

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

Location of Construction: 779 Warren Ave		Owner: Pilgrim Broadcasting		Phone: JOW Van Hoogen		Permit No: 980176	
Owner Address:		Lessee/Buyer's Name: WBLM		Phone:		Business Name: 173/9695	
Contractor Name: Langford & Lowe		Address: 248 Warren Ave P.O. Box 662		Phone: Ptd, ME 04104 797-5141		Permit Issued: PERMIT ISSUED MAR - 6 1997	
Past Use: Radio Station/Office		Proposed Use: Same		COST OF WORK: \$ 30,000.00		PERMIT FEE: \$ 170.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 38	
				Signature: [Signature]		Signature: [Signature]	
Proposed Project Description: Make Interior Renovations				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature: _____ Date: _____			
Permit Taken By: Mary Gresik		Date Applied For: 21 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..

#3

**PERMIT ISSUED
WITH REQUIREMENTS**

**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

SIGNATURE OF APPLICANT Jim Ellsworth

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: _____

CEO DISTRICT

7

3/20/97 Rough in plumbing - Tests ok 779 Warren Ave
316-A-2

note: Some (very little) non bearing heavy base - spoke w/ super about reminding

L&L to return Marge's form

1/12/04 For final - old permits - Call owner Jon Van Hogenstyd 773-9695 & make APR 12 2004

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

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

PORTLAND, Maine

(All applicants must complete entire application)
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications. [Article II, also, NFIP Reg. Part 60.3(a)(1)]

→ Owner: Article III.A. Address: Article III.A.
→ Ph. No: Article III.A.
→ Applicant: Article III.A. Address: Article III.A.
→ Ph. No: Article III.A.
→ Contractor: Article III.A. Langford & Love Address: 248 Warren Ave, Portland, ME
→ Ph. No: Article III.A. 797-5141 Address: Article III.A.

LEGAL DESCRIPTION

Is this lot a part of a subdivision? ☐ Yes ☒ No If yes, give the name of the subdivision and lot number:

Subdivision: Recommended but not required by FPMO Lot #: Same

316-A-2/318-A 3 to 5, 8 / 319-A-3-4-1

→ Tax Map: Map required in Article III.B. is not necessarily a Tax Map Lot #:

Address: Article III.B. 779 Warren Avenue

Street/Road Name

Article III.B. Portland, ME 04103

Town/Zip Code

General explanation of proposed development: Article III.D. interior renovations - demolish old walls -
New bathrooms - Plmbg & Elec

Estimated value of proposed development: \$30,000.00

\$ Article III.E. [Necessary to administer Substantial Improvement requirements]

Proposed lowest floor elevation [for new or substantially improved structure]: N/A \$ Article III. H.3.

OTHER PERMITS [Article V.D. Also NFIP Regs Part 60.3(a)(2).]

Are other permits required from State or Federal Jurisdictions? ☐ Yes ☐ No

If yes, are copies of these permits attached? ☐ Yes ☐ No ☒ Not Applicable

Wetlands? DEP?

Federal and State Permits may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining, USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

SEWER AND WATER

→ Sewage Disposal: ☐ Public ☐ Private [Article III.F., Article VI.C.&D., and NFIP Reg. Part 60.3(a)(6)]
☐ existing ☐ proposed ☐ not applicable Type

→ Water Supply: ☐ Public ☐ Private [Article III.F., Article VI.B., and NFIP Reg. Part 60.3(a)(5)]

LOCATION

(This section to be completed by Municipal Official)

Flooding source (name of river, pond, ocean, etc): Recommended but not required by FPMO River, Presumpscot☐ V1-30 Zone ☐ VE Zone ☐ AE Zone ☒ A1-30 Zone ☐ AO Zone ☐ A Zone Needed to administer Article VI AB☐ FRINGE ☐ FLOODWAY (1/2 width of floodplain in A Zone) Needed to administer Article VIBase Flood Elevation (bfe) at the site 35' Article III.H.1. and Article V.B. also see NFIP Reg. Part 60.3(b)(4) NGVD. Required forLowest floor elevation of existing structure Article III.H.3. N/A New Construction or Substantial Improvements NGVD. Required forNew Construction or Substantial ImprovementsIf proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section. Recommended but not required by FPMO

