

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

HOBSON PIER INC

Located at

390 COMMERCIAL ST

PERMIT ID: 2012-46474

CBL: 042 D002001

has permission to **Chg the Use 2nd fl, 3000 sfStorage to Zumba Studio**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4570-CH OF USE Located At: 390 COMMERCIAL ST CBL: 042- D-002-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
3. This permit is approved with the condition that the existing building complies with the code for rated exit enclosures, separation of occupancies and travel distances to exits from this new occupancy.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

FIRE

1. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. The NFPA Occupancy is mixed occupancy: Business, assembly and industrial. The most restrictive provisions of each occupancy shall apply to the building.
3. The sprinkler system hasn't been inspected in over a year. It requires quarterly inspections. I confirmed there were spaces that had obstructed sprinkler heads and other spaces that lacked sprinklers such as the storage and changing rooms in the Zumba studio space. The owner will be required to have a licensed sprinkler company thoroughly inspect the building and produce a sprinkler inspection and test report and to have the deficiencies fixed.
4. Label the exterior of the outside doors into the two interior stairs. North stair to be labeled STAIR A and the next stair to be STAIR B. Stair A is where the Knox Box and fire alarm panel are to be located.
5. The A and B stairs do not have a fire resistance rating as required. Those stairs must be one-hour fire resistance rated as well as any doors into the stairs. The top and bottom of the stairs have unprotected steel and openings and the B stair has an air conditioner cut into it from an adjacent space.
6. The owner must post signs on the fire doors into the A and B stairs stating FIRE DOOR - KEEP CLOSED and ensure they are not blocked open. If the owner desires to have those doors normally open he can do so through the use of door magnets tied into the fire alarm system with fire alarm smoke detectors installed on both sides of the door that will de-energize the magnets and close the doors.
7. The dead end corridor beyond the B stair exceeds maximum allowances for an assembly use. Maximum dead end allowances for assembly occupancies is 20 feet. He will have to install a 60-minute wall and fire door assembly in a location that reduces the dead end corridor to less than 20 feet and remove the unrated door. The space beyond is not approved for occupancy. The new door will have to have signs that state FIRE DOOR - KEEP CLOSED and NOT AND EXIT visible from the corridor side.
8. The fire alarm system has to be installed and certified. See permit 2012-65617.
9. The cross corridor door and framing on the second floor between the A and B stairs just beyond the studio space will have to be removed.
10. The two doors from the studio space required listed panic hardware. The doors into the top of the A and B stairs require listed fire exit hardware. The stair doors must be labeled for use with fire exit hardware and must self-close and positively latch.
11. The old emergency light over the studio door closest to the A stair must be removed and the newer emergency light reinstalled directly on the junction box by a licensed master electrician.
12. The EXIT sign and emergency light over the studio door closest to the B stair were nonfunctional. Both must be repaired or replaced but the simplest fix is to have a master electrician replace both of them with a combination EXIT sign and emergency light and install a proper cover over the unused junction box.
13. The remainder of the EXIT signs and emergency lights for the corridor and stairs must be tested and operational. An additional emergency light is required half way between the A and B stair in the corridor due to the current emergency lights exceeding 150 feet apart.
14. The maximum occupant load for the studio space will be 128 persons (1920/15). A permanent sign will have to be posted immediately adjacent to the primary door inside the space stating MAXIMUM OCCUPANT LOAD 128 PEOPLE.
15. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
16. All outstanding code violations shall be corrected prior to final inspection.
17. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

18. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
19. A Knox Box is required.
20. Fire extinguishers are required per NFPA 1.
21. Any cutting and welding done will require a Hot Work Permit from Fire Department.
22. Non-combustible construction of this structure requires all construction to be Non-combustible.
- 23. The C of O shall state: this facility is not approved for use as a bar with live entertainment; Discotheque, night club, or assembly occupancy with festival seating.**

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-07-4570-CH OF USE	Date Applied: 7/27/2012	CBL: 042- D-002-001	
Location of Construction: 390 COMMERCIAL ST / HOBSON'S WHARF	Owner Name: HOPSON'S PIER INC / ISF TRADING	Owner Address: 390 COMMERCIAL ST PORTLAND, ME 04104	Phone:
Business Name: Nina's Zumba Studio	Contractor Name: Lessee: Nina Alves	Contractor Address: 91 Bradley Street, Portland, ME 04102	Phone: 831-1650
Lessee/Buyer's Name: Nina Alves	Phone: 831-1650	Permit Type: BLDG CH of USE	Zone: WCZ
Past Use: Marine related uses and storage	Proposed Use: Change of use of partial 2 nd floor from storage to personal service for a zumba studio as per plans	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: A-3 Type: SB MUBEL 09 Signature:
Proposed Project Description: Change of Use Storage to Zumba Studio		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: 8/9/12</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
	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 appication 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

