

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 01-0210	Issue Date: MAR 21 2001	CBL: 052 C005001
-----------------------	----------------------------	---------------------

Location of Construction: 239 Park Ave	Owner Name: City Of Portland	Owner Address: 389 Congress St	Phone: 207-874-8704
Business Name: n/a	Contractor Name: Leeman, Bob	Contractor Address: City of Portland Portland	Phone: 2072330350
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: ROS

Past Use: Expo	Proposed Use: Expo	Permit Fee: \$0.00	Cost of Work: \$20,000.00
Proposed Project Description: Renovate basement, locker room/storage area		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-3 Type: 2B 300 PERMIT ISSUED WITH REQUIREMENTS
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature:	Date:

Permit Taken By: gg	Date Applied For: 03/19/2001	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 		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"/> MIM <input type="checkbox"/> Date: <i>OH</i> 3/20/01	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>

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 provision of the code(s) applicable to such permit.

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

42

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

Minor/Minor Site Review for New Detached Single Family Dwelling, All Purpose Building Permit Application

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: 239 Park Ave, Portland, ME 04102

Total Square Footage of Proposed Structure Square Footage of Lot

Tax Assessor's Chart, Block & Lot Number Chart# 052 Block# C Lot# 005 Owner: City of Portland Telephone#: 874-8200 233-0350

Lessee/Buyer's Name (If Applicable) Owner's/Purchaser/Lessee Address: 239 Park Ave, Portland Cost Of Work: \$ 20,000 Fee: \$

Current use: Locker Rooms/weight Room Proposed Locker Room/ Storage Area use: Expo Building Basements Project description: Renovate Basement of Expo To improve use

Contractor's Name, Address & Telephone 233-0350 Rec'd By Bob Leeman, City of Portland, 239 Park Ave 3/16/01

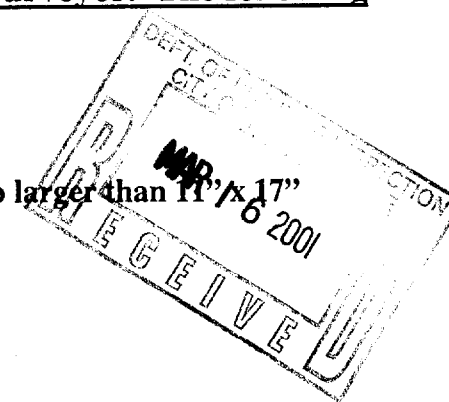
A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
1 copy of the building/construction plan on 32" x 48"
1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"

On all commercial permits the following must be submitted:

- 1 copy of the site/plot plan
1 copy of the building/construction plan on 32" x 48"
1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.



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

A PLOT PLAN INCLUDES THE FOLLOWING:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

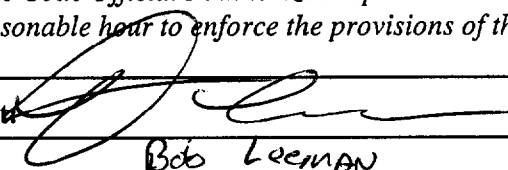
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

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: 3/16/01
--	---------------

Bob Leeman

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

DATE: 20 MARCH 2001 ADDRESS: 239 Park Ave. CBL: 052-C-005

REASON FOR PERMIT: Renovate basement (2 Phases) Locker room/Storage area

BUILDING OWNER: City of Portland

PERMIT APPLICANT: CONTRACTOR Bob Leeman / City of P.O.

USE GROUP: A-3 CONSTRUCTION TYPE: 2B CONSTRUCTION COST: \$20,000/0 PERMIT FEES: Waiver

The City's Adopted Building Code (The BOCA National Building Code/1999 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 shall be met: *1, *9, *11, *13, *15, *21, *22, *23, *24, *28, *30, *33, *35

- *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.
*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.
*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.
*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 and masonry.
*7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
*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.
*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
*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.
*12. Headroom in habitable space is a minimum of 7'6".
*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
*15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
*16. 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.
*17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
*18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
*19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. 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/1999), 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

*21. 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)

*22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

*23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

*24. 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/1999)

25. 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".

