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:	Phone	e:	Permit No:
Owner Address:	Lessee/Buyer's Name:	Dhanay Dugin	essName:	1.004
Owner Address.	The second se			071200
Contractor Name: TPD Comstraction	Raine Indoor Sports Address:	Phone:	01720 797-9940	Permit Issued:
Contractor Name. 7 PU Contractor Down	Address.		-287-5533 MEMT	PERMIT ISSUED
Past Use:	Proposed Use:	COST OF WORK:	PERMIT FEE:	Land locolo
rast osc.	Toposed Ose.	\$ 55,000,00	0	335 - A-12
Warchouse			633 8VV	NOV - 7 1997
	Recreation Facility	FIRE DEPT. Approve		
		Denied 🗆	Use Group: A3 Type:	Zone (OBLPORTLAND
		Signature:	Signature: All	THEFTORILAND
Proposed Project Description:		PEDESTRIAN ACTIVIT		Żoning Approval:
		Action: Approve	111	All ves Vanditude
Champs Has Note Internet on D			\square with Conditions:	Special Zone or Reviews:
Change Use/Make Interior R	enovations	Denied		Shoreland AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
Site Work		Dellieu		□ Wetland □ Flood Zone
		Signature:	Date:	
Permit Taken By:	Date Applied For:	orginature.	Dute.	Site Plan maj Dminor Dmm D
Mary Gresik	Date Applied For.	15 SEptember 1997		Sent .
				Zoning Appeal
1. This permit application does not preclude the A	Applicant(s) from meeting applicab	le State and Federal rules.	FAX	
2. Building permits do not include plumbing, sep	otic or electrical work.		797-9923	□ Miscellaneous □ Conditional Use
3. Building permits are void if work is not started	within six (6) months of the date of	f issuance. False informa-		
tion may invalidate a building permit and stop		i issuince. I dise informa		
tion may invalidate a building permit and stop				Denied
	-			
- Para friendles		De:		Historic Preservation
		4TTER	len	□ Not in District or Landmark □ Does Not Require Review
		MAR	150	
	-1 JAR1- 3735		JUIDED	
	1 -190-3735		MEAN	Action:
			NIT ISSUED	
	CERTIFICATION			
I hereby certify that I am the owner of record of the				□ Approved with Conditions □ Denied
authorized by the owner to make this application as				Liberned
if a permit for work described in the application is i areas covered by such permit at any reasonable hou			lave the authority to enter all	Date:
areas covered by such permit at any reasonable not	ar to enforce the provisions of the			
1 -1 -1		29 October 1997 - Permi	t Routed	and the second s
		15 September 1997		IN-
SIGNATURE OF APPLICANT Scott Goots	ADDRESS:	DATE:	PHONE:	the second secon
RESPONSIBLE PERSON IN CHARGE OF WORK	TITLE		PHONE:	
				CEO DISTRICT
White-Per	mit Desk Green-Assessor's	Canary-D.P.W. Pink-Public File	Ivory Card-Inspector	
				K.CMACHL

100 Date 3 and mart monerou 3 decense Inspection Record Celund 120 3 (JARA downer son 2 10mal il state merrin and Type - www Foundation: Plumbing: Framing: Chenny and Other: COMMENTS Final: irea 0 500 100 Le R Carpen Legan er mits will A H 6 NCY ment alla 00 24 500 men many Menganene DA IN tres noch 60 0 200 J 60/6/11 0 2 0

BUILDING PERMIT REPORT

DATE: 11/5/97 ADDRESS: 1173 Riverside St
REASON FOR PERMIT: Chang, of viz
BUILDING OWNER: Factors Fingueial
CONTRACTOR: TBM
PERMITAPPLICANT: <u>Scitt Gartz</u> APPROVAL: ^{X/A} 2×3×8×4/×17×18×19×20×23 D ×29×30×31×35 USE GROUP <u>A-3</u> BOCA 1996 CONSTRUCTIÓN TYPE <u>2-C</u>
USE GROUP <u>A-3</u> BOCA 1996 CONSTRUCTIÓN TYPE 2-C
CONDITION(S) OF APPROVAL

- 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.
- 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 <u>beneath habitable rooms</u> 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).
- Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X8. 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".
 - 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.
 - 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.
 All vertical openings shall be enclosed with construction having a fire rating of at lest 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 t-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 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.
- The Fire Alarm System shall be maintained to NFPA #72 Standard.
- The Sprinkler System shall maintained to NFPA #13 Standard.
- 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".
- × 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.
- This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- Ventilation shall meet the requirements of Chapter 12 Sections 1210, of the City's Building Code,
- All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- All requirements must be met before a final Certificate of Occupancy is issued,
- 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).
- Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

Mechanical Code/1993). Superate premits required for Firzglaim instead State Fia Marshell approval Please read and implement attached site plan review requirement 32. 33.