2012-07-4570 Ch gluse



General Building Permit Application

WCZ

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: <u>Hobsons Pier (390 Commercial St) Portland</u>		
Total Square Footage of Proposed Structure/Area <u>3000 sqft</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>42</u> Block# <u>D</u> Lot# <u>2</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Nina Alves</u> Address <u>91 Bradley St</u> City, State & Zip <u>Portland, Me 04102</u>	Telephone: <u>831-1650</u>
Lessee/DBA (If Applicable) <u>Nina's Zumba Studio</u> RECEIVED JUL 27 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>ISFT Trading</u> Address <u>390 Commercial St</u> City, State & Zip <u>Hobson's Pier Inc Portland Me 04102</u>	Cost Of Work: \$ <u>1000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Storage</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Zumba Studio</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>There will be no structure changes, only Paint and hanging mirrors. Change of Use</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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.

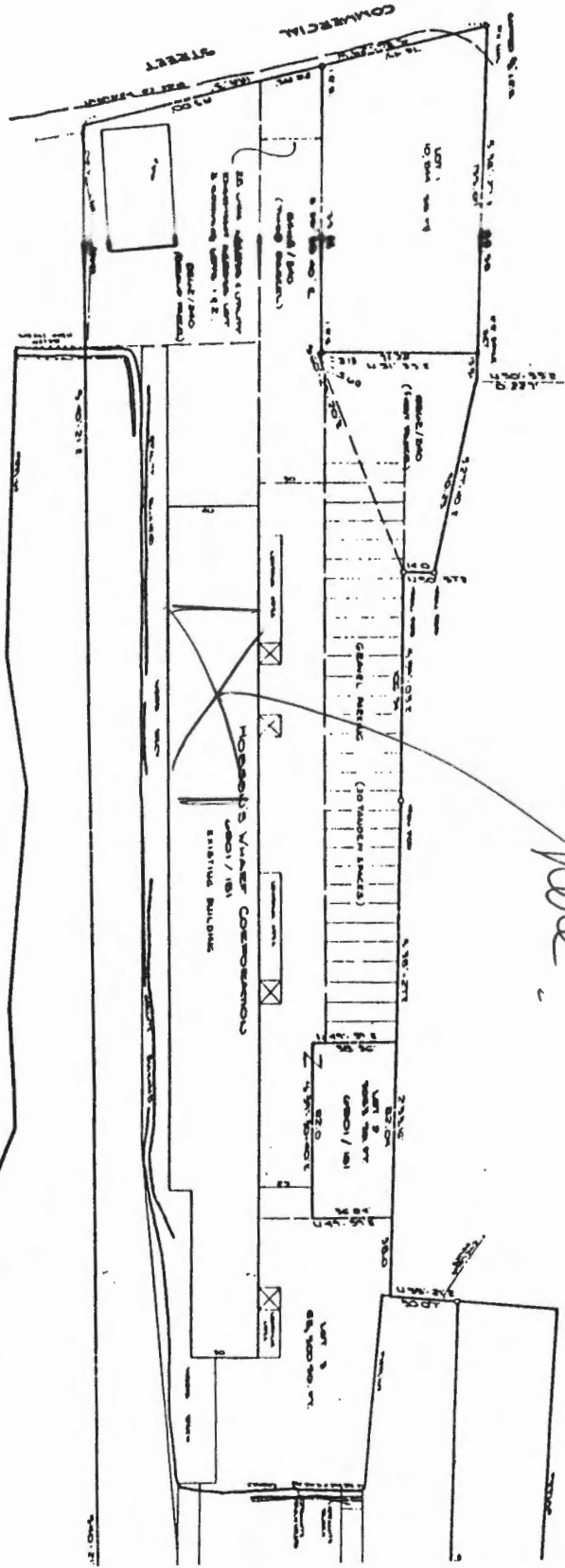
Signature: _____ Date: _____

This is not a permit; you may not commence ANY work until the permit is issued

510 ST 1
European Bank
S D

APPROVED BY THE CITY OF BOSTON
 City Planning Board
 City Clerk
 City Engineer
 City Health Officer
 City Fire Commissioner
 City Police Commissioner
 City Public Works Commissioner
 City School Committee
 City Board of Public Safety
 City Board of Public Health
 City Board of Public Safety
 City Board of Public Health
 City Board of Public Safety
 City Board of Public Health

