

2nd fl

TOTAL EACH FEE

OUTLETS									
	Receptacles		Switches		Smoke Detector		100	.20	20.00
FIXTURES	(number of)								
	incandescent		fluorescent				100	.20	20.00
	fluorescent strip							.20	
SERVICES									
	Overhead				TTL AMPSTO	800		15.00	
	Underground					800		15.00	
TEMPORARY SERV.									
	Overhead				AMPS OVER	800		25.00	
	Underground					800		25.00	
METERS	(number of)							1.00	
MOTORS	(number of)							2.00	
RESID/COM	Electric units							1.00	
HEATING	oil/gas units							5.00	
APPLIANCES	Ranges		Cook Tops		Wall Ovens			2.00	
	Water heaters		Fans		Dryers			2.00	
Disposals	Dishwasher		Compactors		Others (denote)			2.00	
MISC. (number of)	Air Cond/win							3.00	
	Air Cond/cent							10.00	
	Signs							5.00	
	Pools							10.00	
	Alarms/res							5.00	
	Alarms/com							15.00	
	Heavy Duty							2.00	
	Outlets								
	Circus/Carnv							25.00	
	Alterations							5.00	
	Fire Repairs							15.00	
	E Lights						16	1.00	16.00
	E Generators							20.00	
	Panels							4.00	
TRANSFORMER	0-25 Kva							5.00	
	25-200 Kva							8.00	
	Over 200 Kva							10.00	
					TOTAL AMOUNT DUE				
					MINIMUM FEE/COMMERCIAL 35.00			25.00	56.00

INSPECTION: Will be ready _____ or will call XXXXX

CONTRACTORS NAME Tim Walsh Talk America

ADDRESS 510 Congress St Ptld, ME

TELEPHONE 842-3064

MASTER LICENSE No. 12510

SIGNATURE OF CONTRACTOR

LIMITED LICENSE No.

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 17 April 1997

LOCATION: 510 Congress St

Permit # n/a

OWNER Center City Plaza/Talk America ADDRESS _____

TOTAL EACH FEE

OUTLETS	Telephone		Data		CATV		160	.20	32.00
	Receptacles		Switches		Smoke Detector			.20	
FIBER OPTICS								15.00	
FIXTURES	incandescent		fluorescent					.20	
	fluorescent strip							.20	
SERVICES	Overhead				TTL AMPS TO	800		15.00	
	Underground					800		15.00	
Temporary Service	Overhead				AMPS OVER	800		25.00	
	Underground					800		25.00	
METERS	(number of)							1.00	
MOTORS	(number of)							2.00	
RESID/COM	Electric units							1.00	
HEATING	oil/gas units		Interior		Exterior			5.00	
APPLIANCES	Ranges		Cook Tops		Wall Ovens			2.00	
	Insta-Hot		Water heaters		Fans			2.00	
	Disposals		Dishwasher		Compactors			2.00	
MISC. (number of)	Air Cond/win							3.00	
	Air Cond/cent							10.00	
	HVAC		EMS		Thermostat			5.00	
	Signs							10.00	
	Alarms/res							5.00	
	Alarms/com							15.00	
	Heavy Duty(CRKT)							2.00	
	Circus/Carnv							25.00	
	Alterations							5.00	
	Fire Repairs							15.00	
	E Lights							1.00	
	E Generators							20.00	
PANELS	Service		Remote		Main			4.00	
TRANSFORMER	0-25 Kva							5.00	
	25-200 Kva							8.00	
	Over 200 Kva							10.00	
					TOTAL AMOUNT DUE				
					MINIMUM FEE/COMMERCIAL 35.00				
					MINIMUM FEE		25.00		32.00

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME Greene Communicatisons MASTER LIC. # _____
 ADDRESS 20 Cove Ln So. Ptld LIMITED LIC. # _____
 TELEPHONE 767-1300

SIGNATURE OF CONTRACTOR *Donna Greene*

ELECTRICAL INSTALLATIONS—

Permit Number _____
 Location _____
 Owner _____
 Date of Permit _____
 Final Inspection 12/16/96
 By Inspector [Signature]

INSPECTION: Service _____ by _____
 Service called in _____
 Closing-in _____ by _____

PROGRESS INSPECTIONS: 10/30/96 (Closing)
12/16/96 (Final)

DATE:	REMARKS:
<u>25/007/96</u>	<u>Gave closing-in - right side of office.</u>
<u>12/16/96</u>	<u>Storage on elec room door</u>
↓	<u>label panels (typed)</u>
↓	<u>men's room GFA LABEL</u>
↓	<u>no permission from city to occupy</u>
	<u>SPACE was</u>

