

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

Location of Construction: 142 High Street #535 04101		Owner: <i>Nicholas Kampf</i> Congress Property Management Services		Phone: 207-879-0949	Permit No: 990997
Owner Address: → Chinese Healing Arts Center/Mei Zhao address SAA		Lessee/Buyer's Name:		Phone:	Business Name: 142 High St. #535
Contractor Name: N/A		Address:		Phone:	
Past Use: Office		Proposed Use: Massage Therapy		COST OF WORK: \$	PERMIT FEE: \$ 30.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type 2 Signature: <i>[Signature]</i>
Proposed Project Description: Change of Use from office to Massage Therapy. 5th floor		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: _____ Date: _____	
Action: Approved <input type="checkbox"/>		Action: Approved with Conditions: <input type="checkbox"/>		Action: Denied <input type="checkbox"/>	
Permit Taken By: UB		Date Applied For: 9-1-99			

PERMIT ISSUED
SEP 14 1999
046 DOB1
CITY OF PORTLAND
 Zone: CBL: *039-R-016*

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: _____

SCAN

CHINESE HEALING ARTS CENTER
 ***Send to: Mei Zhao
 142 High Street Suite 535
 Portland, ME 04101

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

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

ub

2

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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: 142 High St #535		
Tax Assessor's Chart, Block & Lot Number Chart# 039 Block# A Lot# 016	Owner: CONGRESS Property Mgmt NICHELAS KAMPE SER.	Telephone#: 207 879 6949
Owner's Address:	Lessee/Buyer's Name (If Applicable) MEI ZHAO Chinese Healing Arts Center	Cost Of Work: \$ Fee \$30
Proposed Project Description: (Please be as specific as possible) office to office with Change of Use from Message Therapy		
Contractor's Name, Address & Telephone N/A		Rec'd By: UB

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, Ventilation 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 (Sample Attached)

SEND TO:
MEI ZHAO
142 HIGH ST SUITE
PTID 04101 535

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

Chinese Healing Arts Center

4) Building Plans (Sample Attached)

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: Shaowei [Signature]	Date: Sept 1 89
---	-----------------

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.



Congress Property Management

PO Box 4211
Portland, Maine 04101
(207) 879-0949 August 26, 1999

Ms. Nadine Williamson
Office Manager
Inspection Services
City of Portland
389 Congress Street
Portland ME 04101

Dear Ms. Williamson.

This is in reply to your letter to Ms. Mei Zhao of August 24, 1999, and her application for a business license for Suite 535 in the Congress Building, 142 High Street. The Congress Building is a multiple-use building at the corner of 142 High Street and 615 Congress Street with 80 plus suites, primarily used as office space, as well as retail spaces with their own individual addresses. Tenants in the upper floors (2nd through 6th floors) have used 142 High Street or 615 Congress Street, plus their suite numbers, as their mailing address. Ground floor space, such as the 142 *High* Street address, is a specific location of a deli shop/kiosk which has now been closed for 5 years. This is not the same physical location as Ms. Zhao's business.

Ms. Zhao has been licensed by the City of Portland and occupied Suite 535 for the past 8 years. A change of use building permit would not be accurate in her situation. She has the permission of Congress Property Management to continue in this profession in Suite 535 in the Congress Building.

We hope this helps to clear up this matter and thank you for assistance in issuing Ms. Zhao her business license.