Cross Section Letter

Base Flood Elevation

Above Site _____

Above Site 35'

Below Site _____

Below Site 35'Basis of unnumbered A Zone bfe determination: Article V.B. also see NFIP Reg. Part 60.3(b)(4) N/A

- ☐
- From a Federal Agency:
- ☐
- USGS
- ☐
- USDA/NRCS
- ☐
- USACE
- ☐
- Other _____
-
- ☐
- From a State Agency:
- ☐
- MDOT
- ☐
- Other _____
-
- ☐
- Established by Professional Land Surveyor _____
-
- ☐
- Established by Professional Engineer
- ☐
- HEC II
- ☐
- HY 7
- ☐
- Quick-2
- ☐
- Other _____
-
- ☐
- Highest Known Water level _____
-
- ☐
- Other (Explain) _____

VALUEIf the development involves work on an existing structure, enter the Market Value of existing structure: bdg Assessment \$175,140⁰⁰ Needed to administer Substantial Improvement requirements of Article VI☐ New Construction or Substantial Improvement ☒ Minor improvement or minor addition to existing development**TYPE OF DEVELOPMENT** Article III.D. Also see Article XIII Definition of Development

Check the appropriate box to the left for the type(s) of development requested, and complete information for each applicable line:

☐ 1. Residential Structure Dimensions _____☐ 1a. New Structure _____☐ 1b. Add to Structure _____☐ 1c. Renovations/repairs/maintenance _____☒ 2. Non-Residential Structure☐ 2a. New structure _____☐ 2b. Add to Structure _____☒ 2c. Renovations/repairs/maintenance _____☐ 2d. Floodproofing _____☐ 3. Water Dependent use:☐ 3a. Dock _____☐ 3b. Pier _____☐ 3c. Boat Ramp _____☐ 3d. Other _____☐ 4. Paving _____☐ 5. Filling¹ _____☐ 6. Dredging _____☐ 7. Excavation _____☐ 8. Levee _____☐ 9. Drilling _____☐ 10. Mining: _____☐ 11. Dam: Water surface to be created _____☐ 12. Water Course Alteration Article III.L. also, NFIP Reg. 60.3(b)(6) _____

Detailed description must be attached with copies of all applicable state and federal permits.

☐ 13. Storage of equipment or materials _____☐ 14. Sewage Disposal System _____☐ 15. Water Supply System _____☐ 16. Other: Explain _____¹Certain prohibitions apply in Velocity Zones

Attach a **Site Plan** - drawn to scale with north arrow. [Article III.C.]

Show property boundaries, floodway and floodplain lines.

Show dimensions of the lot.

Show dimensions and location of existing and/or proposed development on the site.

Show areas to be cut and filled.

Attach Statement - describing in detail how each applicable development standard in Article VI will be met. [Article III.M.]

For New Construction or Substantial Improvements also show:

- Include existing and proposed grade elevations adjacent to the walls of the structure done by a Professional Land Surveyor, Architect or Engineer.
- Show location and elevation of temporary elevation reference mark on the site.

Special Note: Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. [Article VI.L.]

The applicant understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

→ Owner: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

or

→ Authorized Agent: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

[Article IV & V]

(This Section to be completed by Municipal Official)

Date: Submitted _____, Fee Paid \$50.00 3/26/97, Reviewed by CEO _____, Reviewed by Planning Board _____

Permit # _____ Issued by _____ Date _____

FLOOD HAZARD DEVELOPMENT PERMIT

For Minor Development

PORTLAND, Maine

(Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3. of the Floodplain Management Ordinance of PORTLAND, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

316-A-2 / 318-A-3 to 5, 8 / 319-A-3-4-1

Tax Map: _____ Lot #: _____
[Recommended but not required by FPMO]

779 Warren Avenue, Portland

Project Description: interior renovations
[Recommended but not required by FPMO]

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

→ Owner: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

or

→ Authorized Agent: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

Issued by: Recommended but not required by FPMO

Date: Recommended but not required by FPMO

Permit #: Recommended but not required by FPMO

Langford & Low, Inc.

