

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

Location of Construction: 1173 Riverside St		Owner: Faccess Financial		Phone:	Permit No: 971206
Owner Address:		Lessee/Buyer's Name: Maine Indoor Sports 1 Keele Rd, Acton, MA 01720		Phone:	Business Name:
Contractor Name: TBA TPD Construction Tom/peter/David		Address:		Phone: 797-9940	Permit Issued: PERMIT ISSUED 335-A-12 NOV - 7 1997
Past Use: Warehouse		Proposed Use: Recreation Facility		508-287-5533 MEMT	
Proposed Project Description: Change Use/Make Interior Renovations Site Work		COST OF WORK: \$ 55,000.00		PERMIT FEE: \$ 295.00	Zone: CBL PORTLAND Zoning Approval: OK with conditions 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"/>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A3 Type: BOCA 46	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: Mary Gresik		Date Applied For: 15 September 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

- 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..

FAX
797-9923

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

29 October 1997 - Permit Routed

15 September 1997

SIGNATURE OF APPLICANT **Scott Gaetz** 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

CEO DISTRICT

7

K. Carroll

11/17/97 Work just Begun - ^{COMMENTS} Nothing to report yet **P**
 11/28/97 Work in progress as per plan - **P**
 12/8/97 final of **ME Dargal**

OK Except for Mergaine - The work done there -
 Area not acceptable for occupancy - owner says they changed
 their mind & will not be using Mergaine - they must file
 Amendment - **P**

12/16/97 Amendment Recd. Area (Mergaine secured w/
 locked doors - ok for COA
 Area COA
 Portion of Bldg
 1ST Floor only

Occupancy
 Indoor Recreational/Spa facility

Sanitary Condition
 1ST floor occupancy only
 Mergaine Area is to be kept vacant and secured from any
 occupancy -
 separate permits will be required to renovate Mergaine
 Area **P**

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

BUILDING PERMIT REPORT

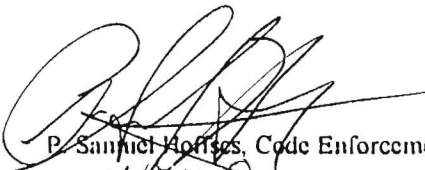
DATE: 11/5/97 ADDRESS: 1173 Riverside St
REASON FOR PERMIT: Change of use
BUILDING OWNER: Factors Financial
CONTRACTOR: TBN
PERMIT APPLICANT: Scott Gartz APPROVAL: *12*13*18*19*20*23 ~~D-100~~ *24, *26*27*28
USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 2-C

CONDITION(S) OF APPROVAL

- *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).
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".)
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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.
14. 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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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)

- 17. 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.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. 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. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
- 22. 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".
- X 23. 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.
- X 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- X 27. All requirements must be met before a final Certificate of Occupancy is issued.
- X 28. 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).
- X 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. Separate permits required for Fire alarm system
- 31. This applicant requires state Fire Marshall approval
- X 32. Please read and implement attached site plan review requirements
- 33. _____
- 34. _____


P. Samuel Hoffes, Code Enforcement
cc: Lt. McDougall, PFD
Marge Schmuckal

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19970045

I. D. Number

Maine Indoor Sports

Applicant

1Keefe Rd, Acton, MA 01720

Applicant's Mailing Address

Tom McLaughlin

Consultant/Agent

508-287-5533/

508-287-0211

Applicant or Agent Daytime Telephone, Fax

7/31/97

Application Date

Maine Indoor Sports

Project Name/Description

1173 Riverside St

Address of Proposed Site

355-A-012

Assessor's Reference: Chart-Block-Lot

Inspections Conditions for Approval

1. Separate permits are required for any new signage.
-

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970045

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1Keefe Rd, Acton, MA 01720
 Applicant's Mailing Address
Tom McLaughlin
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508-287-5533/ 508-287-0211
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7/31/97

Application Date
Maine Indoor Sports
 Project Name/Description

1173 Riverside St
 Address of Proposed Site
355-A-012
 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

34,000 Sq Ft **196,357 Sq Ft**
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review **\$325.00** Date: **7/31/97**

DRC Approval Status:

Reviewer **steve bushey/rk**

Approved **Approved w/Conditions** see attached **Denied**

Approval Date **8/13/97** Approval Expiration **8/13/98** Extension to _____ Additional Sheets Attached
 Condition Compliance **r.knowland** **10/29/97**
 signature date

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	<u>10/28/97</u> date	<u>\$3,640.00</u> amount	<u>10/8/98</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	<u>10/28/97</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970045

I. D. Number

Maine Indoor Sports

Applicant

1Keefe Rd, Acton, MA 01720

Applicant's Mailing Address

Tom McLaughlin

Consultant/Agent

508-287-5533/ 508-287-0211

Applicant or Agent Daytime Telephone, Fax

7/31/97

Application Date

Maine Indoor Sports

Project Name/Description

1173 Riverside St

Address of Proposed Site

355-A-012

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

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Proposed Building square Feet or # of Units Acreage of Site Zoning