34.

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18 19 20

Sanfuct April 15, Code Enforcement 11 PJ 419 cc: LI. McDougall, PFD Marge Schmuckal

19970045 I. D. Number

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

ADDENDUM

1

Maine Indoor Sports			7/31/97
Applicant			Application Date
1Keefe Rd, Acton, MA 01	720		Maine Indoor Sports
Applicant's Mailing Addres	S		Project Name/Description
Tom McLaughlin		1173 Riverside St	
Consultant/Agent		Address of Proposed Site	
508-287-5533/	508-287-0211	355-A-012	
Applicant or Agent Daytime	Telephone, Fax	Assessor's Reference: Cha	art-Block-Lot

Inspections Conditions for Approval

1

1. Separate permits are required for any new signage.

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

Maine Indoor Sports 7/31/97 Applicant Application Date 1Keefe Rd, Acton, MA 01720 Maine Indoor Sports Applicant's Mailing Address Project Name/Description Tom McLaughlin 1173 Riverside St Consultant/Agent Address of Proposed Site 508-287-5533/ 508-287-0211 355-A-012 Applicant or Agent Daytime Telephone, Fax 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 Subdivision PAD Review 14-403 Streets Review (major/minor) # of lots Flood Hazard Shoreland HistoricPreservation DEP Local Certification Zoning Conditional Zoning Variance Other Use (ZBA/PB) Fees Paid: Site Plan \$300.00 Subdivision Engineer Review \$325.00 Date: 7/31/97 **DRC Approval Status:** Reviewer steve bushey/rk Approved Denied Approved w/Conditions see attached Approval Date 8/13/97 Approval Expiration 8/13/98 Extension to Additional Sheets Attached Condition Compliance 10/29/97 r.knowland signature date Required* Not Required Performance Guarantee * No building permit may be issued until a performance guarantee has been submitted as indicated below Performance Guarantee Accepted 10/28/97 \$3,640.00 10/8/98 expiration date amount date \$300.00 Inspection Fee Paid 10/28/97 date amount Building Permit date Performance Guarantee Reduced date remaining balance signature Conditions (See Attached) Temporary Certificate Of Occupancy date Final Inspection date signature Certificate Of Occupancy date Performance Guarantee Released date signature Defect Guarantee Submitted submitted date amount expiration date Defect Guarantee Released

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

19970045

Maine Indoor Sports			7/31/97
Applicant			Application Date
1Keefe Rd, Acton, MA 01720			Maine Indoor Sports
Applicant's Mailing Address			Project Name/Description
Tom McLaughlin		1173 Riverside St	C.4.
Consultant/Agent 508-287-5533/	508-287-0211	Address of Proposed 3 355-A-012	Site
Applicant or Agent Daytime Telep		Assessor's Reference	Chart-Block-I of
Proposed Development (check all Office Retail H,000 Sq Ft		iilding Building Addition Cha house/Distribution Parking Lot 196,357 Sq Ft	ange Of Use Residential
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	HistoricPreservatio	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/Co See Attached	onditions 🗌 Den	ied
Approval Date 8/13/97	Approval Expirat	ion 8/13/98 Extension to	
OK to Issue Building Permit	r.knowland	10/29/97	Additional Sheets
	signature	date	Attached
Performance Guarantee	Required*	Not Required	
No building permit may be issue	d until a perform a nce guarar	tee has been submitted as indicated below	
Performance Guarantee Acce	epted 10/2	8/97 \$3,640.0	00 10/8/9 %
in a second	-	ate amount	
Junpaction Fee Boid			
Inspection Fee Paid		8/97 \$300.00 ate amount	
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Building Permit Issued			
	da	ate	
Performance Guarantee Red	uced		
	da	te remaining ba	alance signature
Temporary Certificate of Occu	upancy	Conditions (See Al	ttached)
	da	ate	
Final Inspection			
reproductions and told and again to	da	te signatur	e
Certificate Of Occupancy			
	da	ate	
Performance Guarantee Rele	anad		
		signatur	e
Defect Guarantee Submitted	da	ed date amount	