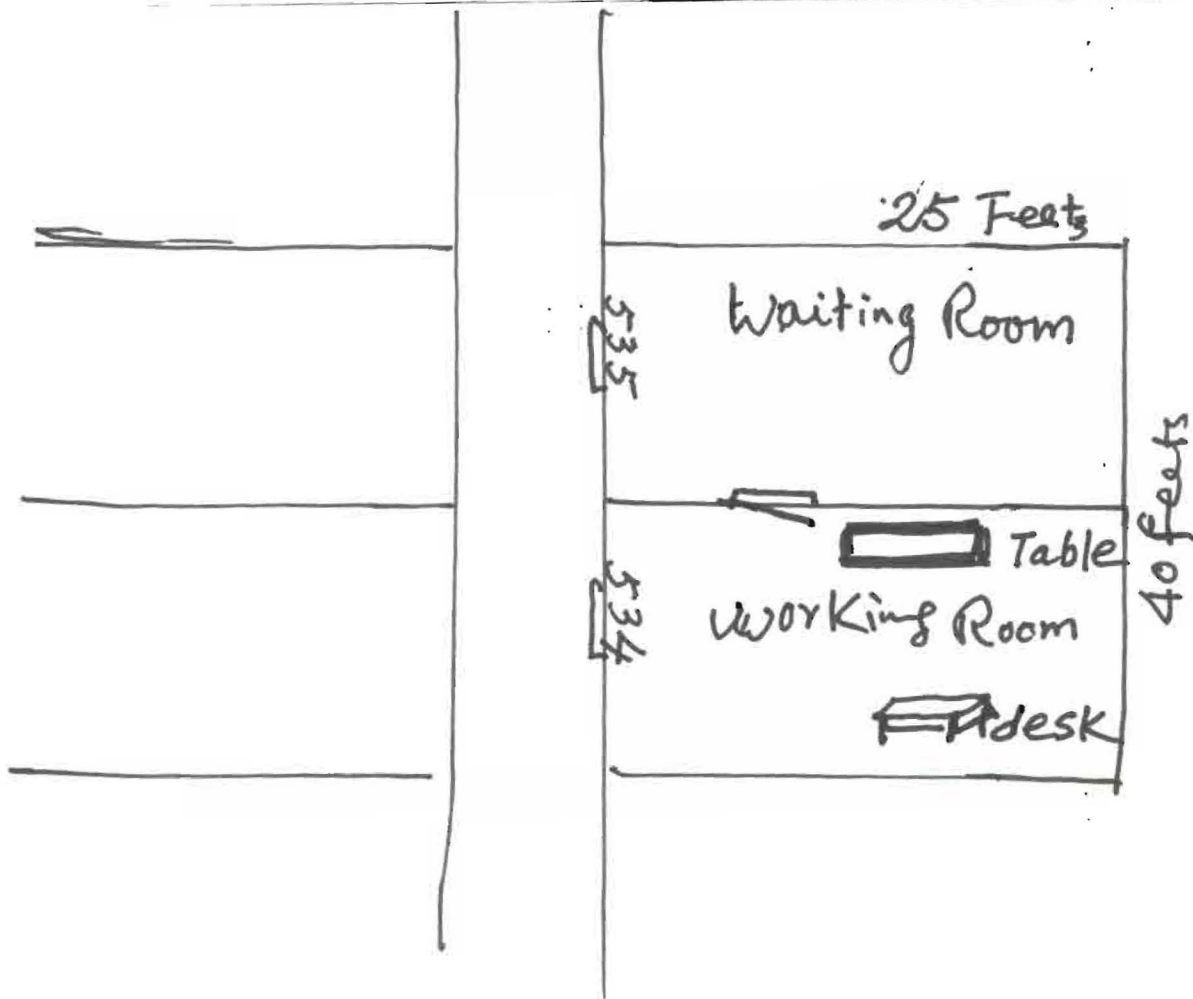
Sincerely,

Nicholas Kampf
President

Chinese Healing Arts Center

**142 High Street, #535
Portland, Maine 04101
Telephone: (207)775-~~6142~~**

5th floor



Inspection Services
Nadine Gagnon
Manager



Department of Urban Development
Joseph E. Gray, Jr
Director

CITY OF PORTLAND

August 24, 1999

Mei Zhao
142 High Street, *Suite 535*
Portland, ME 04101

RE: Business License
CBL: 046-D-017

Dear Mr. Zhao:

I received your application for a business license for Massage Establishment/Therapy. I find in my microfiche research that this address' last use was that of a deli. Massage Therapy is permitted in the zone for this license but I see that you do not have a Change of Use permit. This license cannot be recommended for approval until you come in to City Hall, Room 315 and get a Change of Use permit.

Thank you for your anticipated cooperation in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Nadine Beth Williamson".

Nadine Beth Williamson
Office Manager



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 142 High St. #535

CBL 046 D031001

Issued to Gateway Holdings Llc /Chinese Healing Arts Center

Date of Issue 07/31/2003

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. 99-0997, 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

5th Floor Suite 535
142 High Street

APPROVED OCCUPANCY

Change of Use from Office To massage Therapy
Use Group B-3 Type b3
(Boca 1999)

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

7/31/03

(Date)

Jon Reel
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.

BUILDING PERMIT REPORT

DATE: 2 Sept. 99 ADDRESS: 142 High ST. #535 CBL: 039-A-016
REASON FOR PERMIT: Change of Use From Office To Massage Therapy
BUILDING OWNER: Congress Property Management Services
PERMIT APPLICANT: Contractor Chinese Healing Arts Center
USE GROUP B CONSTRUCTION TYPE 2B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

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

Approved with the following conditions:

- X 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) **ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**
- 3. 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
- 4. 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)
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. 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.
- 8. 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)
- 9. 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
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. 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 3e4" 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)
- 12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
- 13. 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)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 142 High St. #535

CBL 046 D031001

Issued to Gateway Holdings Llc /Chinese Healing Arts Center

Date of Issue 07/31/2003

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. 99-0997, 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

5th Floor Suite 535
142 High Street

APPROVED OCCUPANCY

Change of Use from Office To massage Therapy
Use Group B-3 Type b3
(Boca 1999)

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

7/31/03

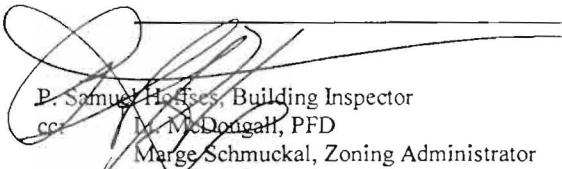
(Date)

Inspector

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.

16. 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)
17. 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)
18. 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)
19. 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.
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. 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.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
35. _____
36. _____
37. _____
38. _____


 P. Samuel Hoopes, Building Inspector
 cc: M. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**