

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that THE WOODFORDS CLUB

Located At 179 WOODFORD ST

Job ID: 2012-02-3302-CH OF USE

CBL: 130- F-011-001

has permission to Change the Use of the 1st floor from a private to public club, no construction work or changes provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 closed-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

\_\_\_\_\_  
**Fire Prevention Officer**

*[Signature]* 4/6/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division

Location: 179 WOODFORD ST

CBL: 130- F-011-001

Issued to: WOODFORDS CLUB

Date Issued: 6/13/2012

**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. 2012-02-3302-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

FIRST FLOOR

APPROVED OCCUPANCY

USE GROUP A-2  
TYPE 5-B  
IBC 2009

Limiting Conditions:

1. This certificate certifies the use of the building only. It does not certify building code compliance.
2. Per the Life Safety Code the following uses are not permitted without an approved, supervised automatic sprinkler system:
  - A. Bars with live entertainment
  - B. Dance Hall (is not synonymous with City Dance Licensing requirements)
  - C. Discotheque
  - D. Night Club
  - E. Assembly occupancy with festival seating

6-13-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

# City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3302-CH OF USE	Date Applied: 2/16/2012	CBL: 130- F-011-001	
Location of Construction: 179 WOODFORD ST	Owner Name: THE WOODFORDS CLUB	Owner Address: 179 WOODFORDS ST PORTLAND, ME 04103	Phone: 207-831-4444
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building-Change of Use	Zone: B-2
Past Use: Private Club	Proposed Use: Place of Assembly - with Private Club in basement & 2 <sup>nd</sup> floor & community hall on 1 <sup>st</sup> floor - no construction	Cost of Work: 1000.00 Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Bjawa</i> (58)	CEO District: Inspection: Use Group: A-2 Type: 5B Signature: <i>AMB</i> 4/16/12
Proposed Project Description: change of use to place of assembly		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

<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 information may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions</i> <i>2/23/12 ABM</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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>ABM</i>
	<b>CERTIFICATION</b>		

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

6-5-12 DWM Don 831-4444 Final CO OIC

Fire approved.

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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/Final 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](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-02-3302-CH OF USE

Located At: 179 WOODFORD ST

CBL: 130- F-011-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as a place of assembly with the basement and second floor being used as a private organization (club) and the first floor being used as a community hall. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. The temporary C of O may be issued for 6 months and read: The following uses are not permitted:
  - a. Dance Hall; or
  - b. Assembly use with festival seating.
2. Removal of these restrictions with a permanent C of O are subject to an amendment to Chapter 10 of the City Ordinance (Life Safety Code) and with approval of the State Fire Marshal's Office.
3. This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10.
4. All outstanding code violations shall be corrected prior to final inspection.
5. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
6. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
7. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
8. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
9. A firefighter Building Marking Sign is required.
10. Fire extinguishers are required per NFPA 1.
11. Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.

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12. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.

## **Building**

1. Application approval based upon information provided by applicant. 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. 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.

2-17-12 Did initial review. Waiting for City Council to pass text amendment for places of assembly in B-2 zone. Vote is February 22, 2012.

2-23-12 City Council voted 9-0 to pass Order 113-11/12 to allow places of assembly in the B-2 zone. It will go into effect in thirty days – March 23, 2012. -amachado

\* Permit cannot be issued until March 23, 2012.  
Am

3-21-12 Waiting City Council action for reduced occupant loads in the Life Safety Code. Scheduled for Public Safety Committee in April.

4-4-12 A 6 month temp CofO would be appropriate. See specific condition (fire) to be printed on temp CofO.





# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property...

