

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

8/2

Location of Construction: 70 Center Street Staples School 4th Fl.		Owner: Universal Realty L.L.C.		Phone: 874-8070		Permit No: <b>990140</b>	
Owner Address: 161 John Roberts Rd. So. Portland, ME 04106		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Cimino Construction Co.		Address: 125 Pleasant Hill Rd. Scarborough, ME 04074		Phone: 883-5138		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>FEB 23 1999</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use:  Office Space		Proposed Use:  Some		<b>COST OF WORK:</b> \$ 75,000 <b>PERMIT FEE:</b> \$ 395.00		<b>INSPECTION:</b> Use Group: B Type: 3B BOCA 96 Signature: <i>Hoffner</i>	
Proposed Project Description: Interior office fit-up to include - Office Partitions, new flooring, paint, & electrical.		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>Hoffner</i>		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: _____ CBL: 38-E-009 Zoning Approval: <b>Special Zone or Reviews:</b> <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: SP		Date Applied For: 2-11-99					

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..

\*\*\*Call for P/U 883-5138

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

2-11-99

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

**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

2

JOHN POWERS ASSOCIATES



161 John Roberts Road South Portland, Maine 04106  
207-871-7418 voice 207-828-8030 fax

JOHN E. POWERS, AIA  
ARCHITECT

February 24, 1999

Mr. Sam Hoffses  
Building Inspector  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Re: New Offices for Universal Security Products  
Staples School - 70 Center Street  
Portland, Maine  
JPA Project No. 98009  
Response to Code Review meeting February 24, 1999

Dear Sam

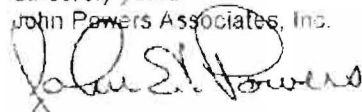
I have prepared the attached revision sketch SK-01 sheet 1 of 1 dated February 24, 1999. This revision is confirmation of the review agreement made today during the meeting at your office between Lt. McDougall, Lt. Thompson, yourself, and myself. Based upon our meeting agreement this revision satisfactorily addresses items #01, #32, and #23 as listed on the comments and conditions of the issued Building Permit (see attached). Please attach this sketch to the submitted original Floor Plan dated February 10, 1999 as final resolution of the identified code compliance issues.

We have forwarded a copy of this sketch and letter to Cimino Construction for incorporation into their Contract as compliance with yours and Lt. McDougall's permit conditions.

Please forward a copy of the attached sketch to Lt. McDougall for his files.

If you have any questions regarding the attached, please do not hesitate to contact me

Sincerely yours  
John Powers Associates, Inc.



John E. Powers, AIA  
Architect

Attachment Revision Sketch SK-01 dated February 24, 1999 - (1) page

Cc Universal Security Products  
Cimino Construction

*OK'd  
Lt. McDougall  
2/24/99*

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)

- 13. 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
- 14. 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
- 15. 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
- 16. 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 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 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


- X 17. 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
- X 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- X 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- X 20. 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)
- 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. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X 24. 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.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- 26. 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).
- X 27. 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)
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

