

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that DOWN, EAST HOLDINGS LLC/EAST

Located At 1375 CONGRESS

Job ID: 2011-01-192-OPB

CBL: 188 - - A - 002 - 001 - - - -

has permission to Amend to add service Ramp & relocate stairs.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

Code Enforcement Officer / Plan Reviewer

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

[Handwritten signature and date 2/18/11]

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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.**
 1. Setbacks and tube depth inspection required prior to pouring concrete.
 2. Framing and final inspection required upon completion of work. These can be done at the same time if the framing is visible.

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-01-192-OPB

Located At: 1375 CONGRESS

CBL: 188 - - A - 002 - 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. This property shall remain professional offices. Any change of use shall require a separate permit application for review and approval.

Fire

All construction shall comply with City Code Chapter 10.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. Please use enclosed drawing for stair detail. Please use one of the two design option shown for nosing detail.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-01-192-OPB 2011-4753-amend	Date Applied: 06/30/2011	CBL: 188 - - A - 002 - 001 - - - - -	
Location of Construction: 1375 CONGRESS ST	Owner Name: DOWN EAST HOLDINGS LLC	Owner Address: 103 S US RT 1 STE F5 PMB 145 JUPITER, FL 33477	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: Michael Bedecs	Phone: 207-774-1356	Permit Type: BLDG - Building	Zone: R-P
Past Use: Professional Offices	Proposed Use: Professional Offices – amend permit 2011-01-192 to add ramp (4' x 8') & relocate stairs	Cost of Work:	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/ conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>B</i> Type: <i>SB</i>
		Signature: <i>[Signature]</i> (SB)	Signature: <i>[Signature]</i> IBC 99
Proposed Project Description: amend permit 2011-01-192 to add ramp & relocate stairs		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>ok w/ cond. has</i> <i>7/12/11 ABU</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>APU</i></p>
	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	PHON

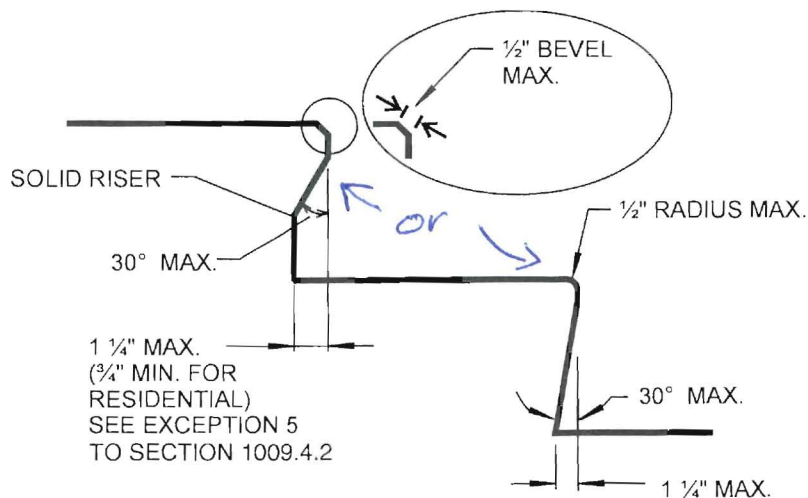
2. Solid risers are not required for occupancies in Group I-3 or in Group F, H and S occupancies other than areas accessible to the public. There are no restrictions on the size of the opening in the riser.
 3. Solid risers are not required for *spiral stairways* constructed in accordance with Section 1009.9.
 4. Solid risers are not required for *alternating tread devices* constructed in accordance with Section 1009.10.
- ❖ The profiles of treads and risers contribute to stairway safety. The radius or bevel of the nosing eases the otherwise square edge of the tread and prevents irregular chipping that can become a maintenance issue seriously affecting the safe use of the stair. In addition, it eliminates a sharp square edge that will cause greater injury in falls and allows light modeling reflecting light at various angles, providing a certain contrast from the other surfaces of the stair allowing easier visual location of the start of the tread surface. The maximum radius of curvature at the leading edge of the tread is intended to allow descending foot placement on a surface that does not pitch the foot forward or allow the ball of the foot to slide off the treads and ascending foot placement to slide on to the tread without catching on a square edge. If a stairway design uses a beveled nosing configuration, the bevel is limited to a depth of $\frac{1}{2}$ inch (12.7 mm). A nosing projection allows the descending foot to be placed further forward on the tread and the heel to then clear the nosing of the tread above as it swings down in an arc landing on a tread that is effectively deeper than if no nosing projection is used. Nosing projections are so common in stair design that they are noticed by users when absent as affecting their gait. Treads with vertical risers are allowed with or without a nosing projection. A nosing projection may also be accommodated by slanting the riser under the

tread above. The nosing projection is limited to $1\frac{1}{4}$ inch (32 mm) maximum. Treads designed with rounding or bevel on the underside would reduce the chance that a user's foot might catch while ascending the stairway [see Figure 1009.4.5(1)].

