

Location of Construction: 504 Congress St		Owner: Michael Kaplan		Phone:	
Owner Address: 504 Congress St- Ptld ME		Leasee/Buyer's Name: 04103		Phone:	
Contractor Name: Sign Solutions		Address: 75 Bishop St- Ptld ME 04103		Phone: 878-8000	
Past Use:		Proposed Use: theater-cafe w four signs		COST OF WORK: \$ PERMIT FEE: \$ 68.20 INSPECTION: FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Use Group: Type:	
Proposed Project Description: erect four signs - 14'x4 14'x3' 10'x3' (20'x3 & 14'x2')		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input checked="" type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: <i>K. Wagner</i> Date: 10/28/96		Signature: Signature:	
Permit Taken By: L Chase		Date Applied For: 9/25/96			

Permit No: **961085**

PERMIT ISSUED

Permit Issued: **OCT 30 1996**

CITY OF PORTLAND

Zone: *B-3* CBL: *37-H-13*

Zoning Approval: *OK*

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

us 10/28/96

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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

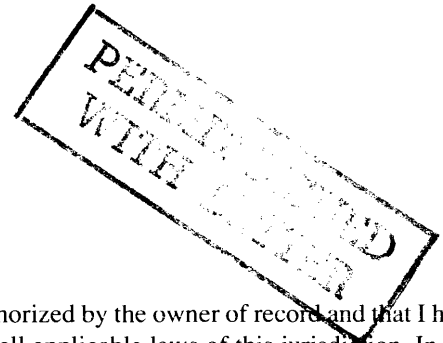
Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *10/28/96*

D. Andrews



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

Karl Marx 9/25/96
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **2**

A. Rowe



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

August 2, 1996

Michael D. Kaplan _____

Applicant _____

Application Date

66 Austin St., Portland 04103-4515 _____

Applicant's Mailing Address _____

Project Name/Description

Douglas Richmond Arch., Brunswick ME _____

504 Congress Street _____

Consultant/Agent _____

Address of Proposed Site

729-0989 _____

37-H-13 _____

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

Proposed Building Square Feet or # of Units _____ Acreage of Site 14,186 sq ft Zoning B-3

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer Marge Schmeckel

- Approved Approved w/Conditions listed below Denied
- Separate permits required for signage
 - _____
 - _____
 - _____

Approval Date 9/3/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 504 Congress Street



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address:

Applicant

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential Office Retail Manufacturing Warehouse/Distribution Other (specify)

Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review Flood Hazard Shoreland Historic Preservation DEP Local Certification Zoning Conditional Use (ZBA/PB) Zoning Variance Single-Family Minor Other

Fees paid: site plan subdivision

Approval Status:

Reviewer Ray Wagenknecht-Harte

- Approved Approved w/Conditions listed below Denied
1. Typeface and final sign to be approved by City staff.
2. Sand paint color to be approved by City staff.
3. Windows New signs on them to be approved by City staff.

Approval Date 8/12/96 Approval Expiration date Extension to date Additional Sheets Attached

Condition Compliance signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted date amount expiration date
Inspection Fee Paid date amount
Performance Guarantee Reduced date remaining balance signature
Performance Guarantee Released date signature
Defect Guarantee Submitted submitted date amount expiration date
Defect Guarantee Released date signature



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Michael D. Kaplan

AUGUST 1, 1996

Applicant _____

Application Date _____

60 AUSTIN ST., PORTLAND 04103-4515

Applicant's Mailing Address _____

Project Name/Description _____

Douglas Richmond Arch., Brunswick ME

504 Congress Street

Consultant/Agent _____

Address of Proposed Site _____

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

Proposed Building Square Feet or # of Units _____ Acreage of Site 14,105 sq ft Zoning D-3

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer *W. M. S.*

- Approved** **Approved w/Conditions listed below** **Denied**
- _____
 - _____
 - _____
 - _____

Approval Date 8/5/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 504 CONGRESS STREET



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Applicant _____

Application Date August 7, 1996

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent _____

Address of Proposed Site 504 Commercial Street
Portland, ME 04103

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

Proposed Building Square Feet or # of Units _____ Acreage of Site 14,100 sq ft Zoning R-3