here



1. All buildings on this site shall conform to the provisions of the zoning ordinance in effect at the time of the filing of this plan and to the provisions of the zoning ordinance in effect at the time of the filing of this plan and to the provisions of the zoning ordinance in effect at the time of the filing of this plan.

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STATE PLANNING BOARD
 110 STATE STREET
 BOSTON, MASSACHUSETTS





Portland Fire Dept

News Studio

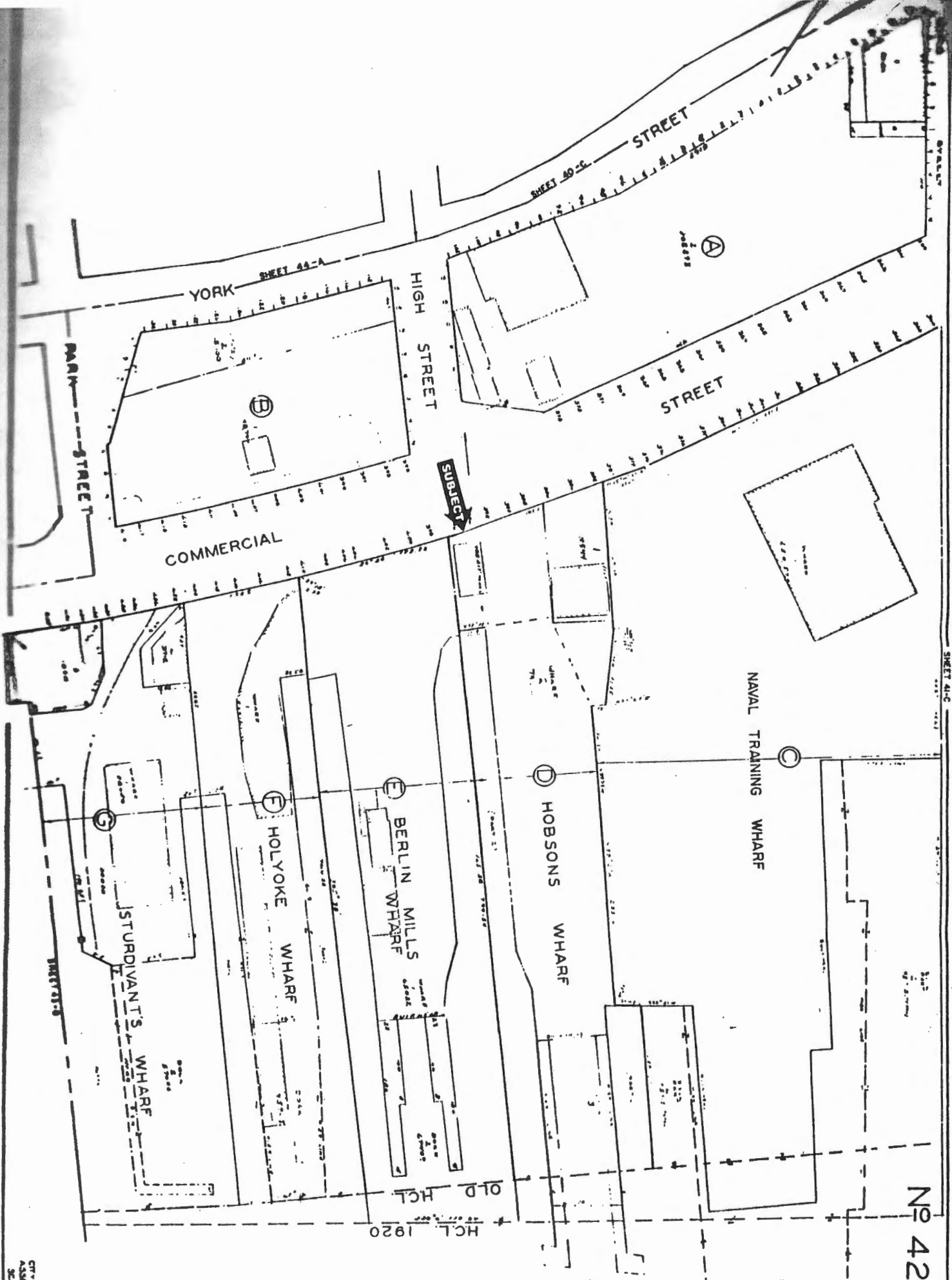
390 Commercial St

Portland Ore 04101

2nd Floor

want to use space for Zumba Studio
3000 sqft

Space has fire extinguishers and overhead
sprinkler system



YORK

SHEET 44-A

SHEET 40-C

PARK STREET

HIGH STREET

STREET

STREET

COMMERCIAL

SUBJECT

NAVAL TRAINING WHARF

STURDIVANT'S WHARF

HOLYOKE WHARF

BERLIN MILLS WHARF

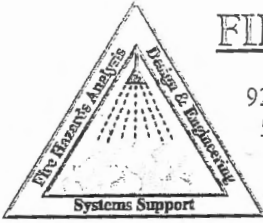
HOBSONS WHARF

HCL 1920
OLD HCL

No 42

SHEET 41-C

CITY OF BOSTON
ASSESSOR
SCALE 1"



FIRE RISK MANAGEMENT, INC.

929 Worcester Road • Framingham • MA • 01701
508 / 405-4405 • 207 / 221-1295 fax)
www.fireriskmgt.com

October 16, 2012

Mr. Atsusho Tamaki
ISF Trading Co, Inc.
Hobson's Wharf
PO Box 772
Portland, ME 04104

Fire Protection / Life Safety Compliance Review of the Proposed Zumba Studio at Hobson's Wharf in Portland, Maine

Dear Mr. Tamaki:

As requested, Fire Risk Management, Inc. (FRM) has performed a fire protection / life safety compliance review of the proposed second floor Zumba Studio at Hobson's Wharf in Portland, ME (hereafter referred to as Studio). The review was based on the September 27, 2012 walk-through and a review of the fire protection / life safety codes applicable to the City of Portland. The following details the existing conditions, the applicable codes, and recommendations required for code compliance. This report will focus on the Second Floor area being proposed for the Studio.

APPLICABLE CODES

The following codes are applicable to the building:

- Maine Uniform Building and Energy Code (MUBEC), which is an amended version of the 2009 International Building Code.
- NFPA 101 – Life Safety Code (2009 Edition), as amended.