The code does not address when a riser could contain openings and still be considered "solid." Exception 1 allows the use of open risers on all stairs that are not part of an accessible means of egress. Where the riser is allowed to be open, the opening is limited to be consistent with the requirements for guards [see Figure 1009.4.5(2)]. The maximum radius for the leading edge, however, is still required. The code does not reference ICC A117.1 for stairways, because stairways are not part of an accessible route; however, the code and standard provide opening limitations in tread surfaces. Section 1009.6.1 does allow for treads to have a maximum opening that allows for a $1\frac{1}{4}$ -inch (32 mm) sphere.

Exceptions 2, 3 and 4 recognize that open risers are commonly used for stairs in occupancies such as detention facilities, storage, industrial and high-hazard areas for practical reasons. In detention facilities, open risers provide a greater degree of security and supervision because of the fact that people cannot effectively conceal themselves behind the stair. Factories, high-hazard buildings and storage facilities have areas where workers may need the open risers to decrease the chance of spillage, water or snow accumulating on the stairs. Open risers are necessary for adequate foot placement in spiral stairways and alternating tread devices. The 4-inch (102 mm) opening limitations of Exception 1 are not applicable to these stairs.

1009.5 Stairway landings. There shall be a floor or landing at the top and bottom of each *stairway*. The width of landings shall not be less than the width of *stairways* they serve. Every



For SI: 1 inch = 25.4 mm, 1 degree = 0.01745 rad.

Figure 1009.4.5(1)
TREAD/RISER PROFILE
(SOLID RISER)

RP

2011-4753

Job 2011-01 192



General Building Permit Application

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.

6.30.11

Location/Address of Construction: <u>Cosmoenc Enhancement CTR 1375 Congress</u>		
Total Square Footage of Proposed Structure/Area <u>4344</u>	Square Footage of Lot <u>207</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>185</u> Block# <u>A</u> Lot# <u>002</u> <u>185-A-002</u>	Applicant * must be owner, Lessee or Buyer * Name <u>DR Michael Bedec</u> Address <u>95 Sandys Pt Rd</u> City, State & Zip <u>Yarmouth</u>	Telephone: 207-724-1356 <u>409-8500</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>D</u> Address City, State & Zip	Cost Of Work: \$ C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Amend original plan to add SERVICE RAMP</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Michael Bedec</u> Telephone: <u>409-8500</u> Mailing address: <u>1375 Congress PORTLAND ME</u>		