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer J. Andrews

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 8/7/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: _____

CONTRACTOR'S MATERIAL & TEST CERTIFICATE

SPRINKLER SYSTEMS . WATER SPRAY SYSTEMS

PART "A" GENERAL

PROCEDURE

UPON COMPLETION OF WORK, INSPECTION AND TESTS SHOULD BE MADE BY CONTRACTOR'S REPRESENTATIVE AND WITNESSED BY AN OWNER'S REPRESENTATIVE. ALL DEFECTS SHOULD BE CORRECTED AND SYSTEM LEFT IN SERVICE BEFORE CONTRACTOR'S MEN FINALLY LEAVE THE JOB.

A CERTIFICATE SHOULD BE FILLED OUT AND SIGNED BY BOTH REPRESENTATIVES. COPIES SHOULD BE PREPARED FOR INSPECTING AUTHORITIES, OWNER AND CONTRACTOR. IT IS UNDERSTOOD THE OWNER'S REPRESENTATIVE'S SIGNATURE IN NO WAY PREJUDGES ANY CLAIM AGAINST CONTRACTOR FOR FAULTY MATERIAL, POOR WORKMANSHIP OR FAILURE TO COMPLY WITH INSPECTING AUTHORITY'S REQUIREMENTS OR LOCAL ORDINANCES.

PROPERTY NAME Keystone Cinema DATE 12-23-96

PROPERTY ADDRESS Congress St. Portland

ACCEPTED BY INSPECTION AUTHORITY (S) NAME _____
 ADDRESS _____
PLANS
 INSTALLATION CONFORMS TO ACCEPTED PLANS YES NO
 EQUIPMENT USED IS APPROVED YES NO
 IF NO, STATE DEVIATIONS _____

INSTRUC-
TIONS
 HAS PERSON IN CHARGE OF FIRE EQUIPMENT BEEN INSTRUCTED AS TO LOCATION OF CONTROL VALVES AND CARE OF THIS NEW EQUIPMENT YES NO
 IF NO, EXPLAIN _____
 HAS A COPY OF INSTRUCTION AND MAINTENANCE CHART BEEN LEFT AT PLANT YES NO
 IF NO, EXPLAIN _____

TEST
DESCRIP-
TION
FLUSHING: Flow the required rate until mains are clear as indicated by no collection of foreign material in hurlap bags at outlets such as hydrants and blow-offs.
 Flush at flows not less than 750 GPM for 6-inch pipe and smaller, 1000 GPM for 8-inch, 1800 GPM for 10-inch 3000 GPM for 18-inch. Where supply cannot produce stipulated flow rate, obtain maximum available by using properly sized discharge devices.
HYDROSTATIC: Hydrostatic test should be made at not less than 200 PSI for two hours or 50 PSI above static pressure in excess of 150 PSI. Differential dry-pipe valve clappers should be left open during test to prevent damage. All above ground piping leakage should be stopped.
LEAKAGE: New pipe laid with rubber gasketed joints should, if the workmanship is satisfactory, have no leakage at the joints. Unsatisfactory amounts of leakage usually result from twisted, pinched or cut gaskets. However, some leakage might result from small amounts of grit or small imperfections. The amount of leakage at the joints should not exceed 3 quarts per hour per 100 joints irrespectively of pipe diameter. The leakage should be distributed over all joints. If such leakage occurs at a few joints the installation should be considered unsatisfactory and necessary repairs made. New pipe laid with caulked lead or lead-substitute joints should, if the workmanship is satisfactory, have little or no leakage at the joints. Any joint having leakage or more than a "slight drip" or "weeping" should be repaired. Leakage should not exceed 1 cu. (liquid measure) per hour per inch of pipe diameter per joint. The leakage should be distributed over all joints. If such leakage occurs almost entirely at a few joints, the installation should be considered unsatisfactory and necessary repairs made.
PNEUMATIC: Establish 40 PSI air pressure and measure pressure drop which should not exceed 1 1/2 PSI in 24 hours. Test pressure tanks at normal water level and air pressure, and measure air pressure drop which should not exceed 1 1/2 PSI in 24 hours.