General Contractors

248 Warren Avenue, P. O. Box 662, Portland, Maine 04104

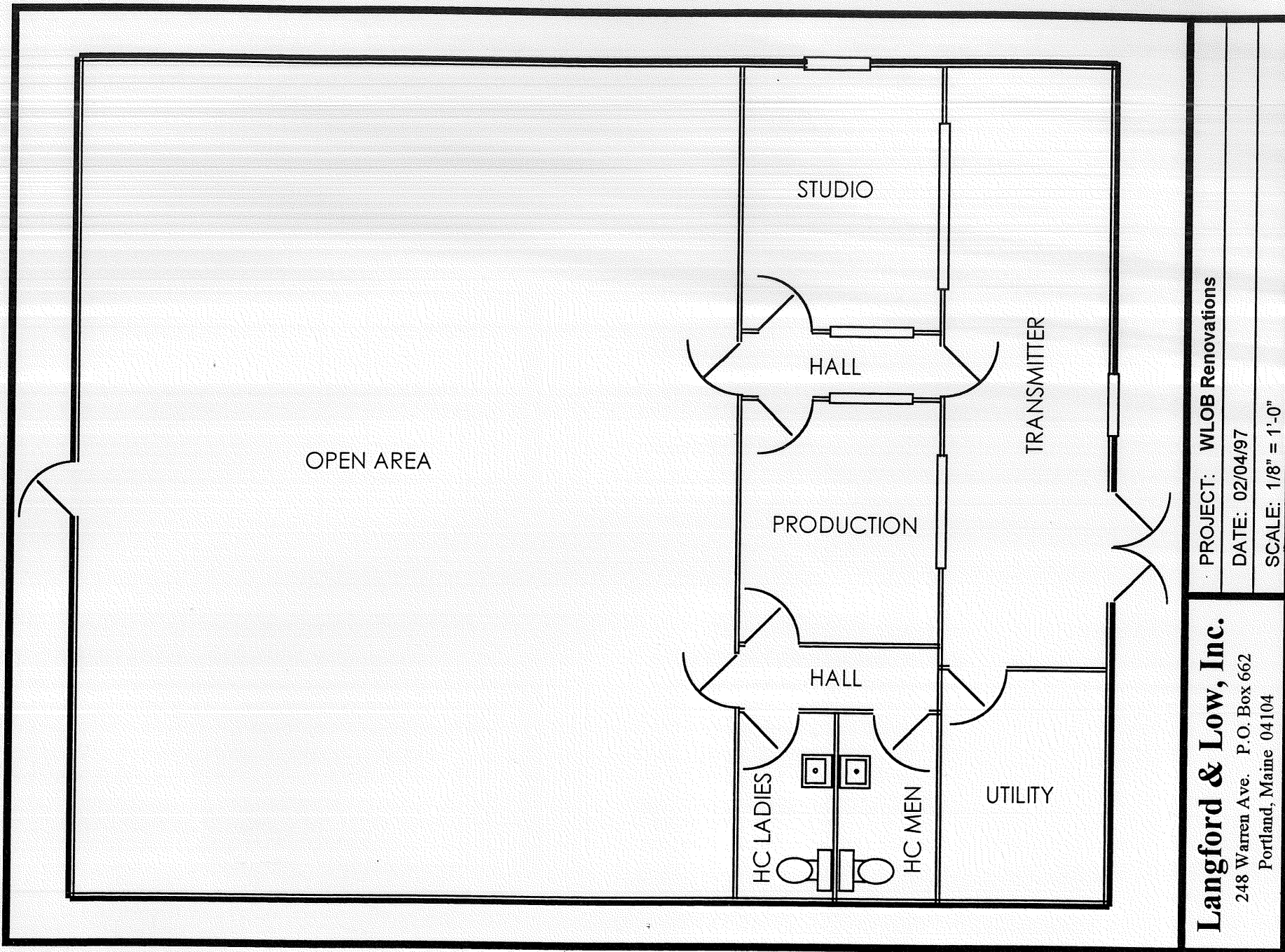
Telephone 207 797 5141

February 11, 1997

Project: WLOB - 779 ~~Portland~~ Avenue, Portland, ME 04103

RE: Scope of Work

1. Demolition of existing partitions not essential to the new floor plan. ✓
2. Trenching & patching for utilities.
3. Rough carpentry to achieve new layout. Framing of 105' +/- partitions with 2" x 4" framing and batt insulation.
4. Finish carpentry at room to room windows.
5. New metal doors & frame at rear of building.
6. Eight new 3'-0" x 6'-8" x 13/4" interior doors.
7. New window in studio and transmitter room exterior.
8. Two new rest rooms, handicap accessible, one ladies, one men's.
9. 1/2" Fire rated drywall on new partitions, and over block on existing walls.
10. Paint new doors and drywall partitions.
11. Acoustical ceilings with 6" batt insulation.
12. Plumbing
 - a) 2 tank type handicap water closets.
 - b) 2 wall hung Lavs, handicap type.
 - c) Remove and cap existing fixtures.
13. Heat & Ventilation