- NFPA 1 – Fire Code (2009 Edition), as amended.

EXISTING / PROPOSED CONDITIONS

The proposed second floor Studio is approximately 3,000 sq.ft. in area, with 750 sq.ft. being used for a storage / changing rooms / office space. The open area is currently vacant.

The building is used as for fish processing and contains office space, work areas, and storage rooms. In addition, there are break rooms within the building for the employees. Based on the occupant load of the spaces within the building, the Use Group for the building would be classified as Business (Use Group B).

The proposed Studio is served by two enclosed stairways accessed via a separated corridor. The stairways are approximately 200 feet apart. The doors for each of the stairways were self-closing and latching; however, both were propped open during our walk-through. Each door appeared to be fire rated (both had labels, but only one was not painted) and one did not latch upon closing.

The enclosed egress corridor is provided with 38 inches of clear width. This is based on the columns that project from the exterior wall. In addition, there is a cross corridor door that approximately 80 feet from the adjacent enclosed stair. This cross corridor door is not self closing and is not fire rated. The door also does not swing in the direction of travel for some of the occupants of the floor.

Illuminated exit signs were provided on the Second Floor at the exits and at the Studio doors to the corridor. One of the exit signs within the Studio was not functioning during our walk-through.

A dry-type sprinkler system is installed throughout the building. The valve that protects the Studio is located adjacent to the nearest enclosed stair on the First Floor. The Studio was provided with upright sprinklers on exposed branchlines. The original sprinkler system is assumed to have been compliant for the building's original use (storage / factory), which would have been an ordinary hazard according the NFPA 13. The new use (fitness studio) can be classified as a light hazard. There were two areas within the Studio that were not provided with sprinkler protection (the current changing room and the enclosed storage room).