26. 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.

27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

*28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**

29. All requirements must be met before a final Certificate of Occupancy is issued.

*30. 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).

31. 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)

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

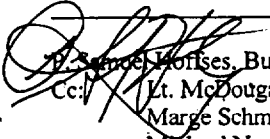
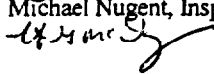
*33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

34. Bridging shall comply with Section 2305.16.

*35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

36. All flashing shall comply with Section 1406.3.10.

37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 Michael Nugent, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager


PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

EXPO BASEMENT RENOVATION

SCOPE OF WORK

PHASE I

Due to budgetary concerns this project must be done in two parts. The first part would be the construction of a new PHS trainer's office, a new weight room, and a team room. In the process of preparing for construction the batting cages would have to be moved to a new location, and the PHS Trainer would temporarily be displaced.

BATTING CAGES

There are currently two batting cages in the basement of the Expo. One of them belongs to the Sea Dogs, and the other to Portland High. These batting cages would have to be turned perpendicular and moved closer to the front of the building. This allows access to the cages without students crawling through the storage area to get to them. It also allows easier access to the water main and sprinkler system.

The existing low bay lighting would be moved to the new location, placing the switches near the entrance to the cage. The cage would then be anchored to the ceiling and support structure of the building.

WALLS AND DOOR

All new walls would be constructed of 6-inch block, which would extend to the ceiling. All doors would be of standard size 36" x 84". All double doors will be installed with no mullion. All doors will be of steel construction and be 90 minute fire rated. All locks will be Sargent panic hardware with removable cores and will be keyed to the existing system.

CEILINGS

Ceilings will be installed in the PHS trainer's office, PHS weight room, and the team room. All ceilings that will be installed will be melt away tiles. Lighting will be two bulb troffers with T-8 electronic ballast, to match the existing lighting upgrades throughout the building.

FIRE PROTECTION

The sprinkler system will be inspected to assure that all spaces are properly protected according to the NFPA codes. Additional heads will be added if needed. Fire extinguishers will be installed as needed.

VENTALATION

It is believed that the existing ventilation system on the Portland side of the basement can handle the addition of the Trainer's office and the weight room. The team room would only be used for short meetings and storage; therefore it will not be ventilated. ✓

FLOORING

The trainer's office will be carpeted. The weight room will have a rubber flooring installed that is specifically designed for weight rooms, and the Team room will remain concrete. ✓

