

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

Location of Construction: 181-153 State St/675 Congress St		Owner: Portland Performing Arts		Phone: 761-0591	Permit No: 981015
Owner Address: 23A Forest Ave 04101		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Project Management		Address: 225 Commercial St Portland, ME 04101		Phone: 775-7442	
Past Use: Vacant		Proposed Use: Assembly		COST OF WORK: \$ 187,500.00	PERMIT FEE: \$ 950.00
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Proposed Project Description: Change Use (First Floor) Make Renovations/Reconstruct Storefronts		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: HG		Date Applied For: 24 August 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
				Signature: Date:	

PERMIT ISSUED
Permit Issued:
SEP - 9 1998
CITY OF PORTLAND

Zone: CBL: 045-A-035
Zoning Approval:
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: 26 August 1998

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

26 August 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

CEO DISTRICT



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.

NOTEIf 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): 181-183 STATE ST. / 675 CONGRESS		
Total Square Footage of Proposed Structure: 1433 (FIRST FL)	Square Footage of Lot: 1433	
Tax Assessor's Chart, Block & Lot Number Chart# 045 Block# A Lot# 035	Owner: PORTLAND PERFORMING ARTS	Telephone#: 761-0591
Owner's Address: 25A FOREST AVE PORTLAND ME 04101	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 187,500 Fee: \$960
Proposed Project Description:(Please be as specific as possible) change use RENOVATION OF GROUND FLOOR OF EXISTING STRUCTURE RECONSTRUCTION OF STOREFRONTS		
Contractor's Name, Address & Telephone PROJECT MANAGM. CYRUS HAEGE PORTLAND, ME 04101 225 COMMERCIAL ST 775-7442	Rec'd By: [Signature]	
Current Use: VACANT	Proposed Use: ASSEMBLY	

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: [Signature]	Date: AUG 7, 1998
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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



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

PORTLAND PERFORMING ARTS

8/7/98

Applicant

Application Date

25 A FOREST AVE

INTERIOR RENOV.

Applicant's Mailing Address

Project Name/Description

CONSTANCE BLOOMFIELD

181-183 STATE ST.

Consultant/Agent/Phone Number

Address of Proposed Site

773-7769

Description of Proposed Development:

CONVERSION OF FORMER VACANT COMM. TO STUDIO & PERFORM. USE

RENOVATION OF EXISTING VACANT SPACE &

RECONSTRUCTION OF STOREFRONT EXTERIOR (ADD HIST PRES COMM)

Please Attach Sketch/Plan of Proposal/Development

Applicant's Assessment
(Yes, No, N/A)

Planning Office
Use Only

Criteria for Exemptions:

See Section 14-523 (4)

a) Within Existing Structures; No New Buildings, Demolitions or Additions

YES - NO ADDITION

b) Footprint Increase Less Than 500 Sq. Ft.

YES - NO INCREASE

c) No New Curb Cuts, Driveways, Parking Areas

YES - NO CHANGE

d) Curbs and Sidewalks in Sound Condition/
Comply with ADA

YES

e) No Additional Parking / No Traffic Increase

YES

f) No Stormwater Problems

YES

g) Sufficient Property Screening

YES

h) Adequate Utilities

YES

Planning Office Use Only:

Exemption Granted Partial Exemption _____ Exemption Denied _____

Planner's Signature D Anderson

Date 8/10/98

BUILDING PERMIT REPORT

DATE: 9/2/98 ADDRESS: 18-183 State St
REASON FOR PERMIT: Renovation
BUILDING OWNER: Portland Performing Arts
CONTRACTOR: Project mgt
PERMIT APPLICANT:
USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 30

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *9, *10, *17, *18, *20, *24, *25, *29.

- 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
Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of From corners of foundation and a maximum 6'o.c. between bolts. (Section 2305.17)
Precaution must be taken to protect concrete from freezing. Section 1908.0
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.
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. 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)
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 knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height

COMMENTS

23 Dec-98 Inspected Framing First Floor and Mezzanine - Check with Supt. of Job - welds done by Cent. Welding - S. Becker Structural Eng. Inspected Steel Frame also -

2/11 30" + 34 1/2" on guardrail system - 878-5553
mezzanine area OK

More than 4" in some loc. - will block - OK - done 2/22
Some fire penetrations - OK - done 2/22
seal above

block old window in stairs - OK - done 2/22

7" x 11" stair on egress on rear - 16" total 7" + 9" - see below
2/22/99 - Corrected all above.

Existing exit - 1 stair to landing - riser ~~8~~ 7 3/4" + 8"
Tread size - OK

Riser - OK - per Sam Hoffses - see letter.

Inspection Record

Type

Date

Foundation:

Framing: First Floor

Plumbing:

Final: OK

Other:

23 Dec 98

2/22/98

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 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 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

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

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

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 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) 2.6

X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

25. All requirements must be met before a final Certificate of Occupancy is issued, 3.


X 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). 4.

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) 5.

28. Please read and implement the attached Land Use-Zoning report requirements.

29. Any penetrations through fire-resistance rated walls, floors or ceiling shall be done in accordance Section 714.0 of the bldg. code.

- 31. _____
- 32. _____


 P. Samuel Hoffes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

45-A-35

LOCATION 181-183 State Street/675 Congress St.

Issued to **Portland Performing Arts**

Date of Issue **February 22, 1999**

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. **981015**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

First & Second Floor Front

**Assembly
Use Group A3
Type 5 B
BOCA 1996**

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

2-22-99

(Date)

Tamara Munson

Inspector

John P. [Signature]

Inspector of Buildings

[Handwritten initials]

1/4/99

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.