RECEIVED JUN 30 2011 Dept of Building Inspections City of Portland Maine

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

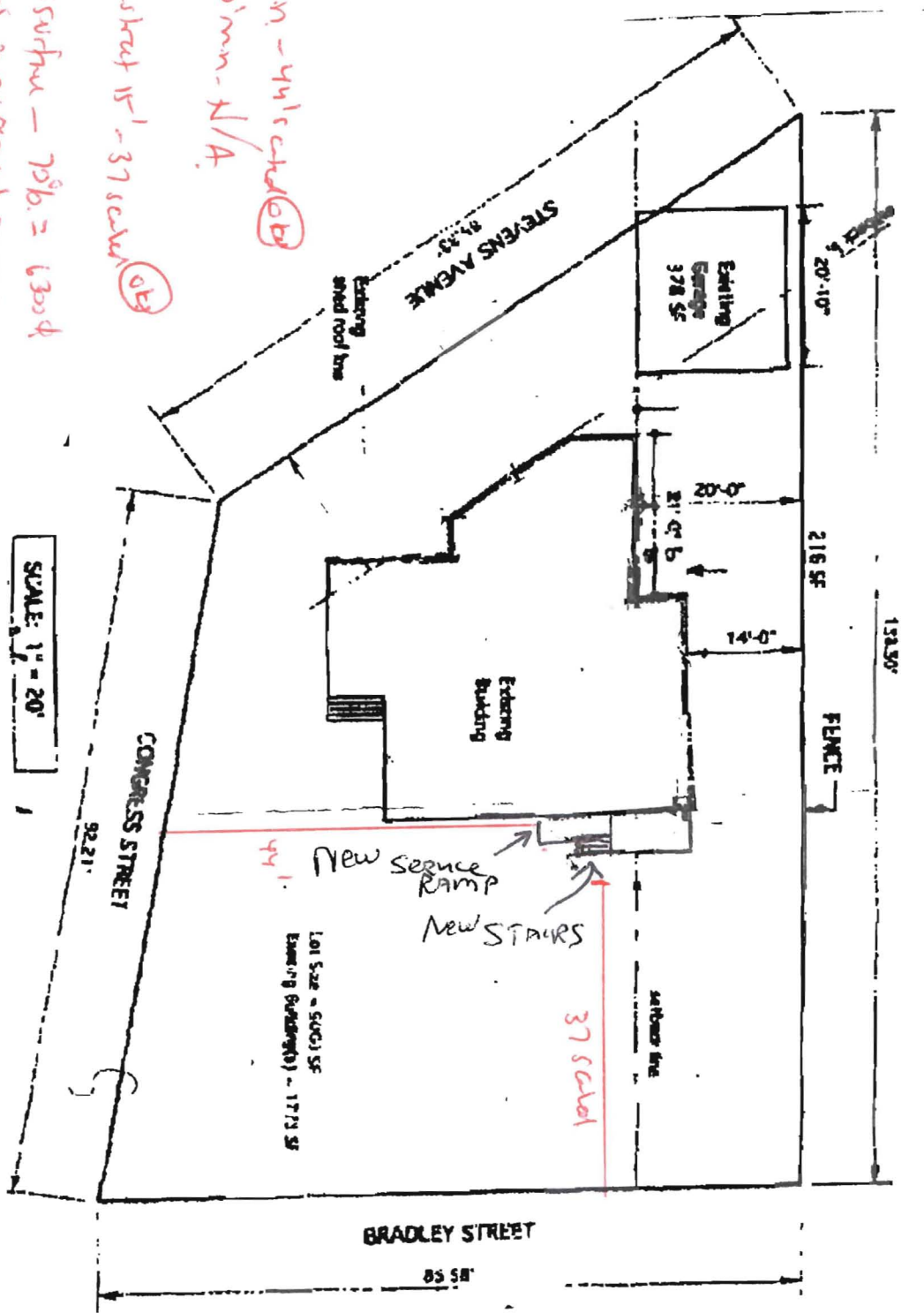
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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: [Signature] Date: 29 JUN 11

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

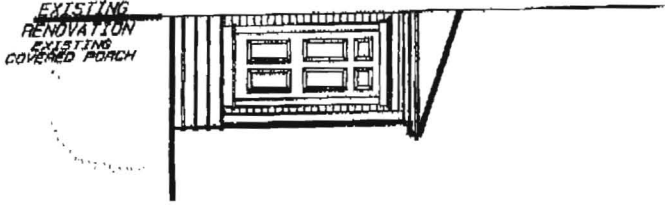
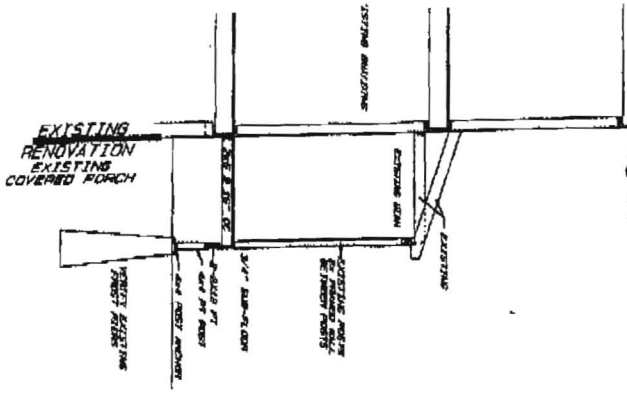
R-P -
 lot side
 front - 20' min - white circle
 rear yard 20' min - N/A.
 Side yard - side street 15' - 37 school
 Max. impervious surface - 70% = 6300 sq ft
 (paving on pavement so no increase)