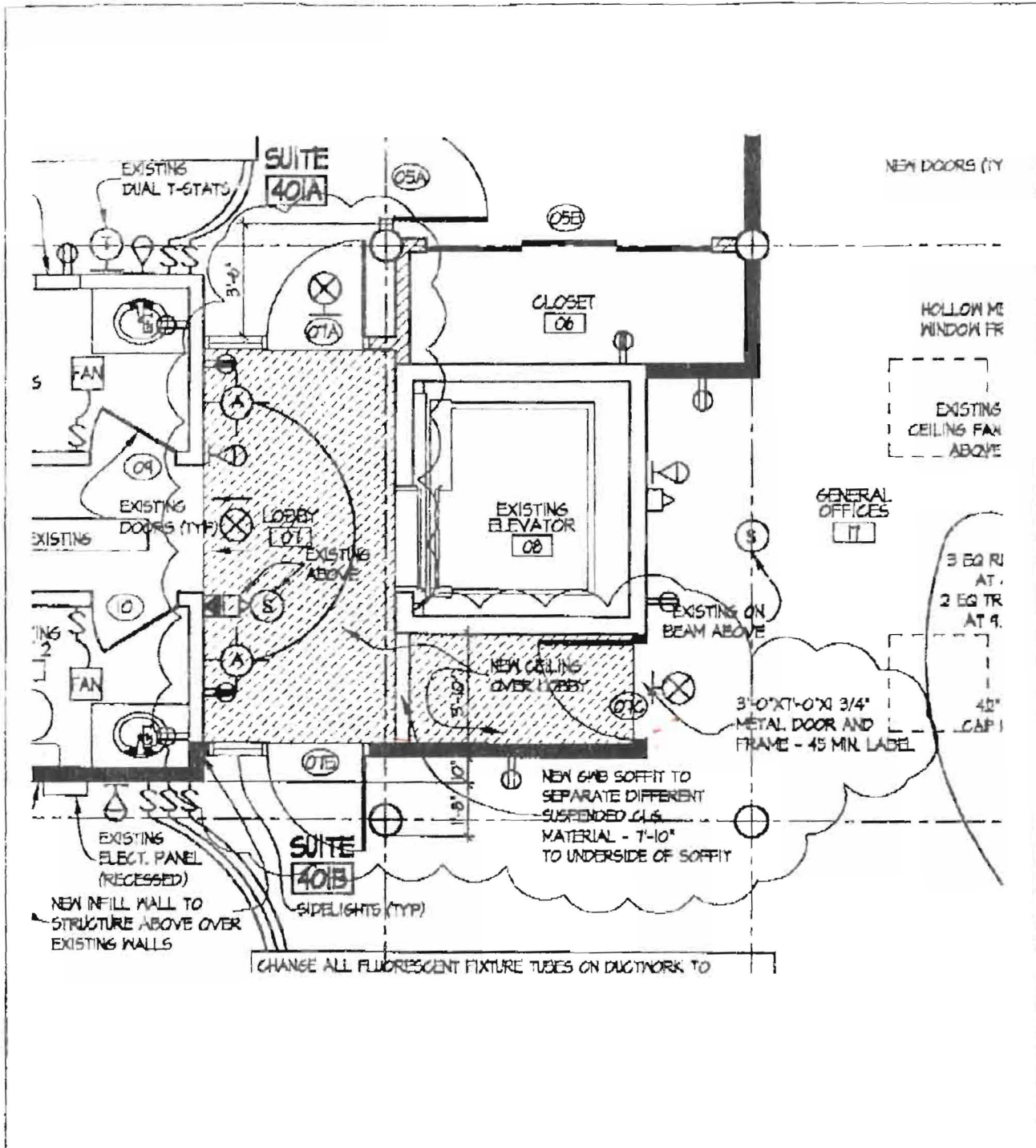
X 31. Office space #18 has a dead end travel problem. (Section 1011.2 of the Code states 20' MAX. dead end travel) Your plan show approx 35'. Unless total sprinklered


32. Section 1006.4.1 requires remoteness to exits - your plan doesn't meet this requirement.

X 33. Please contact this office to clarify changes required to office proposed change in code compliance.

 Samuel Hoffses, Building Inspector

cc: El. McDougall, PFD  
Marge Schmeckel, Zoning Administrator



REVISIONS: REVISIONS FOR CODE COMPLIANCE	<b>New Offices For Universal Security Products</b> Staples School Unit 401 70 Center Street Portland, Maine Universal Realty, LLC	SCALE: 1/4"=1'-0" DRAWN BY: BB DATE: 24 FEB 99	<b>SK-01</b> SHEET 1 OF 1 FOURTH FLOOR PLAN
	<b>John Powers Associates</b>  161 John Roberts Road South Portland, Maine 04106 207 871 1418	CHKD BY: JP PROJECT NO: 98009 REF NAME: SSOA101.dwg	