Location/Address of Construction: <b>179 WOODFORD ST</b>			Total Square Footage of Proposed Structure/Area <b>6180</b>		Square Footage of Lot <b>50,400</b>		1.29 AC	
Tax Assessor's Chart, Block & Lot Chart# <b>130</b> Block# <b>F</b> Lot# <b>11, 12, 15, 25, 26</b>			Applicant 'must be owner, Lessee or Buyer' Name <b>The Woodfords Club</b> Address <b>179 Woodford St</b> City, State & Zip <b>Portland, ME 04103</b>			Telephone: <b>207</b> <b>831-4444</b>		
Lessee/DBA (If Applicable) <b>RECEIVED</b> <b>FEB 16 2012</b> Dept. of Building Inspections			Owner (if different from Applicant) Name Address City, State & Zip			Cost Of Work: \$ <u>          </u> C of O Fee: \$ <u>          </u> Total Fee: \$ <u>          </u>		
Current legal use (i.e. single family) If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? Project description:			<b>Private Club</b>			<b>Woodford's Club</b>		
			<b>Place of Assembly</b>			<b>Same but Assembly</b>		
			<b>NO</b>					
						<b>Bldg. 30.00</b> <b>CO/O 75.00</b>		
Contractor's name: <b>NONE</b>			Address: _____			City, State & Zip: _____ Telephone: _____		
Who should we contact when the permit is ready: <b>Don Bowers</b>			Mailing address: _____			Telephone: <b>831-4444</b>		

**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](http://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: **2/15/12**

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



## CHANGE OF USE APPLICATION

### FIRE DEPARTMENT REQUIREMENTS

The Woodfords Club  
179 Woodford Street  
207 831-4444 (Don Bouwens)

Proposed Use: Place of Assembly  
First floor only.  
Without dancing: 250 people  
With dancing: 99 people

Square Footage:

First floor (only floor for assembly): 6180 sq. ft.  
Second floor: 2200 sq. ft. (Club members only)  
Basement floor: 6180 sq. ft (Club members only)

Existing & proposed fire protection of structure:

Same as when approved 2007 +/-

Namely: Supervised fire alarm system, with hard-wired smoke detectors, emergency lighting and exit signs, fire alarm call boxes, fire extinguishers. Cunningham Security.

Life Safety Plan details:

Recent fire prevention inspection on Jan 20, 2012 with no violations: John Martell did inspection.

Travel distance from most remote point to exit discharge is 105' +/-  
Locations of fire extinguishers (FE), emergency lighting (EL), exit signs (EX) and Fire Alarms Call Boxes (FA) are shown on attached diagram.

No Elevators.

Parking needs  
~~First floor~~

Basement - 41  
First floor - 43  
2nd floor - 18

102

Ⓟ

PARKING FOR 119 - G.I. shows ~ 127

PARKING

PARKING

PRIVATE

PARKING

103'

60'

WOOD FORD ST

# My Map

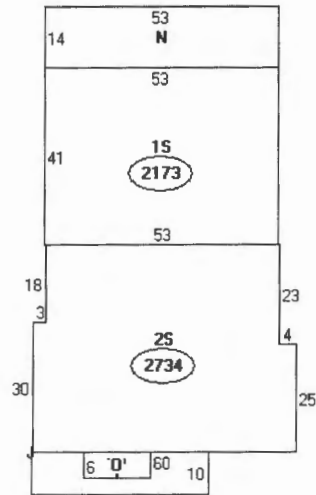
Woodford Club



Copyright 2011 Esri. All rights reserved. Fri Feb 17 2012 01:58:34 PM.

44 (2) 8 10 10  
(2) 17 6 15 17  
4  
(1)