A manual fire alarm system is not provided in the building. However, with the additional occupant load from the Studio, a manual fire alarm system would be required if the calculated number of occupants within the building is more than 100 occupants on the Second Floor or more than 500 occupants throughout the building. If the sprinkler system is provided with monitoring from a central station to contact the Portland Fire Department upon notification of water flow, a manual fire alarm system would not be required.

RECOMMENDATIONS / DISCUSSION

Based on the existing conditions and the proposed new use, we have the following recommendations:

- Provide sprinkler protection within the existing changing room and the storage room in the Studio. The ceiling could be removed from the storage closet to allow the ceiling sprinklers to provide protection. This should be completed regardless of the studio.
- Provide new exit signage for the Studio and the second floor exit corridor.
- Provide automatic monitoring of the sprinkler system to be able to automatically contact the fire department upon sprinkler waterflow.
- Provide fire alarm notification devices throughout the building.

The addition of the sprinkler monitoring as well as the fire alarm notification devices will provide an increased level of safety for the additional occupants on the second floor.

Sincerely,



Jeffrey L. DeMaine, P.E.

Benjamin Wallace - Zumba Studio - 390 Commercial St - Hobson's Wharf

From: Benjamin Wallace
To: ralves@maine.rr.com
Date: 12/21/2012 6:41 PM
Subject: Zumba Studio - 390 Commercial St - Hobson's Wharf
CC: Chris Pirone; Jeanie Bourke
Attachments: Benjamin Wallace.vcf

Hi Brendan,
Here are the issues with the building/space:

1. The sprinkler system hasn't been inspected in over a year. It requires quarterly inspections. I confirmed there were spaces that had obstructed sprinkler heads and other spaces that lacked sprinklers such as the storage and changing rooms in the Zumba studio space. The owner will be required to have a licensed sprinkler company thoroughly inspect the building and produce a sprinkler inspection and test report and to have the deficiencies fixed.
2. Label the exterior of the outside doors into the two interior stairs. North stair to be labeled STAIR A and the next stair to be STAIR B. Stair A is where the Knox Box and fire alarm panel are to be located.
3. The A and B stairs do not have a fire resistance rating as required. Those stairs must be one-hour fire resistance rated as well as any doors into the stairs. The top and bottom of the stairs have unprotected steel and openings and the B stair has an air conditioner cut into it from an adjacent space.
4. The owner must post signs on the fire doors into the A and B stairs stating FIRE DOOR - KEEP CLOSED and ensure they are not blocked open. If the owner desires to have those doors normally open he can do so through the use of door magnets tied into the fire alarm system with fire alarm smoke detectors installed on both sides of the door that will de-energize the magnets and close the doors.
5. The dead end corridor beyond the B stair exceeds maximum allowances for an assembly use. Maximum dead end allowances for assembly occupancies is 20 feet. He will have to install a 60-minute wall and fire door assembly in a location that reduces the dead end corridor to less than 20 feet and remove the unrated door. The space beyond is not approved for occupancy. The new door will have to have signs that states FIRE DOOR - KEEP CLOSED and NOT AND EXIT visible from the corridor side.
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8. The two doors from the studio space required listed panic hardware. The doors into the top of the A and B stairs require listed fire exit hardware. The stair doors must be labeled for use with fire exit hardware and must self-close and positively latch.
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12. The maximum occupant load for the studio space will be 128 persons (1920/15). A permanent sign will have to be posted immediately adjacent to the primary door inside the space stating MAXIMUM OCCUPANT LOAD 128 PEOPLE.

I will share this information with the Captain so he has it. In the mean time I would recommend you provide this list to the owner and have them develop a plan to address these. He needs to schedule the sprinkler company ASAP.

On another note when I was there the door on the South end of the building out onto the D stair was swinging open and closed in the wind when I was there. I would have closed it for him when I was on the second floor but the door to that room was locked and I didn't think of it when I left the building.

Thanks,

Lt. Benjamin Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)874-8400
wallaceb@portlandmaine.gov

Fire needs more information before this permit can be approved. I spoke with Brendan O'Brien who is not happy, but is respectful about my request for more information. I asked him to provide a code analysis by a certified professional for the intended use which is a "change of use" and requires Fire to treat the use as "new". This is a large manufacturing/storage building with a sprinkler system but a very limited fire alarm system if any and many other issues. Brendan may be very challenged to make this building meet fire code for his intended use which may be "assembly".

11/9/12 Rejected From Fire - TAMMY put on HOLD _{per B}

Status?