SPACE CHANGES

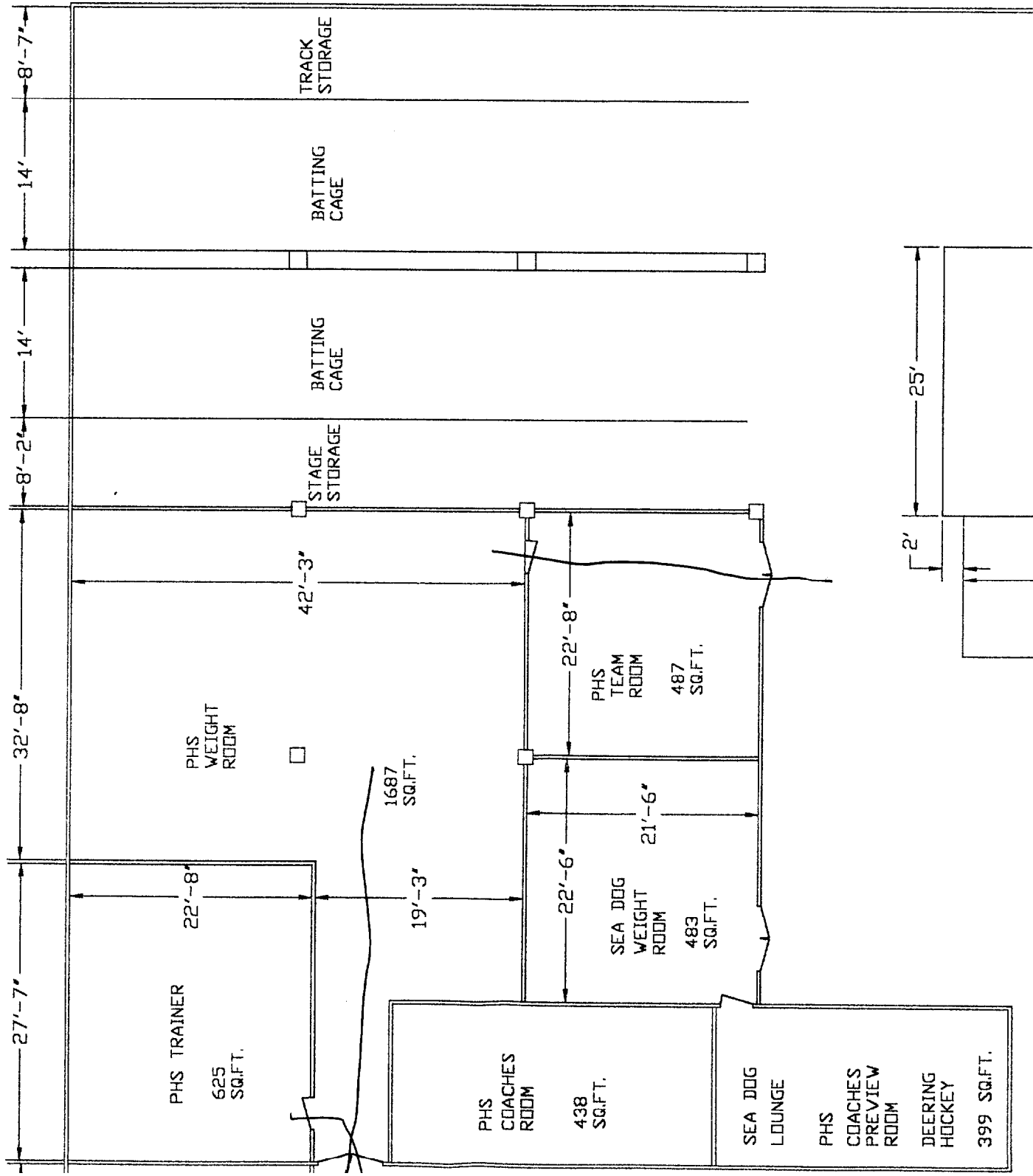
Currently the PHS Trainer has 451 square feet of space. With this renovation that space would increase to 625 square feet. ✓

The current weight room used by Portland High Students is 940 square feet. The proposed weight room would be 1687 square feet.

Presently the teams will set up chairs in the hallway to have their team meetings. The new plan provides a space where they can meet with privacy to review their plays. This room will be 487 square feet and be provided with a dry erase board and chairs.

STORAGE

Storage of the staging and the track will fit along the sides of the batting cages. With all hope Pepsi will be providing us with new tables and chairs. These tables and chairs will be stackable and require less space for storage. Once the new restroom storage building is built at Fitzpatrick Stadium, the football storage area will be used to secure the tables and chairs. ✓



EXPO BASEMENT RENOVATION

SCOPE OF WORK

PHASE II

Due to budgetary concerns this project must be done in two parts. The second part would be the construction of a new locker room space for the Sea Dog players, coaches, and manager. This portion of construction would take place after Phase I is completed.

WALLS AND DOOR

All new walls would be constructed of 6-inch block, which would extend to the ceiling. All doors would be of standard size 36" x 84". All doors will be of steel construction and be 90 minute fire rated. All locks will be Sargent panic hardware with removable cores and will be keyed to the existing system.

