

Location of Construction: 400 Riverside St		Owner: Riverside Properties, LLC		Phone: 797-2196		Permit No: 981385	
Owner Address: SAA 04103		Lessee/Buyer's Name: Jotul North America		Phone:		Business Name:	
Contractor Name: The Sheridan Corp		Address: P.O. Box 359 Fairfield, ME		Phone: 04937-0359		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> DEC - 9 1998 </div> CITY OF PORTLAND </div>	
Past Use: Storage		Proposed Use: Office Space		COST OF WORK: \$ 78,000.90		PERMIT FEE: \$ 410.00	
Proposed Project Description: Change Use/Make Renovations (Office & Restroom) 3,400 Sq Ft		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group <i>S-2/B</i> per <i>AC</i> Signature: <i>[Signature]</i>		Zoning: <i>[Blank]</i> CBL: 320-A-002	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: Special Zone or Reviews: <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: <i>MG</i>		Date Applied For: 25 November 1998					

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

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: *[Signature]*

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

01 December 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT 1

29 Dec. 98 Underground p/bg. Insp. OK - F.

29 Jan 99 Been on site and check out work each time I inspected
 addition - Framing completed second means of egress frame 14.

23 Feb - 99 - Inspected For Cofo. - Could not issue Cofo because missing
 handrails, sprinkler was not finished, etc. not completed -

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 400 Riverside St 320-A-002

Issued to Riverside Properties, LLC

Date of Issue February 26, 1999

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. 981385, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

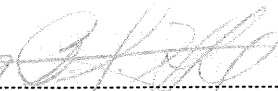
APPROVED OCCUPANCY

Office Space
S-2/B
Const Type 2C
Boca 96

Limiting Conditions:

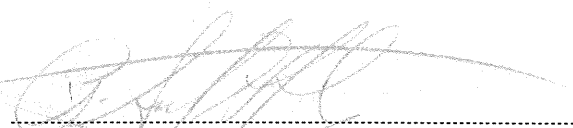
This certificate supersedes
certificate issued

Approved:

26 Feb/99 

(Date)

Inspector



Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



BUILDING PERMIT REPORT

DATE: 5 Dec. 98 ADDRESS: 400 Riverside St. CBL 320-A-002
REASON FOR PERMIT: C/u From S-2 To B Interior renovations
BUILDING OWNER: Riverside Properties
CONTRACTOR: Sheridan Corp.
PERMIT APPLICANT: K. Lamoreaux
USE GROUP B / S-2 BOCA 1996 CONSTRUCTION TYPE 2C

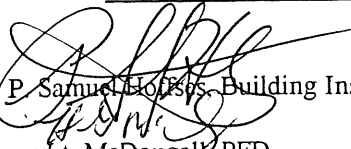
CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *8, *10, *14, *17, *18, *19, *20, *24, *26, *27, *30, *31, *32.

- *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)
- 2.5 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 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. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- *8. 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. 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
* 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.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

- 12. 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. (Section 1018.6)
- 13. 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. Section 1010.1
- X14. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- X16. 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/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) Section 920.3.2
- X17. 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
- X18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- X19. The Sprinkler System shall maintained to NFPA #13 Standard.
- X20. 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)
- 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. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. 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).
- X27. 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)
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X31. Are proposed walls metal or wood? letter states wood plans state metal.
please clarify for the record
- X32. STATE Fire Marshalls approval may be needed-


 P. Samuel Hoffes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PLUMBING APPLICATION

320-A-002

Department of Human Services
Division of Health Engineering ^①
AR/DC

PROPERTY ADDRESS

Town Or Plantation: PORTLAND, ME.
Street / Subdivision Lot #: 400 RIVERSIDE ST.

PROPERTY OWNERS NAME

Last: Billings (TOTAL STOVES)
First: ROBERT

Applicant Name:

AIRTEMP

Mailing Address of Owner/Applicant (If Different)

11 WALLACE AVE.
S. PORTLAND, ME. 04106

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

[Signature]
Signature of Owner/Applicant

11/25/98
Date

POSTAL AND PERMIT # 6667 STATE COPY
Date Permit Issued: 11/30/98 \$ 160 FEE If Double Fee Charged
L.P.I. # 0124
Local Plumbing Inspector Signature: [Signature]
Underground 29/Dec/98
Closing - 17 - 20/Jan/99

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

[Signature]
Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type Of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER — SPECIFY OFFICE / WALLACE

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
 - 2. OIL BURNERMAN
 - 3. MFG'D. HOUSING DEALER / MECHANIC
 - 4. PUBLIC UTILITY EMPLOYEE
 - 5. PROPERTY OWNER
- LICENSE # 05685