Need more info.
Applicant is aware
of TAMMY.

12/20/12

IN Review again
in Fire & Bldg -

Camden St. →

exit door at exterior

work area →

Primary egress

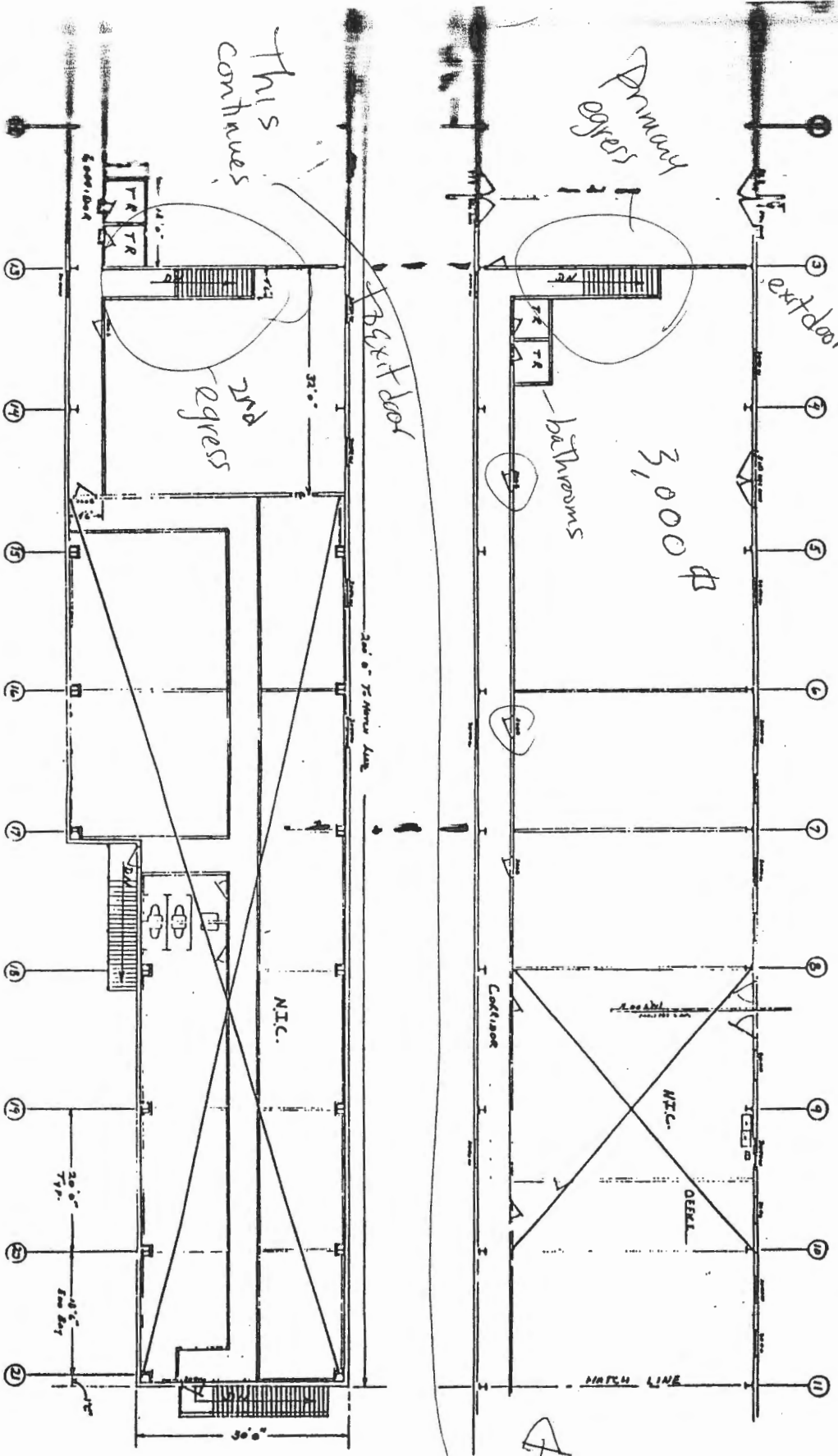
3,000 sq

bathrooms

Exit door

This continues

2nd egress



HOBSON'S WHARF
 YANKEE CONST. CORP.
 SECOND FLOOR
 K 2

Canal St.