 - a) New through wall AC unit in studio.
 - b) 5 Supply diffusers with branch ducts.
 - c) 2 Return air grills.
 - d) 2 Toilet exhaust fans and ducts.
14. Electrical
 - a) Repair existing lights in transmitter room.
 - b) Demo and clean up of existing wiring.
 - c) Furnish & install the following:
 - i) 4 Two tube 8' fixtures in open area.
 - ii) 10 Flat lens fluorescent troffers.
 - iii) 10 Receptacles.
 - iv) 2 G.F.I.'s (1 each bathroom).
 - v) 1 20Amp 220 Volt AC outlet.
 - vi) 7 Switches
 - vii) 4 Com/Data stubs.
 - viii) 3 Exit lights.
 - ix) 3 Emergency lighting packs.
 - x) Power to bathroom fans.
15. General Conditions
 - a) Building permit.
 - b) Temporary toilet.
 - c) Waste disposal.
 - d) Clean up.



Langford & Low, Inc.

248 Warren Ave. P.O. Box 662
Portland, Maine 04104

PROJECT: WLOB Renovations

DATE: 02/04/97

SCALE: 1/8" = 1'-0"

Applicant: Jim Ellsworth
Address: 779 Warren Ave

Date: 3/4/97
C-B-L: 316-A-2/318-A-3 to 5, 8/
319-A-3-4-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~existing~~ Radio Station/office

