

**PERMIT ISSUED**

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

Permit Nos: 01-0902	Issue Date: <b>AUG 1 2001</b>	CBL: 189 A014001
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<b>Location of Construction:</b> 1230 Congress St	<b>Owner Name:</b> Olympia Equity Investors I Lp	<b>Owner Address:</b> 500 Main St	<b>Phone:</b> 554-6767
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Wellman Associates, Inc.	<b>Contractor Address:</b> 70 Broadway St. Westford	<b>Phone:</b> 5089546767
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Building Miscellaneous	<b>Zone:</b> B-2

<b>Past Use:</b> Commercial / Hotel	<b>Proposed Use:</b> Commercial / Hotel; Wireless communications antennas and associated equipment.	<b>Permit Fee:</b>	<b>Cost of Work:</b> \$45,000.00	<b>CEO District:</b> 3
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<b>Proposed Project Description:</b> Install Wireless Communications <i>on existing roof</i>	<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <b>R-1</b> Type: <b>2B</b>
	Signature: _____	Signature: _____
	<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	
	Signature: _____	Date: _____

<b>Permit Taken By:</b> cjh	<b>Date Applied For:</b> 07/20/2001	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>received site plan exemption</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>K.T - on 7/5/01</i> Date: <i>7/30/01</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 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: _____
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**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 \_\_\_\_\_

01-0902

# All Purpose 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.

Location/Address of Construction: 1230 CONGRESS STREET (DOUGLASS HOTEL)

Total Square Footage of Proposed Structure: 10 x 20 EQUIPMENT AREA      Square Footage of Lot

Tax Assessor's Chart, Block & Lot: Chart# 189, Block# A, Lot# 014  
Owner: OLYMPIA EQUITY INVESTORS      Telephone: 508-954-6767

Lessee/Buyer's Name (If Applicable): SPIN SPECTRUM LP  
Applicant name, address & telephone: PETER COOKE, WELLMAN ASSOCIATES INC., 70 BROADWAY STREET  
Cost Of Work: \$ 45,000  
Fee: \$ 294-

Current use: HOTEL      WESTFIELD MA 01886  
If the location is currently vacant, what was prior use: NA  
Approximately how long has it been vacant: NA  
Proposed use: WIRELESS COMMUNICATIONS ANTENNAS AND ASSOCIATED EQUIPMENT  
Project description: INSTALLATION OF PCS CELL SITE INCLUDING ANTENNAS, CABLING, EQUIPMENT CABINETS AND UTILITY WORK PER ATTACHED PLANS

Contractor's name, address & telephone: TBD  
Who should we contact when the permit is ready: PETER COOKE  
Mailing address: WELLMAN ASSOCIATES INC, 70 BROADWAY STREET, WESTFIELD MA 01886  
Phone: 508-954-6767  
WILL PICK UP

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: [Signature] AGENT FOR SELLER      Date: 7/20/01

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

DUPLICATE

GENERAL RECEIPT

# CITY OF PORTLAND, MAINE

DEPARTMENT Inspections DATE 8/1/01  
RECEIVED FROM

ADDRESS Building permit

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	<u>Permit fee</u>		<u>394 -</u>
	<u>189-A-014</u>		
	<u>1230 Congress St</u>		
	<u>BP. 01-0902</u>		
	<u>check # 1905</u>		
<input type="checkbox"/> CASH	<input checked="" type="checkbox"/> CHECK	<input type="checkbox"/> OTHER	TOTAL <u>394 -</u>

RECEIVED BY [Signature]

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BUILDING PERMIT REPORT

DATE: 24 July 2001 ADDRESS: 1230 Congress St CBL: 189-A-014

REASON FOR PERMIT: To Install Wireless Communications

BUILDING OWNER: Olympia Equity Investors

PERMIT APPLICANT: CONTRACTOR Wellman Assoc. Inc.

USE GROUP: A-1 CONSTRUCTION TYPE: 2B CONSTRUCTION COST: 45,000.00 PERMIT FEES: 294.00

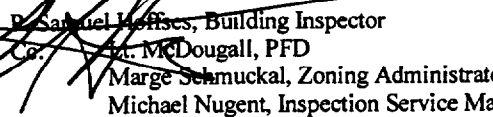
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: #1, 28, 38

- 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).
- \* 38. Antennas construction shall comply with sections 3108.0 & 3109.0 of the City's bldg. Code (The BOCA National Bldg. Code 1999)  
(see attached)


 Samuel Hoffes, Building Inspector  
 Co. 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**

**APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW**

SPRINT SPECTRUM LP  
 Applicant C/O WELLMAN ASSOCIATES  
70 BROADWAY ST. WESTFORD MA 01581  
 Applicant's Mailing Address  
PETER COOKE (508) 954-6767  
 Consultant/Agent/Phone Number

6/29/01  
 Application Date  
SPRINT / DOUBLE TREE HOTEL  
 Project Name/Description  
1230 CONGRESS STREET  
 Address of Proposed Site  
189-A-14

Description of Proposed Development:  
INSTALLATION OF ROOFTOP WIRELESS COMMUNICATIONS EQUIPMENT  
AND INTERIOR PLACEMENT OF CABINETS

Please Attach Sketch/Plan of Proposal/Development	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Criteria for Exemptions:		
See Section 14-523 (4)		
a) Within Existing Structures; No New Buildings, Demolitions or Additions	Y	OK
b) Footprint Increase Less Than 500 Sq. Ft.	Y	OK
c) No New Curb Cuts, Driveways, Parking Areas	Y	OK
d) Curbs and Sidewalks in Sound Condition/ Comply with ADA	Y	OK
e) No Additional Parking / No Traffic Increase	Y	OK
f) No Stormwater Problems	Y	OK
g) Sufficient Property Screening	Y	OK
h) Adequate Utilities	Y	OK
		OK

**Planning Office Use Only:**

Exemption Granted  / Denied