CEILINGS

Ceilings will be replaced in the locker rooms, coaches, and managers areas as needed. All ceilings that will be installed will be melt away tiles. Lighting will be two bulb troffers with T-8 electronic ballast, to match the existing lighting upgrades throughout the building.

FIRE PROTECTION

The sprinkler system will be inspected to assure that all spaces are properly protected according to the NFPA codes. Additional heads will be added if needed. Fire extinguishers will be installed as needed.

VENTALATION

Ventilation is currently in all affected locations. Adjustments may be made to the system to accommodate for new walls.

FLOORING

The flooring will be Colins & Akmen carpeting, and will be installed in players, managers, and coaches areas.

SPACE CHANGES

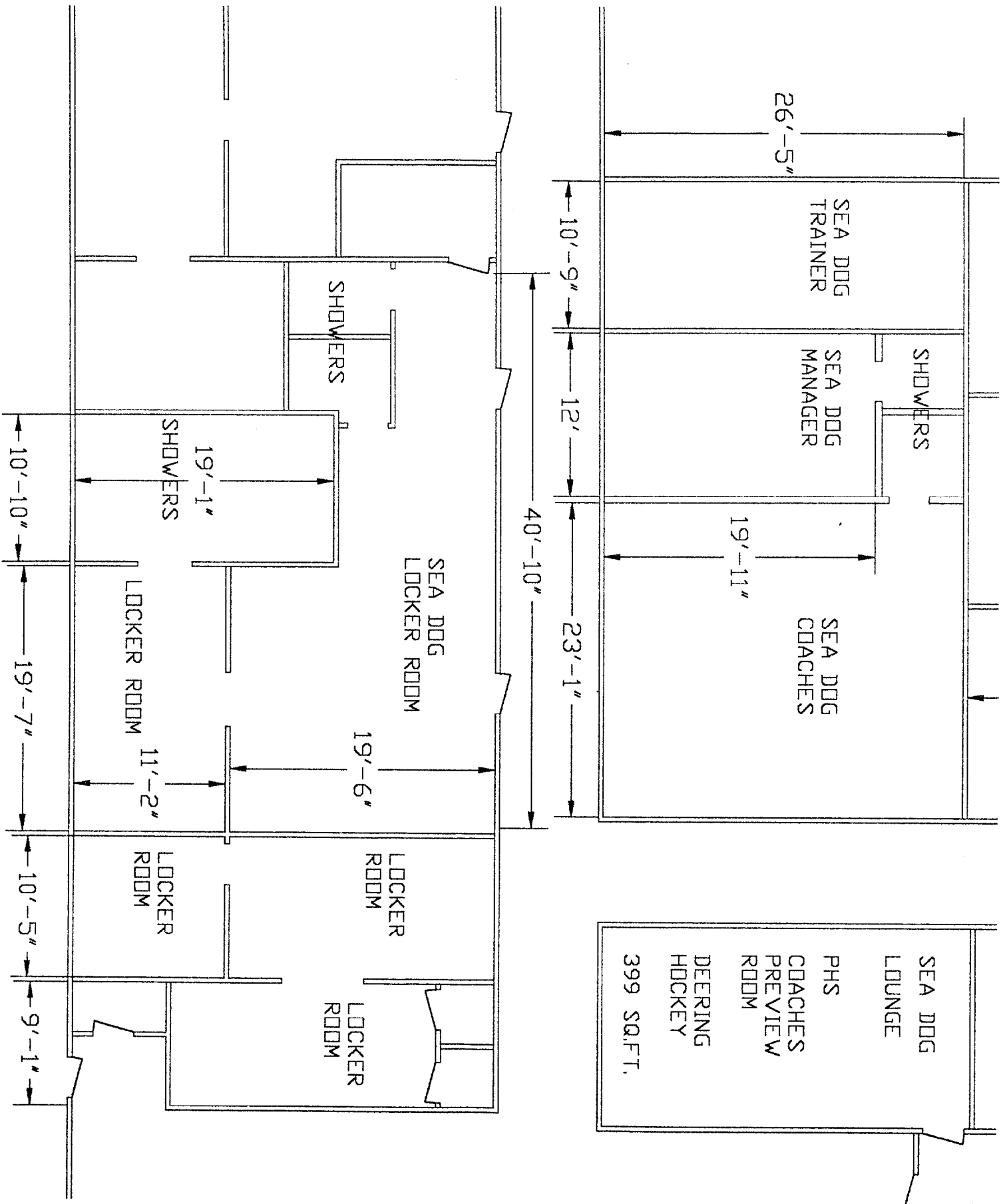
Currently the Sea Dog Players have 1009 square feet of locker room space. With this renovation that space would increase to 1302 square feet. The existing shower space is 168 square feet. The new shower space will be 249 square feet.