Zone Location - IM Zone

Interior or corner lot - ☒

Proposed Use/Work - interior renovations

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - N/A - internal work

Shoreland Zoning/ Stream Protection - N/A per zoning maps

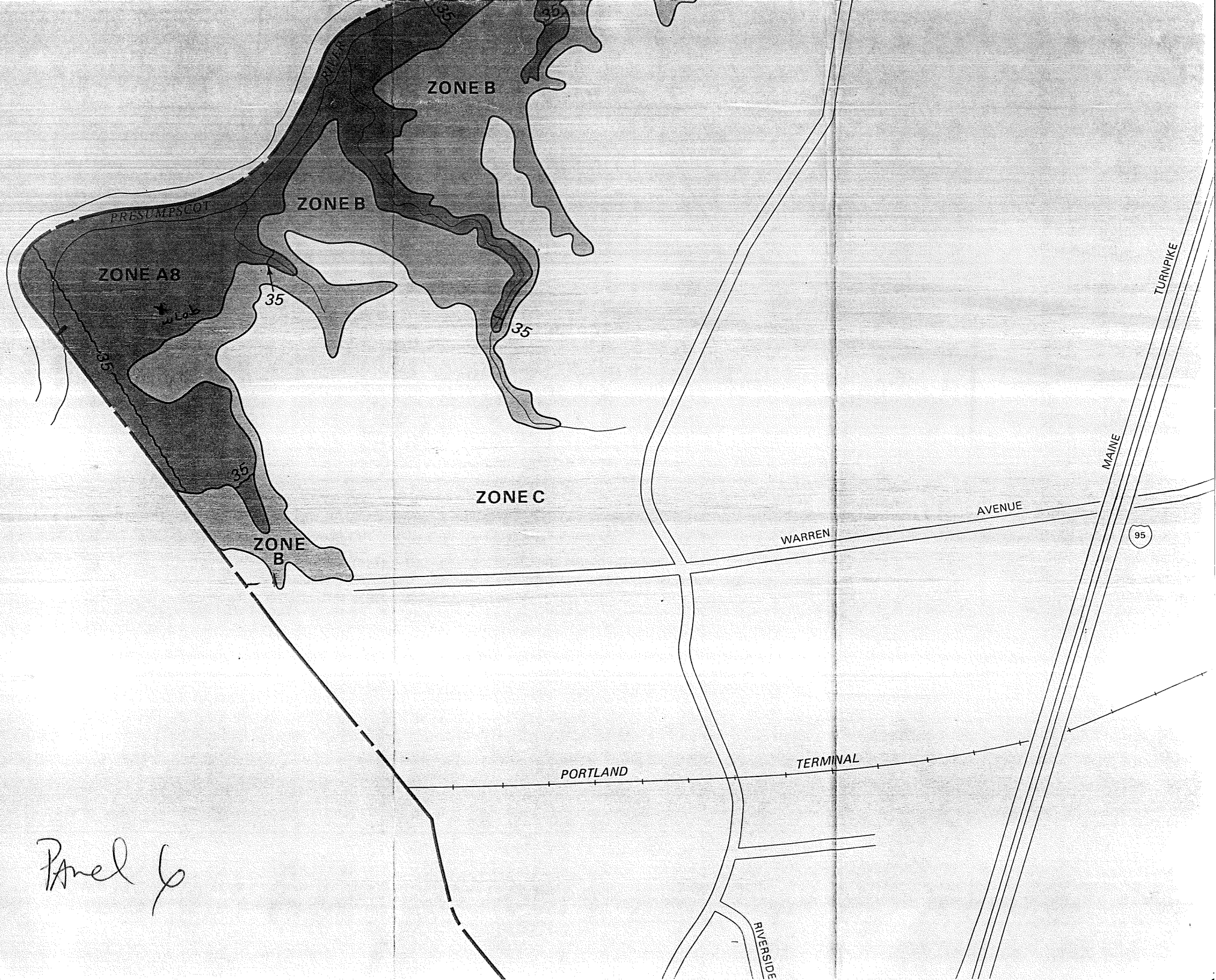
Flood Plains - yes - panel 6 - Zone A8 el. 35

Sent Permit Application &
Minor Development Permit

1997 Assessment shows The Bldg. to be Assessed At \$175,140
The given costs are only \$30,000 which is a value less than 50%
Kicks in A minor Permit - use Flood Damage Resistant Materials