BUILDING PERMIT REPORT

DATE: 2/26/97 ADDRESS: 510 Congress St

REASON FOR PERMIT: Renovation

BUILDING OWNER: Center City Plaza

CONTRACTOR: Brian Knowlton


PERMIT APPLICANT: Brian Knowlton APPROVAL: *1 *9 *13 *16 *17
DENIED: *18 *19 *20

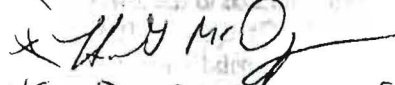
CONDITION OF APPROVAL OR DENIAL

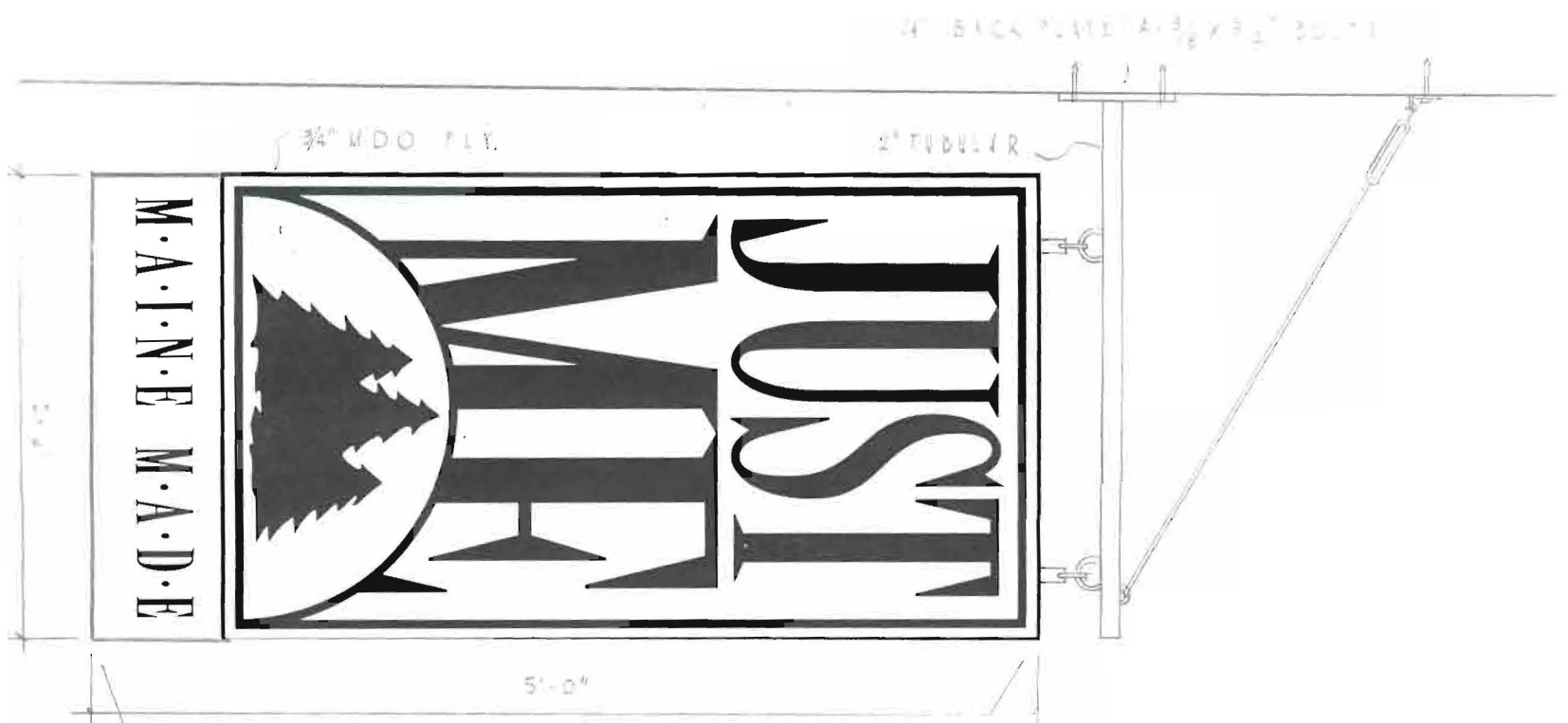
- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) UL 103.
7. 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.
8. Headroom in habitable space is a minimum of 76".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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, 920.3.2 (BOCA National 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 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)