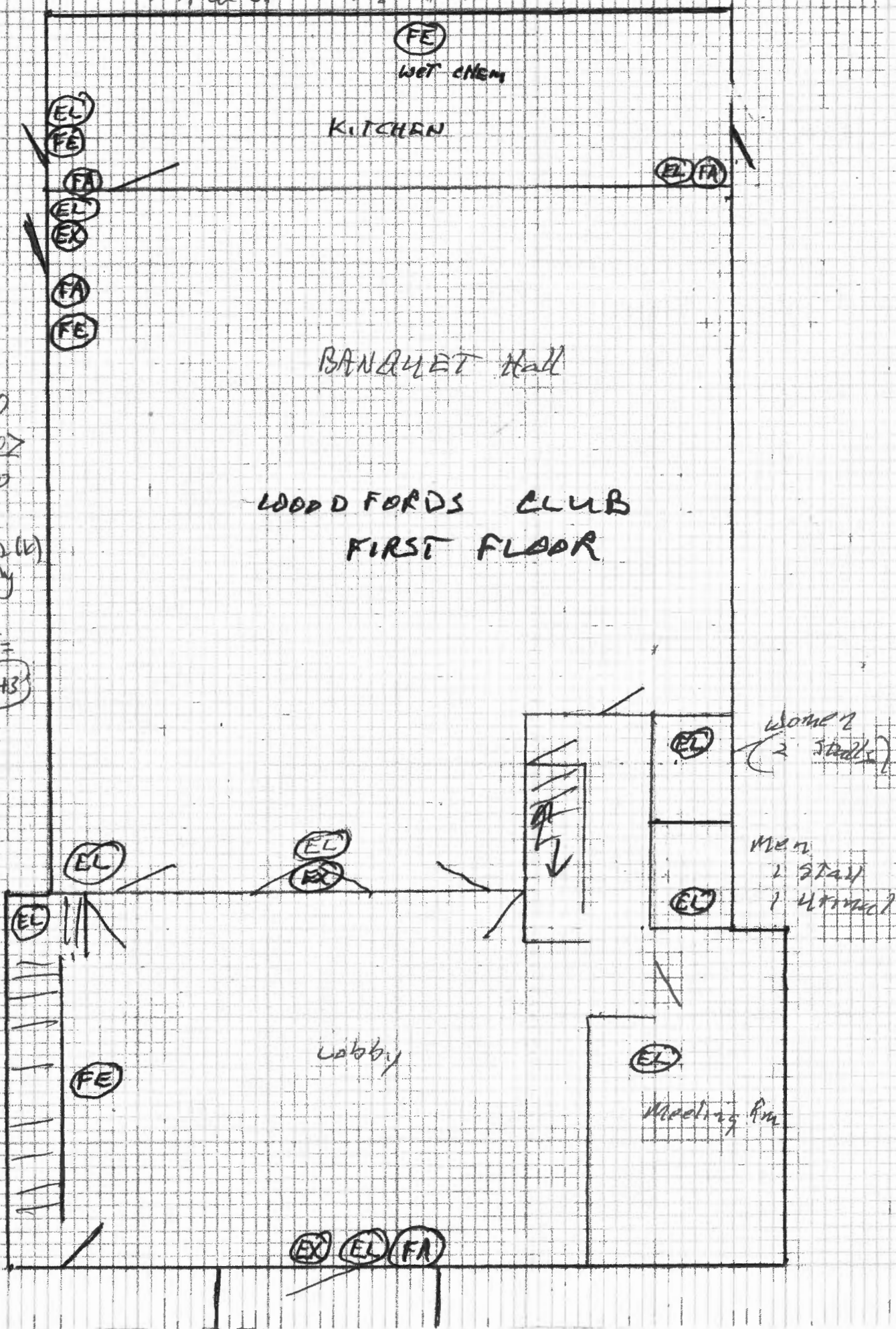
127 Parking spaces.



Descriptor/Area	
A: 064	1578 sqft
B: 084	4071 sqft
C: 064	742 sqft
D: 064	2173 sqft
E: 064	2734 sqft
F: 064	2734 sqft
G: PORCH, OPEN	68 sqft
H: PORCH, OPEN	557 sqft
I: PORCH COVERED	310 sqft
J: ENCLOSED ENTRY	90 sqft
K: 25	2734 sqft
L: 15 PORCH	



\* Area of Charge of Use



(FE)

WET CHEM

KITCHEN

(EL)  
(FE)

(FA)

(EL)

(EX)

(FA)

(FE)

(EL) (FA)

103x6

Total: 6180

1677 (840)

Public: 5340

BANQUET Hall

WOODFORDS CLUB  
FIRST FLOOR

Section 14-332 (b)  
plans of assembly

125+

5340 ÷ 125 =

42.72 = 43

(EL)

(EL)

(EX)

(EL)

(EL)

Women's  
(2 stalls)

Men's  
2 stalls  
1 urinal

(EL)

Lobby

(FE)

(EL)

Meeting Rm

(EX) (EL) (FA)

14-332 (6)  
private club  
1506

6180  
150

41 Spices

EL

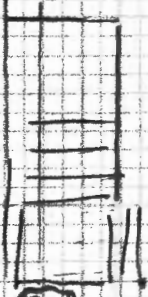
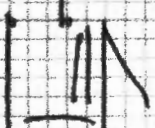
FE EX  
FA EL