LAND Bldg TOTAL

	PORTLAND	ME 04103	7900 SF	STND 0525 LU 26			
5-97	FOUR HUNDRED ONE RIVERSIDE ASSOC PO BOX 406 PORTLAND	ME 04112	314-C-1-2-3-6-7 FISKE ST 15300 SF	CBL 314- - C-001-001 STCD 0645 PD 02 STND LU 40	6,750 AREA1 AREA2	15,000	6,750
9-97	FOUR HUNDRED ONE RIVERSIDE ASSOC PO BOX 406 PORTLAND	ME 04112	314-C-4-5 FISKE ST HUNTER ST 7000SF	CBL 314- - C-004-001 STCD 0645 PD 02 STND LU 40	3,150 AREA1 AREA2	7,000	3,150
5-97	HATT CLINTON JR 84 EASTMAN RD CAPE ELIZABETH	ME 04107	314-D-14 TO 17 FISKE ST HUNTER ST 13000SF	8 CBL 314- - D-014-001 STCD 0645 PD 02 STND LU 40	5,850 AREA1 AREA2	13,000	5,850
10-97	HATT CLINTON JR 84 EASTMAN RD CAPE ELIZABETH	ME 04107	314-J-1-2 FISKE ST HUNTER ST 7000SF	8 CBL 314- - J-001-001 STCD 0645 PD 02 STND LU 40	3,150 AREA1 AREA2	7,000	3,150
6-97	TURNER BARKER ASSOCIATES 1 INDIA ST PORTLAND	ME 04101	315-A-1 317-B-2 RIVERSIDE ST 289-343 WARREN AVE 659-687 195890 SF	CBL 315- - A-001-001 STCD 1479 PD 02 STND 0289 LU 21	176,400 AREA1 AREA2	641,340 195,890	817,740
52-97	WATSON REALTY ASSOCIATES 357 RIVERSIDE ST PORTLAND	ME 04103	315-A-2 317-B-6 WARREN AVE 643-657 140770 SF	CBL 315- - A-002-001 STCD 1773 PD 02 STND 0643 LU 40	98,550 AREA1 AREA2	140,770	98,550
34-97	D & E REALTY CO INC PO BOX 208 EVERETT	MA 02149	315-B-1-5-6 WARREN AVE 586-688 E RIVERSIDE ST 237-281 755342 SF	8 CBL 315- - B-001-001 STCD 1773 PD 02 STND 0586 LU 40	316,080 AREA1 AREA2	501,066 269,804	316,080
60-97	MCALISTER HELEN D ETAL 300 RIVERSIDE ST PORTLAND	ME 04103	316-A-1 317-A-3 RIVERSIDE ST 296-308 WARREN AVE 697-739 241738 SF	CBL 316- - A-001-001 STCD 1479 PD 01 STND 0296 LU 11	180,540 AREA1 AREA2	65,880 15,000 135,000	246,420
15-97	PILGRIM BROADCASTING COMPANY INC WLOB 779 WARREN AVE PORTLAND	ME 04103	316-A-2 318-A-3 TO 5-8 319-A-3-4-1 WARREN AVE 781 361156 SF	CBL 316- - A-002-001 STCD 1773 PD 01 STND 0781 LU 34	129,870 AREA1 AREA2	175,140 381,156	305,010
00-97	WARREN PROPERTIES LIMITED PARTNERSHIP TWO CITY CENTER PORTLAND	ME 04101	316-A-3 318-A-2 319-A- 9 WARREN AVE 749-779 653400 SF	CBL 316- - A-003-001 STCD 1773 PD 01 STND 0749 LU 32	382,230 AREA1 AREA2	5,049,090 653,400	5,431,320



Panel 6

LAND USE - ZONING REPORT

ADDRESS: 779 Warren Ave DATE: 3/4/97

REASON FOR PERMIT: interior Renovations

BUILDING OWNER: Pilgrim Broadcasting Co.-B-L 316-A-2 / 318-A-3 to 5, 8 / 319-A-3-4-1

PERMIT APPLICANT: Jim Ellsworth, Langford & Lowe

APPROVED: with conditions DENIED: _____

#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition the attached forms for flood plain shall be filled out and returned prior to work. Please note that you are required to use Flood Damage Resistant materials. There is a \$50.00 permit for this flood plain permit (see 14-450.11)

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

DATE: 3/5/97 ADDRESS: 779 Warren R

REASON FOR PERMIT: renovations

BUILDING OWNER: Pilgrim Broadcasters

CONTRACTOR: Layford & Lewis

PERMIT APPLICANT: Tim Ellsworth

APPROVAL: *1 *2 *9 *14

DENIED: *16 *19 *20 *25 *26

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 (2) 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 basements
- In 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.

* 25. Plumbing and Electrical permits must be obtained by masters of their Trade -

* 26. Please read and implement items #9 of The attached Land Use - Zoning report.

27. _____



P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