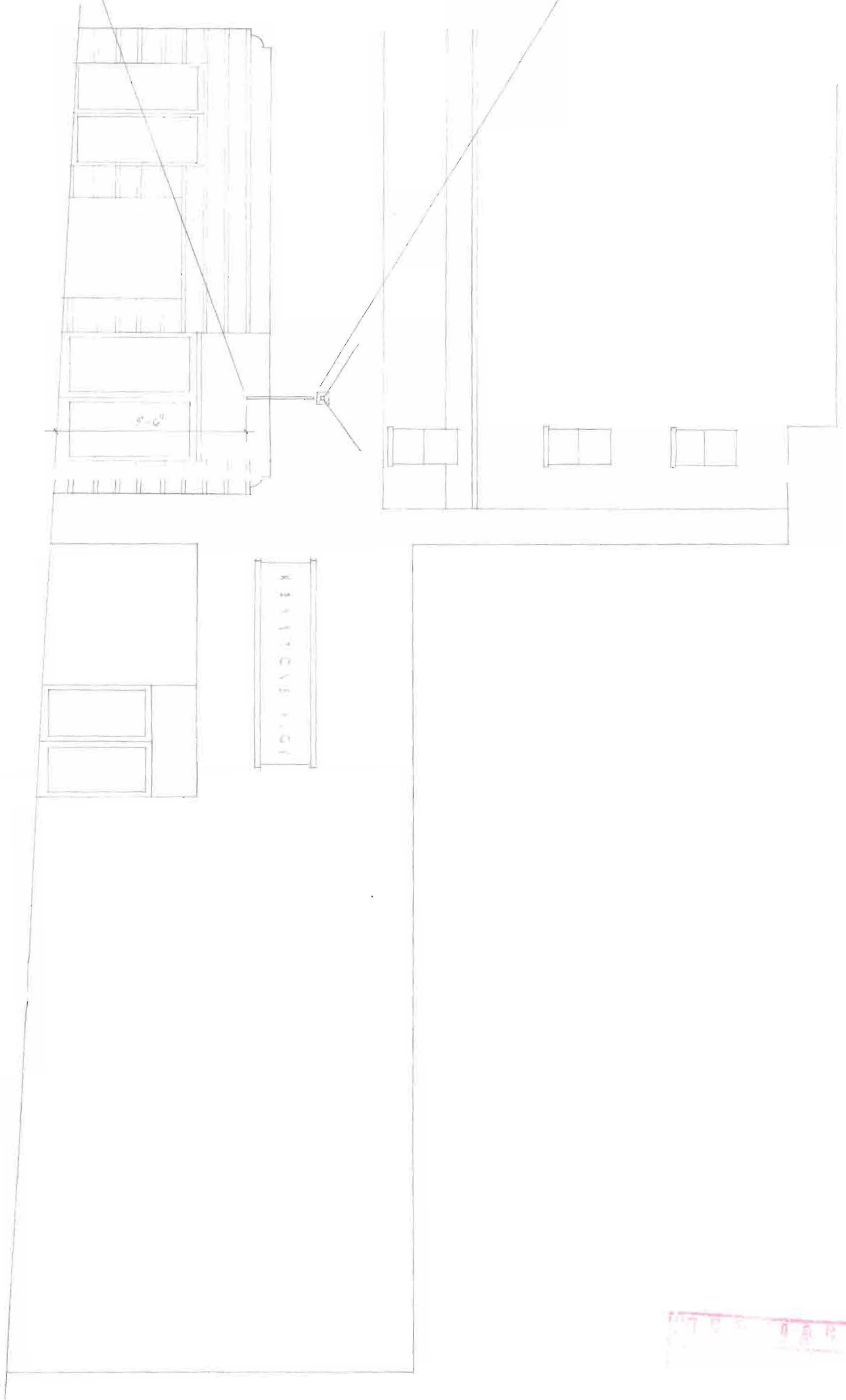
- 16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. All exit signs, 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)
- 20. 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.
- 21. 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".
- 22. 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 to the Division of Inspection Services.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 25. This permit is being issued with the understanding that it must be consistent with the site plan - approval for treatment of Free ST Facility
- 26. _____
- 27. _____


P. Samuel Hoffses, Chief of Code Enforcement

- * cc: Lt. McDougall, PFD
- * Marge Schmuckal
- * 
- * D. Andrews



REAR WALL REFERENCE TO FREE ST.



BROWN ST

NOTED
 10/10/1911