exit door at exterior

work area

Primary egress

This continues

2nd egress

bathrooms

3,000 sq

Exit door

2nd 8" Fireman's Ladder

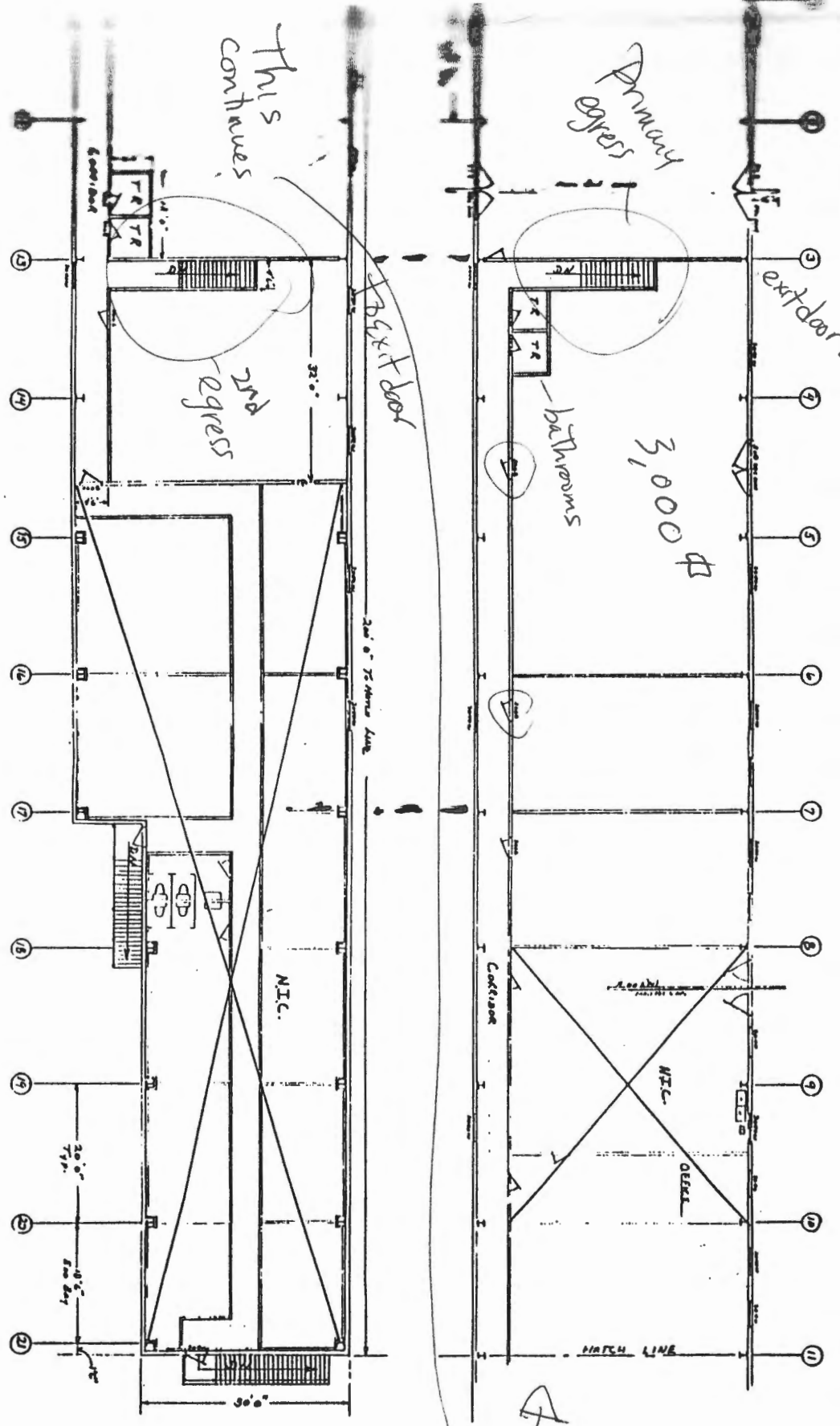
N.I.C.

N.I.C.