PART "B" - UNDERGROUND PIPING

LOCATION FEEDS BLDGS. Entire Building By others ext.

UNDER-
GROUND
PIPES
AND
JOINTS
 PIPE TYPE AND CLASS _____ TYPE JOINT _____
 CONFORMS TO _____ STANDARD YES NO
 IF NO, EXPLAIN _____
 JOINTS NEEDING ANCHORAGE CLAMPED, STRAPPED OR BACKED IN ACCORDANCE WITH _____ STANDARD YES NO
 IF NO, EXPLAIN _____

TESTS
REQUIRED
 FLUSHING HYDROSTATIC LEAKAGE

FLUSHING
TESTS
 NEW UNDERGROUND PIPING FLUSHED ACCORDING TO _____ STANDARD YES
 BY (COMPANY) _____
 HOW WAS FLUSHING FLOW OBTAINED
 PUBLIC WATER TANK OR RESERVOIR FIRE PUMP
 THROUGH WHAT TYPE OPENING
 LEAD LINES FLUSHED ACCORDING TO _____ STANDARD YES
 BY (COMPANY) _____
 HOW WAS FLUSHING FLOW OBTAINED
 PUBLIC WATER TANK OR RESERVOIR FIRE PUMP
 THROUGH WHAT TYPE OPENING
 Y CONN. TO FLANGE & SHOOT
 OPEN PIPES

HYDROSTATIC TEST ALL NEW UNDERGROUND PIPING HYDROSTATICALLY TESTED AT _____ P.S.I. FOR _____ HOURS

LEAKAGE TEST TOTAL MOUNT OF LEAKAGE MEASURED _____ GALS. _____ HOURS
ALLOWABLE LEAKAGE _____ GALS. _____ HOURS

HYDRANTS NUMBER INSTALLED _____ TYPE AND MAKE _____
ALL OPERATE SATISFACTORILY YES NO

CONTROL VALVES WATER CONTROL VALVES LEFT WIDE OPEN IF NO, STATE REASON YES NO

REMARKS DATE LEFT IN SERVICE _____

PARTS A & B NAME OF SPRINKLER CONTRACTOR _____ FOR PROPERTY OWNER (SIGNED) TITLE _____
SIGNATURES FOR SPRINKLER CONTRACTOR (SIGNED) _____ DATE _____

PART "C" — SPRINKLER & WATER SPRAY ABOVE GROUND PIPING (FILL OUT SEPARATE PART "C" FOR EACH FIBER)

LOCATION SERVED BLDGS. Entire

TESTS REQUIRED ~~1 HYDROSTATIC TEST OF ALL PIPING~~
2 PNEUMATIC TEST OF ALL DRY PIPING
3 EQUIPMENT OPERATION TESTS OF ALL EQUIPMENT

SPRINKLERS OR SPRAY NOZZLES	MAKE	MODEL	RISE	QUANTITY	TEMPERATURE RATING
	<u>Reliable</u>	<u>pendant</u>	<u>72</u>	<u>880</u>	<u>165°</u>

PIPE AND FITTINGS MATERIAL AND KIND CONFORMS TO N.E.P.A. STANDARD IF NONE, EXPLAIN

ALARM VALVE OR FLOW INDICATOR	ALARM DEVICE			MAXIMUM TIME TO OPERATE THROUGH TEST PIPE			
	TYPE	MAKE	MODEL	MIN.		SEC.	
	<u>EXT.</u>					<u>30</u>	

DRY PIPE VALVES	MAKE	MODEL	SER. NO.	OPERATING TEST RESULTS				WATER PRES.	AIR PRES.	TRIP POINT AIR PRES.	TIME WATER REACHED TEST OUTLET		ALARM OPERATED PROPERLY				
				TIME TO TRIP THROUGH TEST PIPE							P.S.I.	P.S.I.	P.S.I.	MIN.	SEC.	YES	NO
				WITHOUT Q. O. D.		WITH Q. O. D.											
				MIN.	SEC.	MIN.	SEC.										