**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) <b>STAPLES SCHOOL, 70 CENTER ST. 4<sup>TH</sup> FLOOR</b>		
Total Square Footage of Proposed Structure <b>4200 sq ft</b>	Square Footage of Lot <b>---</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>MAP 38-E-9</b> Block# <b>---</b> Lot# <b>---</b>	Owner: <b>UNIVERSAL REALTY L.L.C.</b>	Telephone#: <b>828-8028</b>
Owner's Address: <b>161 JOHN ROBERTS RD. SO. PORTLAND, ME 04106</b>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$ 75,000.-</b> Fee <b>\$ 395-</b>
Proposed Project Description (Please be as specific as possible) <b>INTERIOR OFFICE FIT UP TO INCLUDE - OFFICE PARTITIONS, NEW FLOORING, PAINT, &amp; ELECTRICAL.</b>		
Contractor's Name, Address & Telephone <b>CIMINO CONSTRUCTION CO. 125 PLEASANT HILL RD. SCAR. ME 04074</b> 883-5138		Rec'd By
Current Use: <b>OFFICE SPACE</b>	Proposed Use: <b>OFFICE SPACE</b>	

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 BOCA 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**

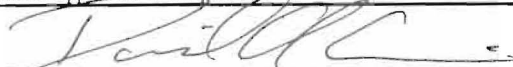
**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

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 this permit.

Signature of applicant: 	Date: <b>FEB 11, 1999</b>
---	---------------------------

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

*Call for P/U 883-5138*



WARRANTY DEED

METRO, a Maine general partnership with a mailing address of c/o William B. Troubh, P.O. Box 9711, Portland, Maine 04104-5011, for consideration paid, GRANTS to UNIVERSAL REALTY L.L.C., a Maine limited liability company with a mailing address of 161 John Roberts Road, South Portland, Maine 04106, with WARRANTY COVENANTS, that certain lot or parcel of land situated in the City of PORTLAND, County of CUMBERLAND and State of MAINE, and more particularly described on EXHIBIT A attached hereto and made a part hereof.

Reference is made to a deed from General Properties, Inc. to Metro, dated August 16, 1984 recorded in the Cumberland County Registry of Deeds in Book 6537. Page 183.

IN WITNESS WHEREOF, the said METRO has caused this instrument to be signed on its behalf by John E. Menario and William B. Troubh, its duly authorized general partners, on the 15<sup>th</sup> day of January, 1999.

METRO  
By: John E. Menario  
John E. Menario, General Partner  
By: William B. Troubh  
William B. Troubh, General Partner

STATE OF MAINE  
COUNTY OF CUMBERLAND

January 15, 1999

Personally appeared the above named John E. Menario in his capacity as general partner of METRO and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said general partnership.

Before me,  
Maribeth A. Adell  
Notary Public/~~Attorney-at-Law~~  
Print Name: Maribeth A. Adell

STATE OF MAINE  
COUNTY OF CUMBERLAND

Notary Public - Maine  
My commission expires 02-02-2005  
January 15, 1999

Personally appeared the above named William B. Troubh in his capacity as general partner of METRO and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said general partnership.

Before me,  
Maribeth A. Adell  
Notary Public/~~Attorney-at-Law~~  
Print Name: Maribeth A. Adell

131955/WBT/SKLF

Notary Public - Maine  
My commission expires 02-02-2005

Unit No. 401 (hereinafter referred to as the "Unit") of Seventy Center Street, Condominium, (hereinafter referred to as the "Condominium") situated in the City of Portland, County of Cumberland and State of Maine, as more particularly described in the Declaration of Seventy Center Street, a Condominium, dated September 21, 1983, recorded in the Cumberland County Registry of Deeds in Book 6282, Page 24, as amended by an Amendment, dated December 15, 1983, and recorded in the Cumberland County Registry of Deeds, in Book 6350, Page 133 (hereinafter referred to as the "Declaration"), and in the Plats and Plans incorporated into the Declaration and recorded in the Cumberland County Registry of Deeds in Plan Book 139, Page 39, and the revised Plats and Plans recorded in said Registry of Deeds in Plan Book 140, Page 32, by virtue of the execution and recording of which Declaration the Grantor, as Declarant, created the Condominium pursuant to the Maine Condominium Act, Title 33 of the Maine Revised Statutes of 1964, as amended, Chapter 31, Sections 1601-101 et seq., as amended (hereinafter referred to as the "Act"). Reference is hereby made to the Declaration, as amended aforesaid, the Plats and Plans, as revised aforesaid, and Act which are incorporated herein by reference thereto for a more particular specification, definition, location and description of the real property hereby conveyed;