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
	<u>2</u>	Floor Drain	<u>2</u>	Shower (Separate)
OR	<u>2</u>	Urinal	<u>1</u>	Sink
		Drinking Fountain	<u>4</u>	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	<u>3</u>	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
OR		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
TRANSFER FEE [\$6.00]		Other: _____	<u>1</u>	Water Heater
		Fixtures (Subtotal) Column 2	<u>11</u>	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			<u>4</u>	Fixtures (Subtotal) Column 2
			<u>15</u>	Total Fixtures
			\$ <u>60</u>	Fixture Fee
			\$ _____	Transfer Fee
			\$ _____	Hook-Up & Relocation Fee
		\$ <u>60.</u>	Permit Fee (Total)	



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: February 1, 1999

SUBJECT: Certificate of Occupancy
Jotul Stoves
400 Riverside Street

On January 27, 1999 the site was reviewed for compliance with the conditions of approval. My comments are:

1. The final site work could not be completed due to the time of year. This work must be completed by June 15, 1999.

It is my opinion that a **temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

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AR

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 400 RIVERSIDE STREET		
Total Square Footage of Proposed Structure 17,020 S.F.	Square Footage of Lot 788,436 S.F.	
Tax Assessor's Chart, Block & Lot Number Chart# 320 Block# A Lot# 002	Owner: RIVERSIDE PROPERTIES LLC	Telephone#: 207-797-2196
Owner's Address: 400 RIVERSIDE STREET PORTLAND, ME 04103	Lessee/Buyer's Name (If Applicable) JOTUL NORTH AMERICAN	Cost Of Work: Fee \$78,000.00 \$410.00
Proposed Project Description:(Please be as specific as possible) OFFICE AND RESTROOM IN EXISTING CMU BUILDING, 3,400+ S.F. <i>Change Use</i>		
Contractor's Name, Address & Telephone THE SHERIDAN CORPORATION P. O. BOX 359, FAIRFIELD, ME 04937-0359		Rec'd By <i>MSA</i>
Current Use: STORAGE	Proposed Use: OFFICE SPACE	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

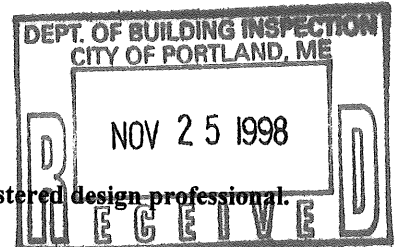
Certification

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/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: <i>Kenneth S. Lamoreaux</i> KENNETH S. LAMOREAUX, DIR. OF ENGINEERING	Date: 11/24/98
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum





Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director

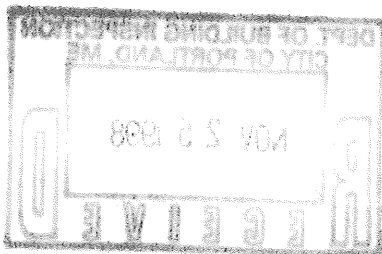
CITY OF PORTLAND

Congratulations !!!!!

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

Minor or Major site plan review will be required for the most of the above proposed projects.





The Sheridan Corporation

November 24, 1998

Mr. Sam Hoffses
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

**Re: Office Space in Existing Building
400 Riverside Street**

Dear Sam:

Per our review of this addition on 11/24/98 at 7:00 a.m. in your office, The Sheridan Corporation is presenting this plan for office and restroom space within the existing CMU building at the above referenced location.

This space will be separated from the new or existing storage space by the existing CMU walls (two-hour rated) on two sides. The new office walls will be wood framed with 5/8" gypsum on both sides for a one-hour rating. The stair towers will be one-hour rated with one-hour doors top and bottom.

All of the new space will be sprinkled per NFPA 13. ✓

A new door to the outside will be added to the lunchroom.

All of this is as we discussed. We look forward to this permit so that this part of the project may move forward.

Sincerely,

Kenneth S. Lamoreaux
Director of Engineering

KSL/cat

Attachment - Floor Plans

cc: D. Whitney, G. Owen, D. Cutchin, D. Caron
Scott - Jotul

ref:kl\hoffses 9809.doc



The Sheridan Corporation

December 21, 1998

Mr. Sam Hoffses
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

**Re: Jotul Project
New Internal Office Framing**

Dear Sam:

The original plan as submitted for the building permit indicated that the framing for this office was steel studs. Unbeknownst to us the owner and his subcontractor changed it to wooden studs. Therefore we have revised the plan to indicate it and attached to this letter is a copy of that plan for you to add to your building package.

We apologize for the misunderstanding due to a miscommunication between subcontractor project owner and us. I know that you have spoken to Gary, the project superintendent, and that you both agreed that wood framing is acceptable due to the fact that the other end of the existing building has a wooden framed office in it as well and because the entire building is sprinkled.

Please note that the stairs in the new warehouse building now goes directly out per State Fire Marshal.

If you have any comments pertaining to the above, please let me know.

Sincerely,

Kenneth S. Lamoreaux
Director of Engineering

KSL/cat

cc: G. Owen, D. Whitney, D. Cutchin, D. Caron
Attachment

