

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

204-A-1

Location of Construction: 1001 Westbrook St		Owner: City of Portland		Phone:	Permit No: <b>970104</b>
Owner Address:		Lessee/Buyer's Name:		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>FEB 10 1997</b>  <b>CITY OF PORTLAND</b> </div>
Contractor Name: Dearpond Crafts		Address: <u>P.O. Box 3</u> <del>186 Mayo Rd</del> Gray, ME 04039		Phone: 657-4042	
Past Use: Jetport	Proposed Use: Same	<b>COST OF WORK:</b> \$ 3,065.00 <b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		<b>PERMIT FEE:</b> \$ 35.00 <b>INSPECTION:</b> Use Group: <u>A3</u> Type: <u>1B</u> Signature: <i>[Signature]</i>	
Proposed Project Description: Bar/Kitchen area Make Interior Renovations Construct Wall – Not to Full ceiling Height		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zone: <u>CBL: 204-A-1</u> Zoning Approval: <u>OK</u> <b>Special Zone or Reviews:</b> <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"/>	
Permit Taken By: Mary Gresik		Date Applied For: 06 February 1997			

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 the date of issuance. False information may invalidate a building permit and stop all work..

**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

*Bob Adams*

06 February 1997

SIGNATURE OF APPLICANT Bob Adams ADDRESS: DATE: 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

- 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: 7 Feb 1997  
*[Signature]*

**CEO DISTRICT** 27  
*Ms Powell*

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

Location of Construction: 1001 Westbrook St		Owner: City of Portland		Phone:		Permit No: 970104	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Deerpound Crafts		Address: P.O. Box 3 100 Mayd Rd Gray, ME 04039		Phone: 657-4042		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>FEB 10 1997</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: Jetport		Proposed Use: Same		COST OF WORK: \$ 3,065.00 PERMIT FEE: \$ 35.00		INSPECTION: Use Group: A-1 Type: 10 BOCA 96 Signature: [Signature]	
Proposed Project Description: Make Interior Renovations Construct Wall - Not to Full ceiling Height Bar/Kitchen area				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: [Signature] Date: [Date]			
Permit Taken By: Mary Gresham		Date Applied For: 06 February 1997					

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*Paul Bradbury*  
- 828-4646 -

**PERMIT ISSUED WITH REQUIREMENTS**

Zone: CBL: 201-A-1  
 Zoning Approval: OK [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: 7/Feb/97  
 [Signature]

**CERTIFICATION**

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SIGNATURE OF APPLICANT: Bob Adams ADDRESS: DATE: 06 February 1997 PHONE:  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 4