FE

FE

BOWLING  
ALLEY

WOODFORDS CLUB  
Basement FLOOR



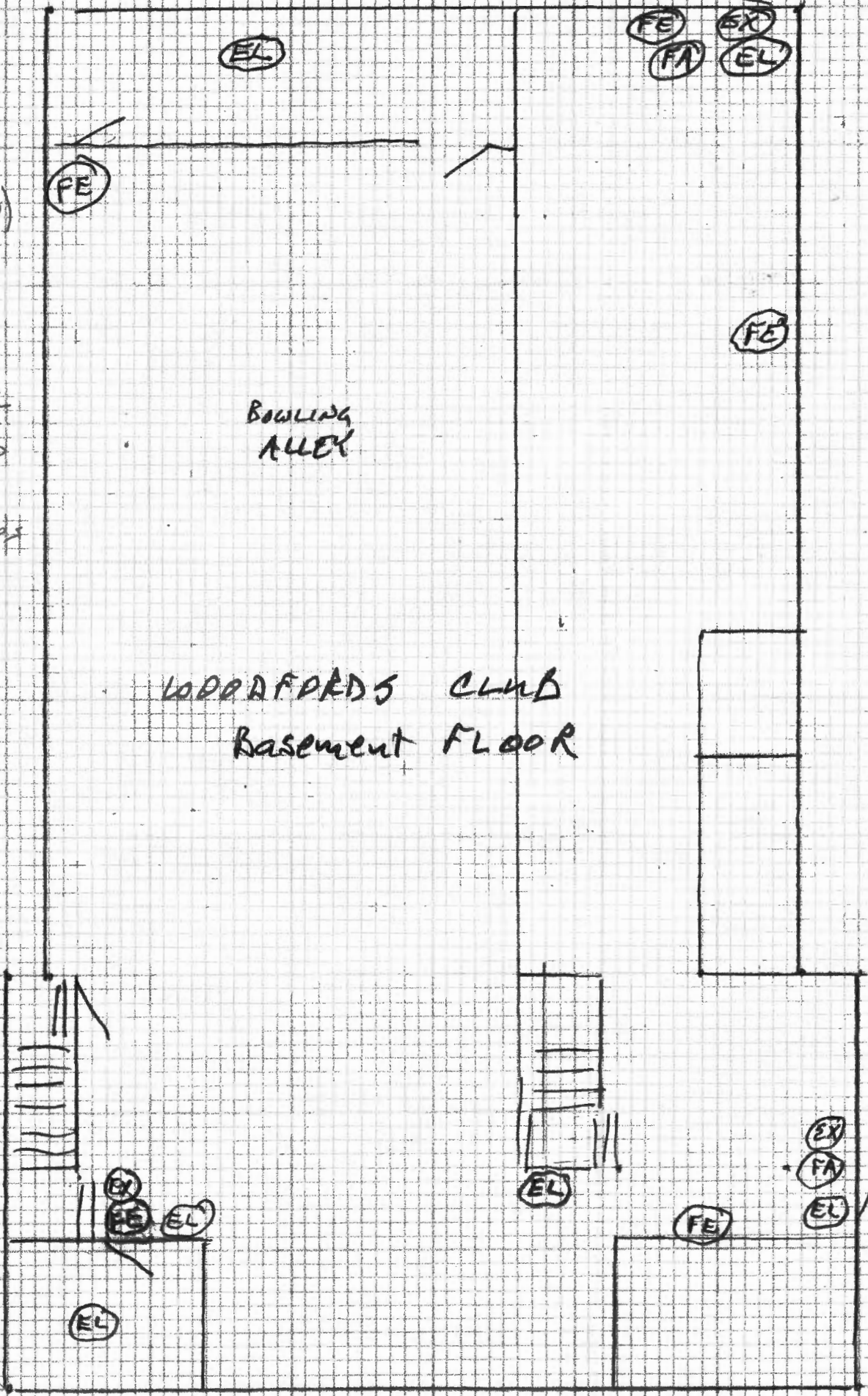
EX  
FE  
EL

EL

EX  
FA  
EL

EL

FE



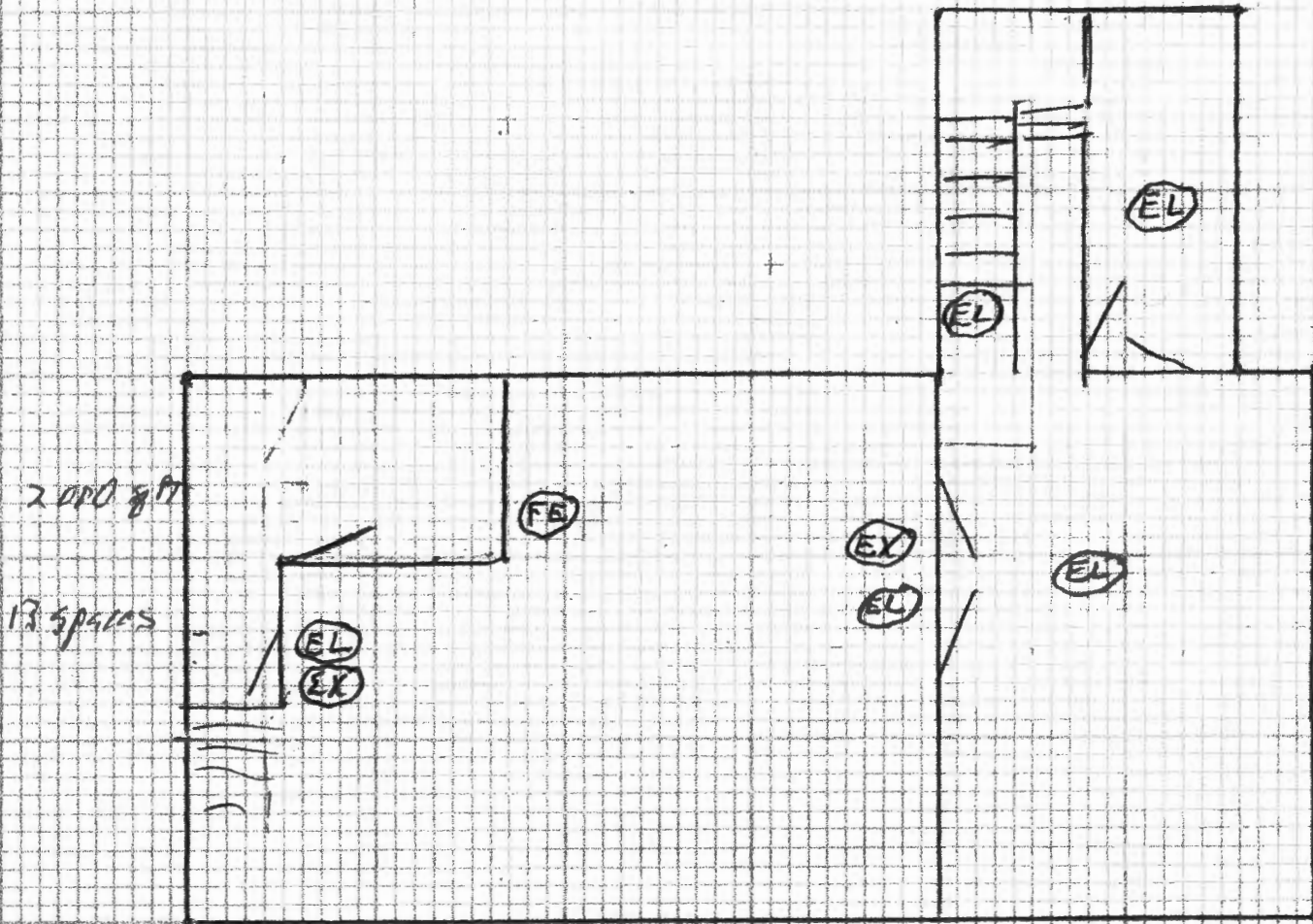


WOOD FORDS CLUB

SECOND FLOOR

Private Club

-2734 - 150 = 18 spaces





**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

Feb 16 | 2012

Received from Woodfords Club

Location of Work 179 Woodford St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 120 F011

*CO 150  
Bldg. 20.00*

Check #: Visa Total Collected \$ 125.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: *Hayle*

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

*#2012023302*