IF NO. EXPLAIN _____

DELUGE & REACTION VALVES OPERATION PNEUMATIC ELECTRIC HYDRAULIC

PIPING SUPERVISED YES NO DETECTING MEDIA SUPERVISED YES NO

DOES VALVE OPERATE FROM THE MANUAL TRIP AND/OR REMOTE CONTROL STATIONS YES NO

IS THERE AN ACCESSIBLE FACILITY IN EACH CIRCUIT FOR TESTING YES NO

IF NO. EXPLAIN _____

MAKE	MODEL	DOES EACH CIRCUIT OPERATE SUPERVISION LOSS ALARM		DOES EACH CIRCUIT OPERATE VALVE RELEASE		MAXIMUM TIME TO OPERATE RELEASE	
		YES	NO	YES	NO	MIN.	SEC.

TESTS ALL PIPING HYDROSTATICALLY TESTED AT 200 PSI FOR 2 HOURS
DRY PIPING PNEUMATICALLY TESTED YES NO
EQUIPMENT OPERATE PROPERLY YES NO
IF NO, STATE REASON _____

DRAIN TEST: READING OF GAGE LOCATED NEAR WATER SUPPLY TEST PIPE. STATIC PRESSURE 80 PSI RESIDUAL PRESSURE WITH VALVE IN TEST PIPE OPEN WIDE: 75 PSI

BLANK TESTING BASKETS NUMBER USED _____ LOCATION _____ NUMBER REMOVED _____

REMARKS DATE LEFT IN SERVICE WITH ALL CONTROL VALVES OPEN. 12-23-96

PART "C" SIGNATURES NAME OF SPRINKLER CONTRACTOR Scrubber System INC FOR PROPERTY OWNER (SIGNED) Way Long TITLE Super.
FOR SPRINKLER CONTRACTOR (SIGNED) Scott Madore

037-4-013.

BUILDING PERMIT REPORT

DATE: 10/17/96 ADDRESS: 504 Congress St

REASON FOR PERMIT: Daigle Const.

BUILDING OWNER: C. Ty of Portland / Michael Kaplan

CONTRACTOR: Daigle Const.

PERMIT APPLICANT: " " APPROVAL: *5 *6 *7 *8 *11

DENIED: *14 *15 *16 *17 *18

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 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)
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: 10/7/96 ADDRESS: 504 Congress St

PERMIT TO: Deagle Court

OWNER/CONTRACTOR: 12

APPROVED 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.

19. Handrails shall have a circular cross section with an outside diameter of at least 1 1/4 and not greater than 2".

Lt. G. McDougall
Fire Prevention Officer
City of Portland

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 8, 1996

Daigle Construction
1450 A Pleasant St.
Brunswick, Maine 04011

RE:504 Congress

Dear Mr. Sir,

Your application to make interior renovations has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.


NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

Building Inspection : A separate permit will be required for signage M. Schmuckal
Development Review Coordinator : Approved D. Andrews
Planning Div.: Typeface and final sign to be approved by city staff. 2. Sand paint color to be approved by city staff. 3. New sign on rear to be approved by city staff. K. Harte

Building and Fire Code Requirements

1. Please read and implement items 5,6,7,8,11,14,15,16,17.&18 of the attached building permit report.
2. Please read and implement items 2,3,4,5,6,7,16,17,18,& 19 of the attached Fire Code Permit Report.
3. All food equipment must be of the approved type and installed in the approved manner.
4. All mechanical equipment used in the HVAC system must be installed as per the city's mechanical code (The BOCA National Mechanical Code / 1993)

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal, D. Andrews, K. Harte

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 29 , 1996

Mr. Michael Kaplan
504 Congress St.
Portland, Maine
04103

RE :504 Congress St.

Dear Sir:

Your application to erect four signs has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

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

Building & Fire Code Requirements

1. This permit is being issued with the condition that the typeface and final sign to be approved by the Planning Staff.
2. Sand paint color to be approved by the Planning Staff.
3. New sign on rear to be approved by the Planning Staff.

Sincerely


P. Samuel Hoffses
Chief of Inspection Services

cc: Kay W. Harte Urban Designer
M. Schmuckal Asst. Chief of Code Enforcement