OVERALL

Coastline

MARK LINE

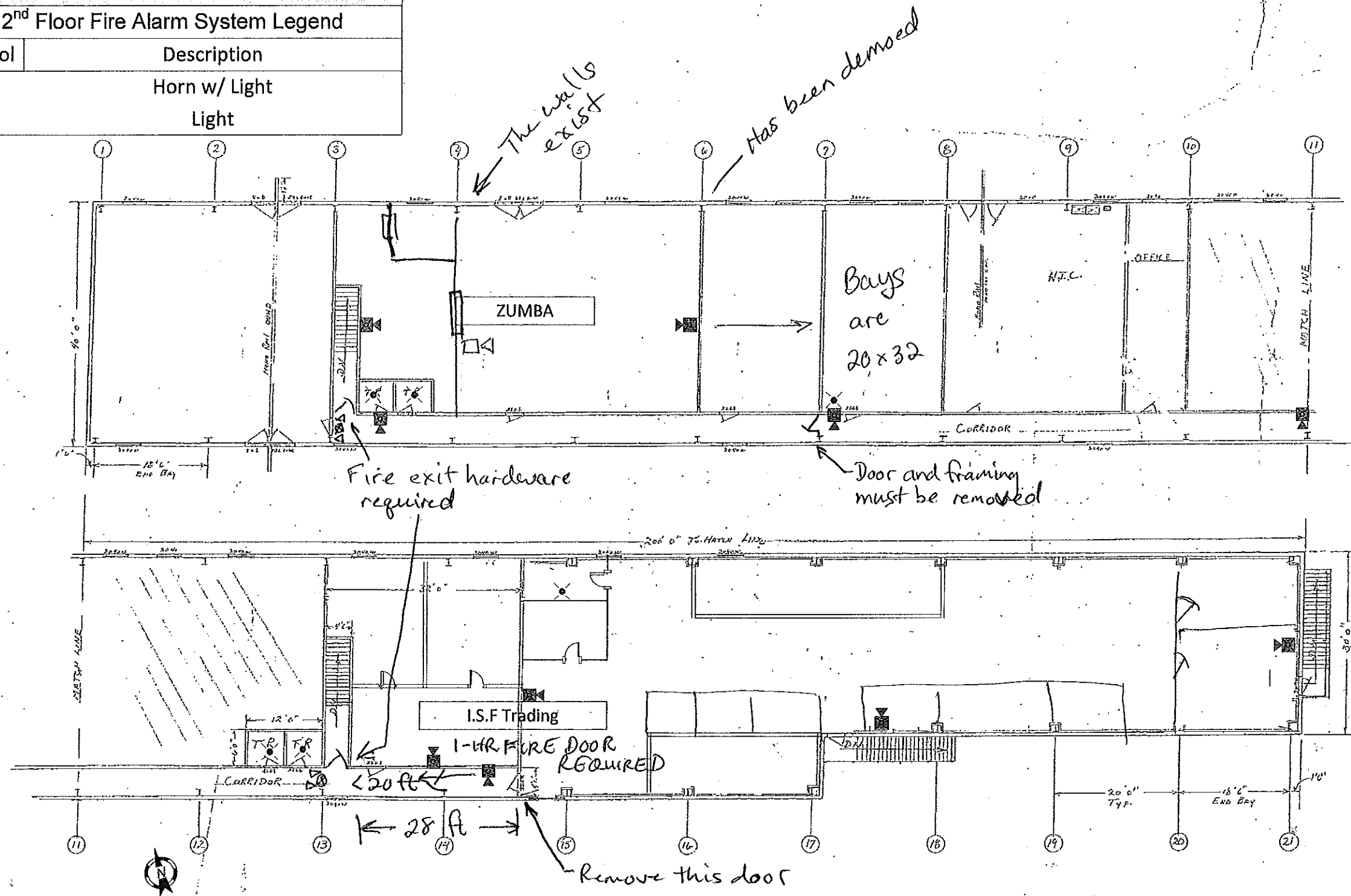


HOBSON'S WHARF
 YANKEE CONST. CO. INC.
 SECOND FLOOR
 R. 2

Hobson's Pier, Inc.
390 Commercial Street, Portland, Maine 04103

2nd Floor Fire Alarm System Legend

Symbol	Description
☒	Horn w/ Light
⊗	Light



Robin Russell, Certified Engineering Technician, NICET Cert. # 110826

10 Manuel Drive, Portland, Maine 04103 (207) 347-5327

12/6/12

HOBSON'S WHARF

SCALE: 1/4" = 1' DATE: 9-18-12 DRAWN: DRR

YANKEE CONST. CORP. SECOND FLOOR

REVISION: R2