TOGETHER WITH an undivided interest in the Common Elements of the Condominium, the liability for Common Expenses of the Condominium, and Votes in the Association of Unit Owners of the Condominium allocated to the Unit pursuant to the Declaration;

TOGETHER WITH the rights to use the Limited Common Elements allocated to the Unit as described, specified, and allocated pursuant to the Declaration;

TOGETHER WITH an easement in common with the Owners of other units to use the Common Elements of the Condominium for purposes of ingress and egress in accordance with the Declaration and the exclusive right and easement for the use, occupancy and enjoyment of the Unit;

TOGETHER WITH an easement in common with all other Unit Owners to use all pipes, wires, ducts, cables, conduits, public utility lines and other Common Elements serving the Unit and located in any of the other units;

TOGETHER WITH an easement, to the extent necessary, for structural and subjacent support over every other unit and over the Common Elements;

TOGETHER WITH all other rights, easements, rights-of-way, interests, Allocated Interests, privileges and appurtenances as more particularly described or referred to in the Declaration;

SUBJECT TO the matters affecting title described in the Declaration and the Plats and Plans and the terms, conditions, covenants, agreements, easements and provisions of the Declaration as the same may be amended from time to time, which terms, conditions, covenants, agreements, easements and provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind the Grantee and any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein, in token of which the Grantee has executed this Indenture;

SUBJECT ALSO TO an easement in common with the Owners of other units to use all pipes, wires, ducts, cables, conduits, public utility lines and other Common Elements serving the other units and located in the Unit and to an easement for structural and lateral support in favor of every other unit;

SUBJECT ALSO TO the Special Declarant Rights reserved by the Grantor in the Declaration including, but not limited to, the rights reserved by Grantor in Paragraphs 5.5., 5.6., 5.8, 5.9, 5.10, 5.12, and 7.3 of the Declaration.

## BUILDING PERMIT REPORT

DATE: 13 February 1999 ADDRESS: 70 Center ST. CBL 38-E-009  
REASON FOR PERMIT: 4 Floor Interior Office Fit-up.  
BUILDING OWNER: Universal Realty L.L.C.  
CONTRACTOR: Cimino Construction Co.  
PERMIT APPLICANT: ↑  
USE GROUP B 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, \*8, \*12, \*19, \*20, \*24, \*27, \*30, \*31, \*32, \*33.

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)
- 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. 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
- 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. ( Section 2305.17 )
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 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)
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). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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 34" 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)
9. Headroom in habitable space is a minimum of 7'6". ( Section 1204.0 )
10. 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. ( Section 1014.0 )
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. 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



COMMENTS

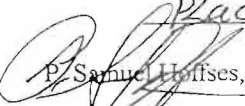
2/25/99 - talked w/ Bruce Cramer - Prec-Con - Items 31-32-33  
 Read between P.S.H/St. Maid G. Power outlet - Trend design is  
 9.5" - he will change to 11". They will call for framing shop @  
 3/15/99 - Check on - already did by M.C. Structures & Trends now  
 As the complaint - Amendment attached on - ok to Close @

4/29/99 - final insp work complete - appears to be done per  
 Plans - issuing C.O. Per request of owner -  
 remarks on order.

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

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 )

13. 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
14. 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
15. 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
16. 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 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) Section 920.3.2
- X 17. 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
- X 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- X 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- X 20. 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)
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. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X 24. 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.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
- X 27. 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 )
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 31. Office space #18 has a dead end travel problem. (Section 1011.2 of The STATES 20' max. dead end travel) your plan show approx 35' unless total sprinklered. - See New Plan - 26/Feb/99
32. Section 1006.4.1 requires remoteness to exits - your plan doesn't meet this requirement. - See New Plan - 26/Feb/99
- X 33. Please contact this office to clarify changes required to place proposed change in code compliance.

 P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION **70 Center Street**

Issued to **Universal Realty LLC.**

Date of Issue

**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. **990140**, 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

**4th Floor**

APPROVED OCCUPANCY

**Office Space  
Use Group B  
Type 3B  
Boca 1996**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*[Signature]*

(Date)

Inspector

*[Signature]*

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.