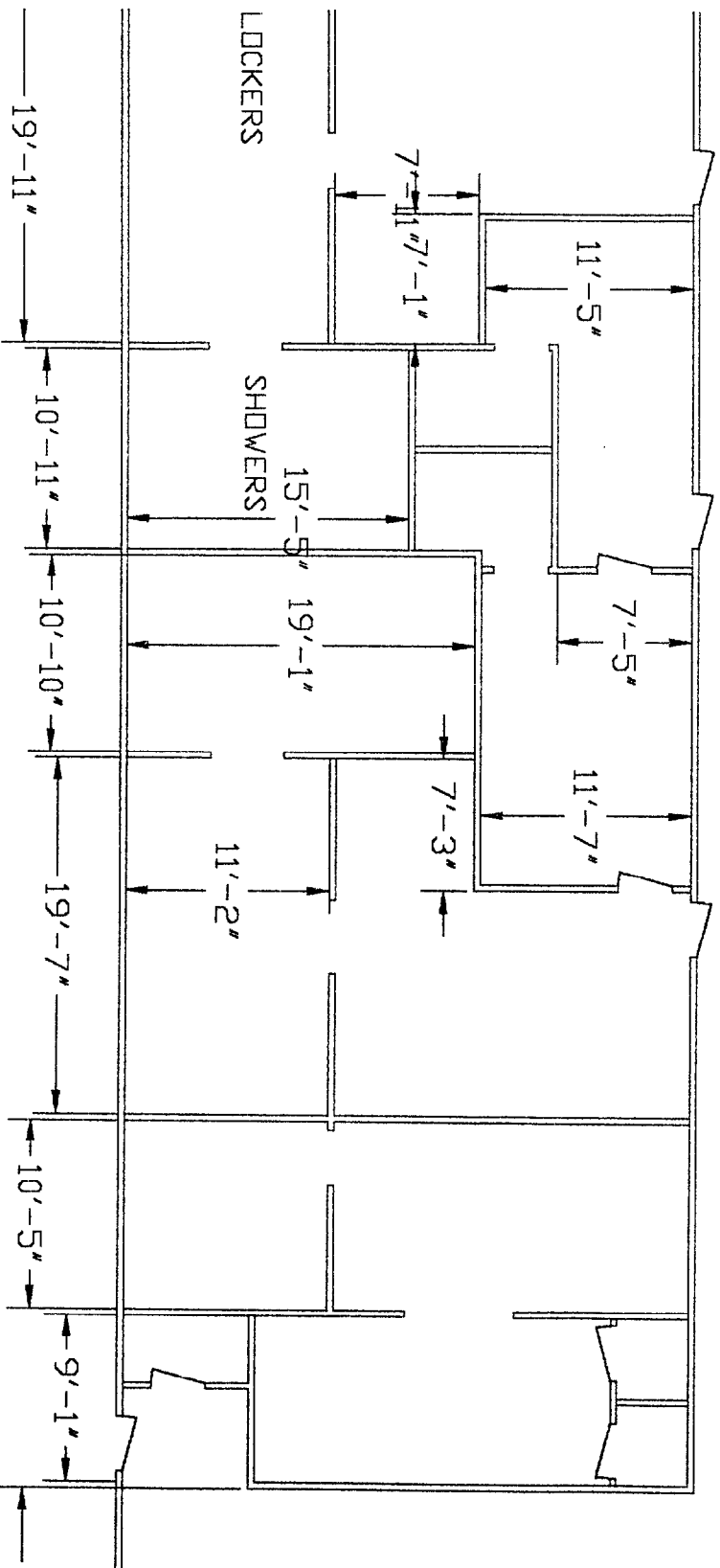
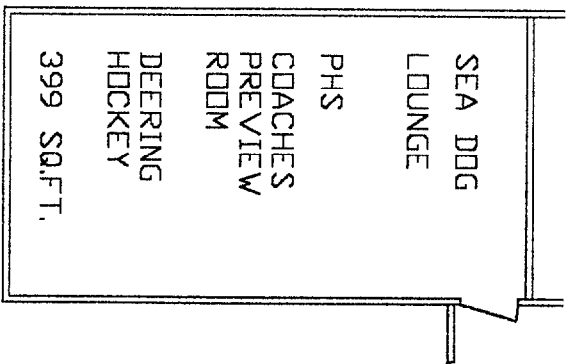
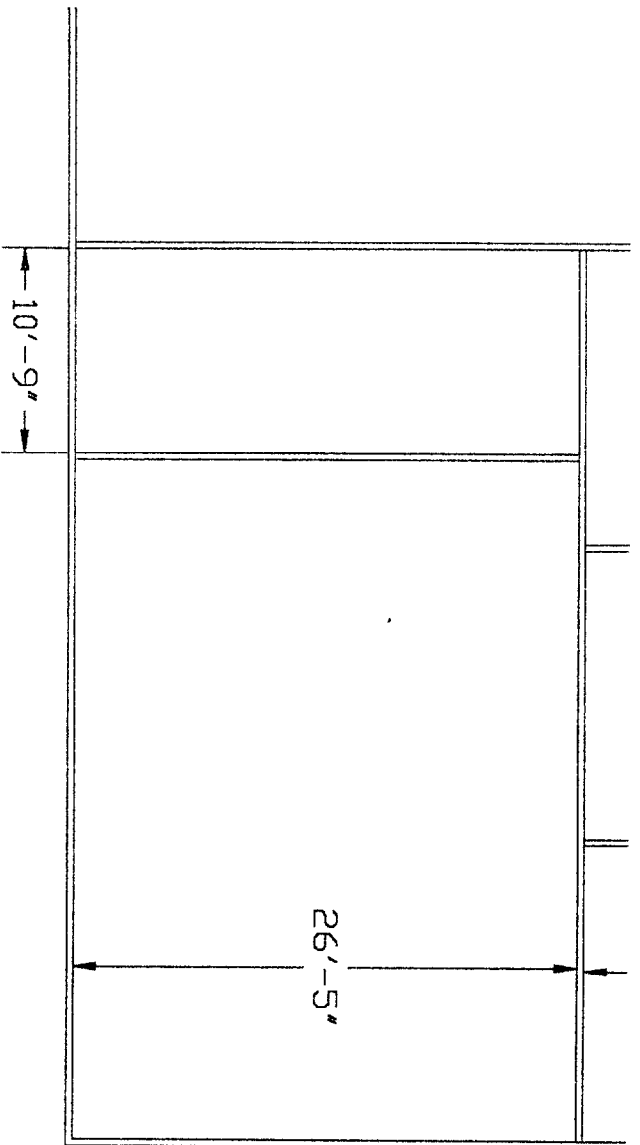
The current Manager's office is 159 square feet. The proposed office would be 239 square feet.

The current Coaches have a space of 195 square feet, this will be increased to 609 square feet.

STORAGE

Officials will use the new closet off the player's locker room for secured storage.





EXPOSITION BUILDING
BASEMENT LEVEL