1:24 PM

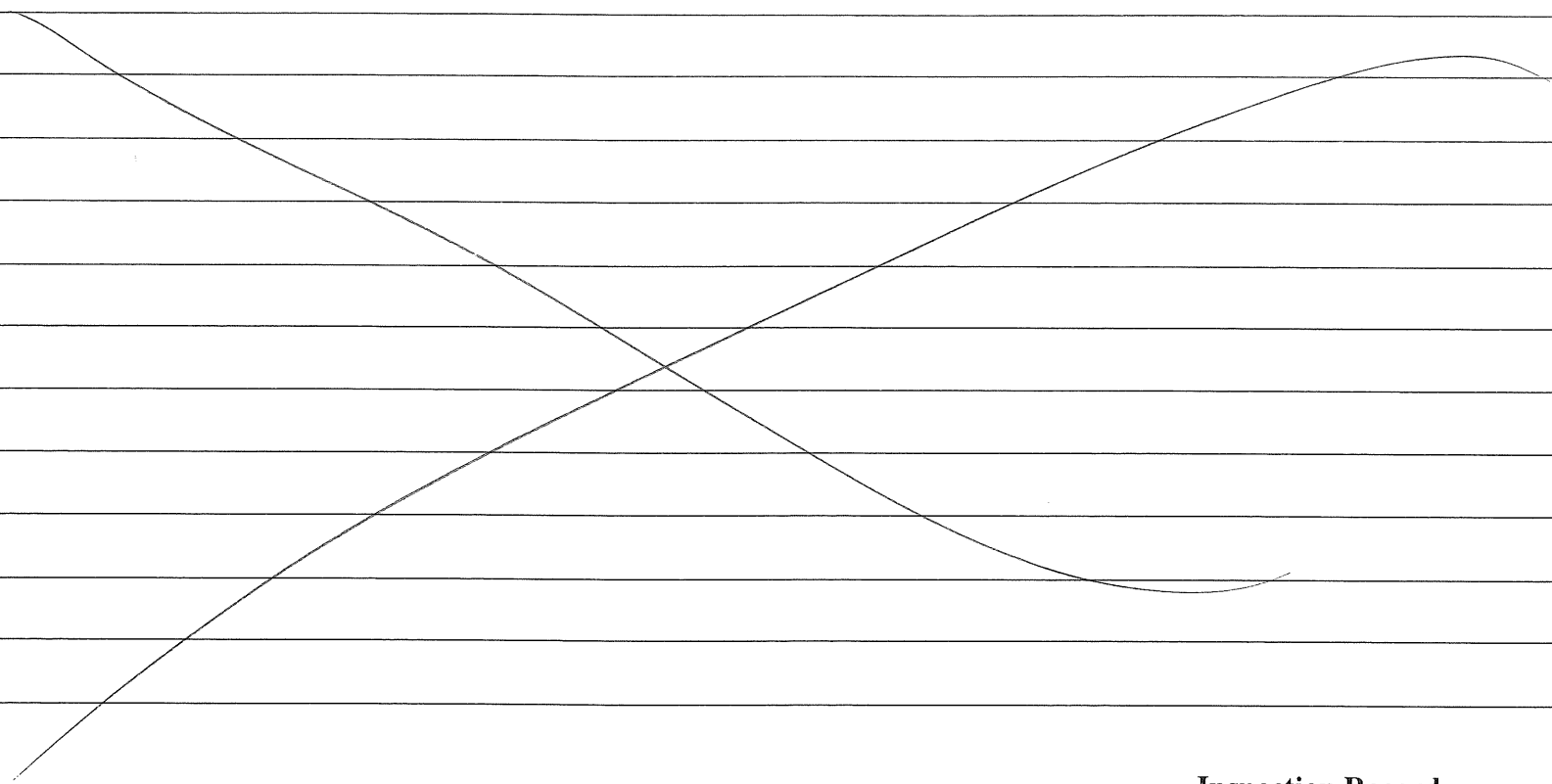
MA. Schultes  
8876

COMMENTS

7/Feb/97 Called airport manager to make sure he gave OK. ~~17~~

19/Feb/97 Called both Contractor and Paul Bradbury left messages to call me on this matter of egress -

3/12/97 Lt. MacDougal has determined that egress will not be an issue. Construction of wall completed.



Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

## BUILDING PERMIT REPORT

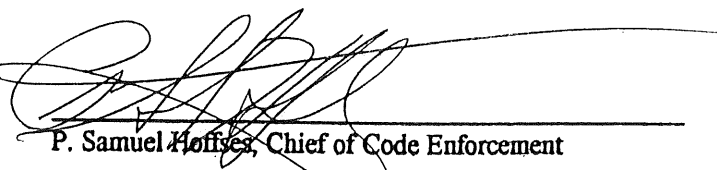
DATE: Feb. 7, 1997 ADDRESS: 1001 Westbrook St.  
REASON FOR PERMIT: To make interior renovations.  
BUILDING OWNER: City of Portland.  
CONTRACTOR: Dear pond Crafts.  
PERMIT APPLICANT: \_\_\_\_\_ APPROVAL: \*17 \*18 \*19  
DATED: 1 / 7

### CONDITION OF APPROVAL OR DENIAL

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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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) UL 103.
7. 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, H-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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. Each apartment shall have access to two (20 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 16. 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.
- ~~17.~~ The Fire Alarm System shall be maintained to NFPA #72 Standard.
- ~~18.~~ The Sprinkler System shall maintained to NFPA #13 Standard.
- ~~19.~~ 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)
- 20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 21. 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".
- 22. 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.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code. 1
- 25. \_\_\_\_\_
- \_\_\_\_\_
- 26. \_\_\_\_\_
- \_\_\_\_\_
- 27. \_\_\_\_\_
- \_\_\_\_\_



P. Samuel Hoffner, Chief of Code Enforcement

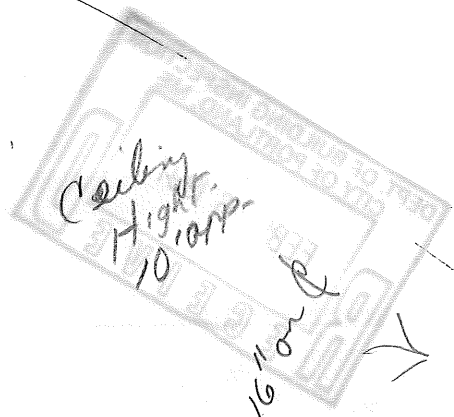
cc: Lt. McDougall, PFD  
Marge Schmuckal

Host Marriott  
Portland Intl. Jetport

Designated  
egress access

24'

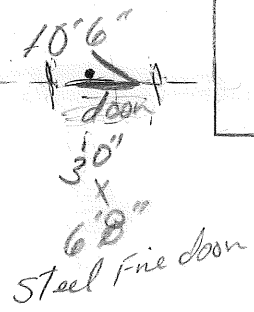
48'



2x4 wall 16" on  $\phi$   
1/2" sheetrock

New wall

25'  
7'8" High



24'

KIT. Kitchen

Bar-

Bar

52'

**1005.5.1 Screen porches:** Porches and decks which are enclosed with insect screening shall be provided with guards in accordance with Section 1021.0 where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

**Exception:** Guards are not required where a protective bar is installed 34 inches to 38 inches (864 mm to 965 mm) above the porch or deck on the side of the screening having access thereto. The bar shall be capable of resisting a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the screen and be a minimum of 1½ inches (38 mm) in height.