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Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$325.00 Date: 7/31/97

Planning Approval Status:

Reviewer rk

Approved Approved w/Conditions See Attached Denied

Approval Date 8/13/97 Approval Expiration 8/13/98 Extension to _____

OK to Issue Building Permit r.knowland signature 10/29/97 date Additional Sheets Attached

Performance Guarantee Required* Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	10/28/97 date	\$3,640.00 amount	10/8/98 expiration date
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Maine Indoor Sports

Applicant
1Keefe Rd, Acton, MA 01720

Applicant's Mailing Address
Tom McLaughlin

Consultant/Agent
508-287-5633/ 508-287-0211

Applicant or Agent Daytime Telephone, Fax

7/31/97

Application Date

Maine Indoor Sports

Project Name/Description

1173 Riverside St

Address of Proposed Site

355-A-012

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Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

34,000 Sq Ft **196,357 Sq Ft**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **7/31/97**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** *ZYM*

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date **7/31/97** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. Mc Dougall** **7/31/97**
signature date

Performance Guarantee Required* Not Required

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- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issued _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date Conditions (See Attached)
- Final Inspection _____ date _____ signature _____
- Certificate of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970045

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Tom McLaughlin

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508-287-5533/ 508-287-0211

Applicant or Agent Daytime Telephone, Fax

7/31/97

Application Date

Maine Indoor Sports

Project Name/Description

1173 Riverside St

Address of Proposed Site

355-A-012

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) interior renovations

34,000 Sq Ft

196,357 Sq Ft

I-M Zone

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$325.00 Date: 7/31/97

Inspections Approval Status:

Reviewer **Marge Schmuckal**

- Approved Approved w/Conditions see attached Denied

Approval Date 11/5/97 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	10/28/97	\$3,640.00	10/8/97
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	10/28/97	\$300.00	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
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	date	remaining balance	signature
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	date		
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	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
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	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

CITY OF PORTLAND

August 13, 1997

David Kamila
Land Use Consultants
966 Riverside Street
Portland ME 04103

Re: Maine Indoor Sports - 1173 Riverside Street

Dear Mr. Kamila:

On August 13, 1997 the Portland Planning Authority granted minor site plan approval for an indoor sports facility in the vicinity of 966 Riverside Street. The approval is subject to the following condition:

1. The applicant shall verify that the existing sewer line is properly working and is connected to the City sewer.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

335-A-12

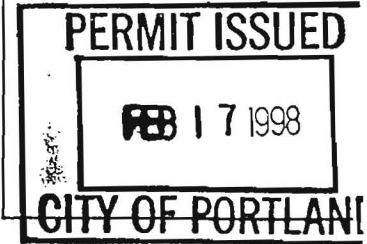
97-1206

980109



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1 - 97-1206
Portland, Maine,



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 02 February 1998

The undersigned hereby applies for amendment to Permit No. 971206 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 1173 Riverside St (355-A-012) Within Fire Limits? Dist. No.
Owner's name and address Factors Financial Telephone
Lessee's name and address Maine Indoor Sports Telephone
Contractor's name and address Telephone
Architect William Nemmers 424 Fore St P.O. Box 04001 Plans filed No. of sheets
Proposed use of building Recreation Facility 774-6683 No. families
Last use Same No. families
Increased cost of work less than 1,000.00 Additional fee 30.00

Description of Proposed Work

Handwritten notes: OK 2/3/98

See plans - work to mezzanine 268 to obtain Certificate of Occupancy for space.

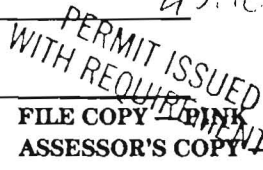
Signature of Bill Nemmers

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber - Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Rum span: 1st floor, 2nd, 3rd, roof

Handwritten note: 1-1/2 inch Zone Assessment of the city

Signature of Owner



Approved:

Inspector of Buildings signature

ON COPY - WHITE
OFF COPY - YELLOW

FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN

7

Handwritten note: K Carroll

BUILDING PERMIT REPORT

DATE: 9 Feb, 98 ADDRESS: 1173 Riverside ST.
REASON FOR PERMIT: Mezzanine
BUILDING OWNER: Factors Financial
CONTRACTOR: Arch. William Nemmers
PERMIT APPLICANT: ↑
USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 2-C

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, *20 -

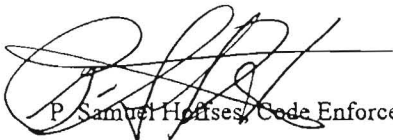
- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
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6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X 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"
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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.
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15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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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)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
- X 20. 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.
24. 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.
26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
29. _____
30. _____
31. _____
32. _____



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: ✓ Code Enforcement
Rick Knowland, Senior Planner

FROM: Jim Wendel, Development Review Coordinator

DATE: June 16, 1998

SUBJECT: Request for Certificate of Occupancy
Maine Indoor Sports
1173 Riverside Street

① Dumpster Not done

On June 15, 1998 the site was reviewed as a follow-up for a request by the applicant for a release of the letter of credit for the project.

