

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

Location of Construction: RM 686 Congress St		Owner: Rice, Geoffrey		Phone:		Permit No 970969	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Geoffrey Rice		Address: 655 Congress St, Rm 206 Portland, ME 04101-3324		Phone: 773-1814		Permit Issued: SEP 12 1997	
Past Use: Message Parlor & Smoking House		Proposed Use: Business Uses		COST OF WORK: \$ 40,000.00		PERMIT FEE: \$ 220.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Change Use/Make Interior Renovations/Ext Memo				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: Mary Greshik		Date Applied For: 03 September 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <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"/>	
				Signature: _____		Date: _____	

PERMIT ISSUED
SEP 12 1997
CITY OF PORTLAND

Zone: **B-2** CBL: **055-E-035**
Zoning Approval: *[Signature]*
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: _____

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 **Dan Leo** ADDRESS: _____ DATE: **03 September 1997** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT **3**
[Signature]

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Proposed Project Description: Change Use/Make Interior Renovations/Ext Reno		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>mixed use</i> Type: <i>30</i>		Zone: <i>B-2</i> CBL: 055-E-035	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>conditions</i> <input type="checkbox"/> Wetland <i>9/10/97</i> <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"/>	
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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 issuance. Failure to start work within this time period may invalidate a building permit and stop all work.

They will come in for a use permit with plat plan & more floor plans - MS 10/2/97

PERMIT ISSUED REQUIREMENTS

I hereby certify that I am the owner of record of the named property, or an authorized agent of the owner, and that I have been authorized by the owner to make this application as his authorized agent. If a permit for work described in the application is issued, I certify that I will have the authority to enter all areas covered by such permit at any reasonable hour to enforce the terms and conditions of the permit.

SIGNATURE OF APPLICANT: *[Signature: Dan Leo]* Dan Leo ADDRESS: _____ DATE: _____ 1997 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 3
T. Imanson

LAND USE - ZONING REPORT

ADDRESS: 688 Congress Street

DATE: September 10, 1997

REASON FOR PERMIT: Change of use for the 1st floor with structural repairs on whole bldg
as repairs after fire

BUILDING OWNER: Geoffrey Rice

C-B-L: 55-E-35 - B-2 Zone

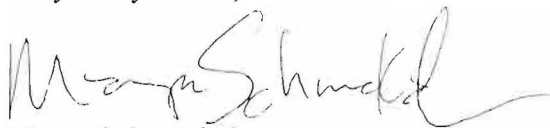
PERMIT APPLICANT: Dan Leo

APPROVED WITH CONDITIONS: See following

CONDITIONS OF APPROVAL:

1. Any change of use over 5,000 square feet requires a site plan review by the City of Portland. This building contains well over 5,000 square feet. When you start developing the rest of this building, it will be necessary to apply for a minor site plan review. I am including information you will need when you apply. Parking needs to be shown on these plans.
2. This permit covers the structural repairs after fire and photography shop on the first floor. Future tenant fit-ups shall require separate permits
3. Separate permits are required for signage.

Very Truly Yours,



Marge Schmuckal
Zoning Administrator

cc to: Joseph Gray Jr, Director of Planning & Urban Development
Mark Adelson, Housing & Community Development
Tammy Munson, Code Enforcement Officer

ST-E-35



WILLIAM NEMMERS ASSOCIATES ARCHITECTS
424 FORE ST. PORTLAND, ME 04101 774-3683

September 15, 1998

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

Re: 688 CONGRESS STREET

Dear Sam:

I was called in by the contractor of the above permitted project to review a situation uncovered during the demolition for the approved construction on this project.

When the existing storefront construction was removed some rotted and water damaged floor joists under the display window were revealed. The glass had been removed from this half of the facade years ago and apparently was never properly flashed.

I have drawn a plan of the damaged area with the replacement members noted. The members to be replaces are the support under the display window area and are only a 5-1/2 foot span. The existing carrying beam is in good condition and need not be replaced.

There is a small possibility that the same condition will be uncovered on the other half of this storefront when that side is opened up. The conditions are different, however, unlike the now-exposed problem, the flashing and glazing remained intact so there is no obvious leakage.

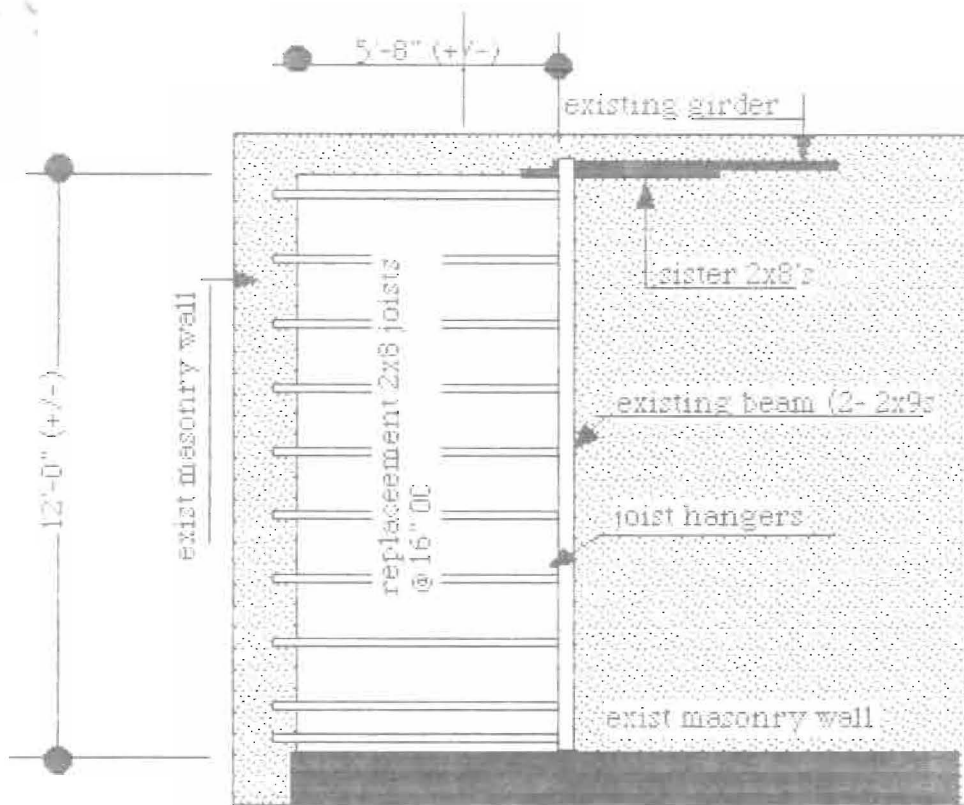
The Owner is applying for an amendment to his building permit to cover this corrective work.

Sincerely,

William Nemmers

Approved
\$





FRAMING PLAN @ DISPLAY WINDOW 688 CONGRESS STREET

1/4" = 1'-0"

SEPT. 15, 1998

WILLIAM NEMMERS, ARCHITECT
424 FORE STREET
PORTLAND, ME 04101

BUILDING PERMIT REPORT

DATE: 9/3/97 ADDRESS: 688 Congress St
REASON FOR PERMIT: renovation
BUILDING OWNER: Geoffrey Ross
CONTRACTOR: " "
PERMIT APPLICANT: Dan Lee APPROVAL: 8' x 14' x 15' x 17' x 20' x 20' DENIED

CONDITION(S) OF APPROVAL

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)
3. Precaution must be taken to protect concrete from freezing.
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) U.L. 103.
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. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, I-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.
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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 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.
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.
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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-I shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

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.
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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. 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".
23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210, of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.


P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