**1005.6 Elevation change:** Where changes in elevation exist in the means of egress, ramps complying with Section 1016.0 shall be used where the difference in elevation is less than 12 inches (305 mm). The ramp shall be equipped either with handrails or with floor finish materials that contrast with adjacent floor finish materials.

#### Exceptions

1. A maximum step height of 8 inches (203 mm) shall be permitted for buildings with occupancies in Use Groups F, H, R, S and U at exterior doors not required to be accessible by Chapter 11.
2. Fewer than three risers shall be permitted, provided that the risers and treads comply with Section 1014.0, the minimum depth of the tread is 13 inches (330 mm), and at least one handrail complying with Section 1022.0 is provided within 30 inches (762 mm) of the normal path of travel on the stairway, or the floor finish material of treads shall contrast with the adjacent floor finish material.

**1005.7 Air movement in egress elements:** Exits and exit access corridors shall not serve as supply, return, exhaust, relief or ventilation air ducts or plenums.

#### Exceptions

1. Utilization of an exit access corridor as a source of makeup air for exhaust systems in rooms that open directly onto such corridors, including toilet rooms, bathrooms, dressing rooms, smoking lounges and janitor closets, shall not be prohibited, provided that each such corridor is directly supplied with outdoor air at a rate not less than the rate of makeup air taken from the corridor.
2. The utilization of the space between the corridor ceiling and the floor or roof structure above as a return air plenum shall not be prohibited for one or more of the following conditions:
  - 2.1. The corridor is not required to be of fire-resistance rated construction;
  - 2.2. The corridor is separated from the plenum by the underside membrane of a fire-resistance rated floor/ceiling or roof/ceiling assembly;
  - 2.3. The corridor is separated from the plenum by fire-resistance rated construction;
  - 2.4. The air handling system serving the corridor is shut down upon activation of the air handling unit

smoke detectors required by the mechanical code listed in Chapter 35;

- 2.5. The air handling system serving the corridor is shut down upon detection of sprinkler waterflow where the building is equipped throughout with an automatic sprinkler system; or
- 2.6. The space between the corridor ceiling and the floor or roof structure above the corridor is utilized as a component of an approved engineered smoke control system.
3. Where located within a dwelling unit, the utilization of egress corridors as return air plenums shall not be prohibited.
4. Where located within tenant spaces of 1,000 square feet (92 m<sup>2</sup>) or less in area, utilization of exit access corridors as return air plenums shall not be prohibited.

### SECTION 1006.0 TYPES AND LOCATION OF MEANS OF EGRESS

**1006.1 General:** All approved means of egress, including doorways, passageways, corridors, interior stairways, exterior stairways, smokeproof enclosures, ramps, horizontal exits, bridges, balconies, fire escapes and combinations thereof, shall be arranged and constructed as provided for in this code.

**1006.2 Arrangement:** All required exits shall be so located as to be discernable with unobstructed access thereto.

**1006.2.1 Egress through adjoining spaces:** Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served; are not a high-hazard occupancy; and provide a discernible path of travel to an exit. A maximum of one exit access shall be permitted to pass through a kitchen, storeroom, restroom, closet or similar space provided that passage through such space is not the only means of access to an exit. An exit access shall not pass through a room subject to locking. Means of egress from dwelling units, or sleeping areas shall not lead through other dwelling units or sleeping areas and shall not lead through toilet rooms or bathrooms.

**1006.2.2 Assembly buildings:** All buildings occupied for assembly purposes shall have a main entrance and exit discharge that fronts on at least one street or an unoccupied space of not less than 10 feet (3048 mm) in width that adjoins a street or public way. Where there is a single main entrance, the entrance shall be capable of serving as the main exit and shall provide an egress capacity for at least one-half of the total occupant load. In addition to having access to a main exit, each level of an occupancy in Use Group A shall be provided with additional exits which shall provide a means of egress capacity for at least one-half of the total occupant load served by that level.

**1006.2.3 Skating rinks:** Places of assembly used for skating rinks shall not be located below the floor nearest grade.

**1006.2.4 Foyers and waiting spaces:** The term "foyer" shall mean an enclosed space surrounding, or in the rear of, the auditorium of a theater or other place of assembly which is completely separated from the auditorium and is used as an assembly or waiting space for the occupants. In Use Group