1. The dumpster enclosure has **not** been completed as required by the site plan approval. There is no concrete pad and the fence has not been properly mounted to posts. The fence has not been anchored down in any way; in fact, a portion of the fence has been blown down by the wind.

It is my opinion that all of the conditions of site plan approval have **not** been satisfactorily completed and a **permanent certificate of occupancy should not be issued** and the remaining sum of the **letter of credit should not** be released until the above item has been resolved.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: March 20, 1998

SUBJECT: Request for Certificate of Occupancy
Maine Indoor Sports
1173 Riverside Street

On March 4, 1998 I reviewed the site for compliance with the conditions of approval dated 8-13-98; my comments are:

1. The dumpster enclosure and concrete pad have not been installed.
2. The three lane entrance has not been completed per plan; however Larry Ash from Public Works indicates that the two lane entrance is possible.
3. Disturbed areas from the installation of the entrance curb radius have not been properly stabilized.
4. The applicant shall confirm to the satisfaction of Public works the condition of approval regarding the sewer service; i.e. "The applicant shall verify that the existing sewer line is properly working and is connected to the City sewer." Public Works has informed me that this item is resolved.

It is my opinion that a **temporary certificate of occupancy could be issued** assuming Code Enforcement has no outstanding issues. However, all items above shall be completed by May 15, 1998.



WILLIAM NEMMERS ASSOCIATES, ARCHITECTS
424 FORE ST. PORTLAND, ME 04101 774-3683

February 2, 1998

Mr. Sam Hoffco, Building Inspector
City of Portland
Congress St.
Portland, Maine 04101

Re: Maine Indoor Sports Center
1173 Riverside St.
Portland, Maine

Dear Sam

With this letter I am submitting two copies of the mezzanine plan for this facility. The entire first floor has been given a Certificate of Occupancy but this mezzanine had been excluded. It was my understanding that the mezzanine was excluded because the building owners did not want to do anything which would prolong the issuance of the C.O. for the first floor, and so removed this portion from consideration.

With this letter we are seeking a Change of Use permit from VACANT to ASSEMBLY/OFFICE use for this Mezzanine, and a Certificate of Occupancy

The owners are planning no construction under this permit. The walls and equipment will remain as is. The Mezzanine will be used for spectator viewing, and the existing office spaces will be used as offices.

I have discussed the Mezzanine with Lt. McDougal and he is not aware of any fire safety items needing work. There are (2) separated stairways of greater than 44" wide construction, providing egress to the first floor. The required emergency lights, exit lights, pull stations, and horn/light annunciators are in place.

The building inspector for the area, Kevin, did raise a couple of questions:

a) The carpet had stretched and had developed ridges which were so uneven as to cause a tripping hazard. The carpeting will be either repaired or removed in those places where it is a hazard.

b) He questioned whether the plexiglass panels were safe. The bottom of the opening is 24" above the floor, which is above the 18" limit and therefore a non-tempered or non-reinforced glass is permissible. The existing plexiglas is one-half (0.5") inch thick and the largest panes are 5' by 7' or 35sf. According to the loading table in Section 1301 of the BOCA Code, 0.5" glass at 35 sf will handle a wind loading of

over 100(psf). I understand that this is plexiglass rather than glass and we are talking about non-wind loading, but the strength seems to be adequate for this application.

Several window sections have loose or missing glazing stops however and they will be repaired or replaced to maintain the integrity of the system.

My client would like to complete the maintenance work noted in (a) and (b) above and contract Kevin for a C of C. inspection.

For your information My Client is also planning several other changes and additions to this facility over the next year, and we will bring them before your office as they develop.

Thank you,

William Nemmers

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19970045

I. D. Number

Maine Indoor Sports

Applicant

1Keefe Rd, Acton, MA 01720

Applicant's Mailing Address

Tom McLaughlin

Consultant/Agent

508-287-5533/

508-287-0211

Applicant or Agent Daytime Telephone, Fax

7/31/97

Application Date

Maine Indoor Sports

Project Name/Description

1173 Riverside St

Address of Proposed Site

355-A-012

Assessor's Reference: Chart-Block-Lot

Planning Conditions for Approval

1. applicant shall verify that the existing sewer line is properly working and is connected to the city sewer.

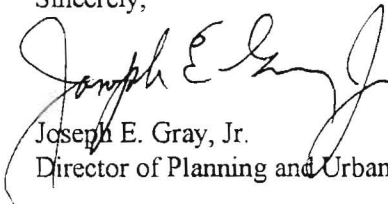
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

- cc: Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File
Tom McLaughlin, 1 Keefe Road, Acton MA 01720

10/13/98

Dumpster still not in
Compliance -

Also -

They are applying for a
Change of use for men's room for
food service & for a food service Lic. (R)