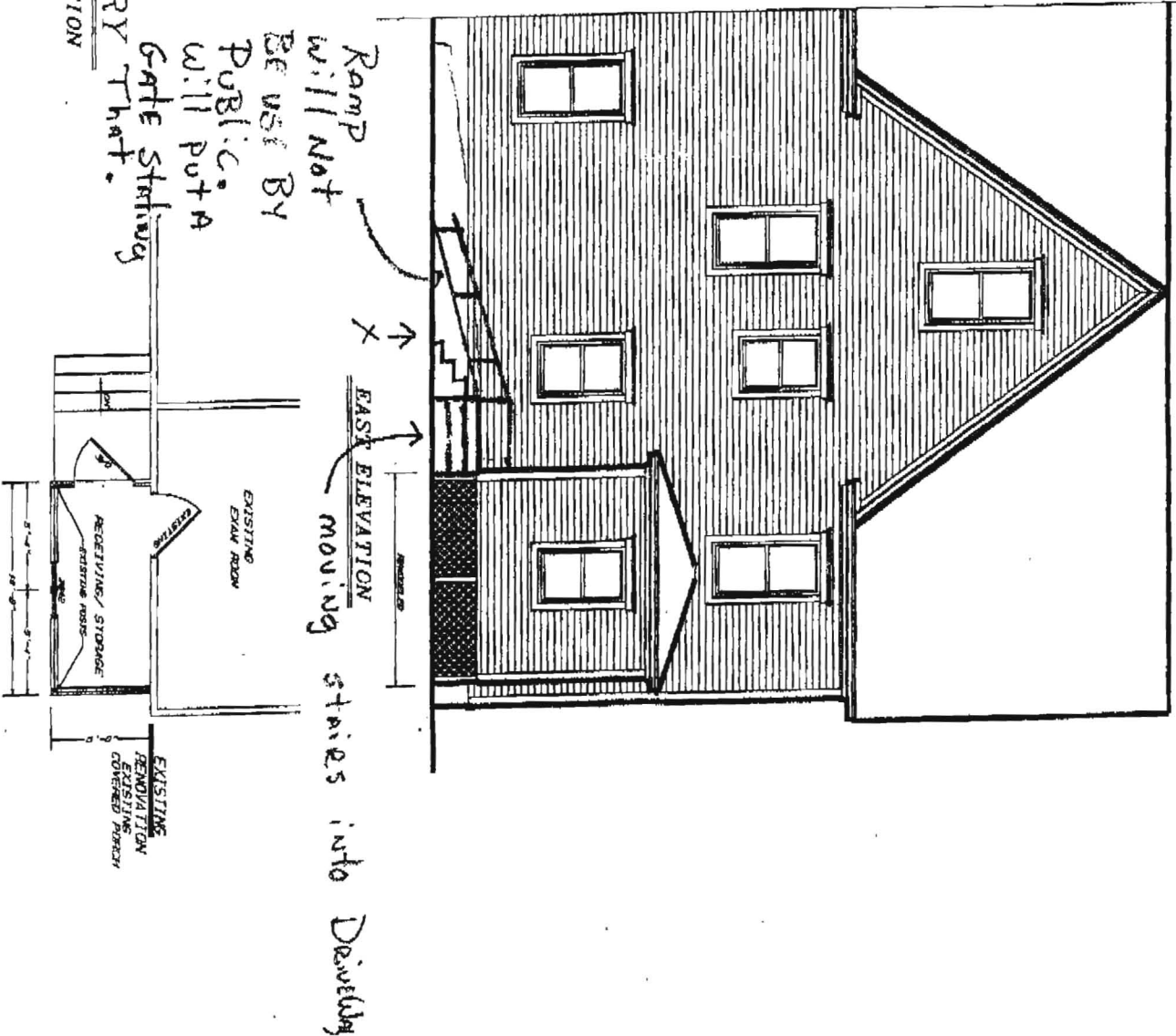
SCALE: 1" = 20'

* Adding SERVICE Ramp. Not for Public USE.

* moving stairs into Driveway Stairs will BE Code for Public USE.



PRELIMINARY NOT FOR CONSTRUCTION





CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

6. 20 11

Received from _____

Location of Work 1975 Conyer.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Amend.

CBL: 188-A-2.

Check #: _____ Total Collected \$ 30

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

Taken by: [Signature]

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