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

Maine Indoor Sports			7/31/97
Applicant			Application Date
1Keefe Rd, Acton, MA 01720			Maine Indoor Sports
Applicant's Mailing Address			Project Name/Description
Tom McLaughlin		1173 Riverside St	
Consultant/Agent 508-287-5533/ 508	-287-0211	Address of Proposed Site 355-A-012	
Applicant or Agent Daytime Telephone, Fa		Assessor's Reference: Chart-B	lock-l of
Proposed Development (check all that app		-	
Office Retail Manufac 34,000 Sq Ft	turing U Warehous		er (specify)
Proposed Building square Feet or # of Un	ite	196,357 Sq Ft	Zoning
Check Review Required:			
Site Plan (major/minor)	Subdivision # of lots	PAD Review	14-403 Streets Review
Flood Hazard	Shoreland	HistoricPreservation	DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance		Other
Fees Paid: Site Plan \$300.	.00 Subdivision	Engineer Review	Date: 7/31/97
Fire Approval Status:		Reviewer Lt. Mc Dougall	44M2
	Approved w/Condition see attached	ions 🗌 Denied	
Approval Date 7/31/97	Approval Expiration	Extension to	Additional Sheets
Condition Compliance	t. Mc Dougall	7/31/97	Attached
	signature	date	
Performance Guarantee	Required*	Not Required	
* No building permit may be issued until a	performarice guarantee h	as been submitted as indicated below	
Performance Guarantee Accepted			
	date	amount	expiration date
Inspection Fee Paid			
	date	amount	
Building Permit Issued			
	date		
Performance Guarantee Reduced	date	remaining balance	signature
_	uale		signature
Temporary Certificate of Occupancy		Conditions (See Attached)	
	date		
Final Inspection			
_	date	signature	
Certificate of Occupancy			
Derformence Outputte Delegent	date		
Performance Guarantee Released	date	signature	
Defect Guarantee Submitted	Gale	Signature	
	submitted da	te amount	expiration date
Defect Guarantee Released			
	date	signature	

CITY OF PORTLAND, MAINE

		PMENT REVIEW APPLICATION EPARTMENT PROCESSING FORM	
	508-287-0211 one, Fax nat apply): New Building anufacturing Warehouse	1173 Riverside St Address of Proposed Site 355-A-012 Assessor's Reference: Cha Building Addition Building Addition Parking Lot	
34,000 Sq Ft Proposed Building square Feet or #		96,357 Sq Ft Acreage of Site	I-M Zone Zoning
rioposed building square rieer of #			Zohing
Check Review Required: Site Plan (major/minor) Flood Hazard Zoning Conditional Use (ZBA/PB)	 Subdivision # of lots Shoreland Zoning Variance 	PAD Review HistoricPreservation	 14-403 Streets Review DEP Local Certification Other
Fees Paid: Site Plan	\$300.00 Subdivision	Engineer Review	\$325.00 Date: 7/31/97
Inspections Approval Status:	Approved w/Condition	Reviewer Marge Schmucka	u
Approval Date 11/5/97	Approval Expiration signature	Extension to	Additional Sheets Attached
Performance Guarantee	Required*	Not Required	
* No building permit may be issued	until a performance quarantee ha	as been submitted as indicated below	
Performance Guarantee Accept		\$3,640.00 amount	10/8/97 expiration date
Inspection Fee Paid	10/28/97 date	\$300.00 amount	
Building Permit Issued	date		
Performance Guarantee Reduc	date	remaining balance	e signature
Temporary Certificate of Occup	ancydate	Conditions (See Attache	ed)
Final Inspection	date	signature	
Certificate Of Occupancy	date		
Performance Guarantee Releas Defect Guarantee Submitted	date	signature	

amount

submitted	date

Defect Guarantee Released

19970045 I. D. Number

expiration date

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.

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97-12.06 9801.09 APPLICATION FOR AMENDMENT TO PERMIT Manadamen No. 1 - 97.12.05 Nortland, Maine,										
Amendment No.	17	97-1	206			98010	9		AIT	1001
Amendment No. Portland, Maine, Portland, Maine, Portland, Maine, To the INSPECTOR OF BUILDINGS, DORLAND, MANE 02 Fubruery 1998 The understimet horebut gaptics for monedbauents to Pornit No. Portland, Jona and specifications in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City Portland, plane and specifications, if ong, submitted herewish, and the following genetifications: Contractor's name and address Pactors Financial Proposed use of building Betractors finance of the City Portland, Plans filed No. families Last use Same No. families Last use Same Increased dost of Work 1,000.00 Additional fee 35.00 Details of New Work Bill Remarks. 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 root Size, front depth	A							PEP	<u>(MII</u>	1221
Amendment No. Portland, Maine, Portland, Maine, Portland, Maine, To the INSPECTOR OF BUILDINGS, FORTAND, MANE 02 Fubruary 1998 The understimet hereduly applies for emendments to Pernit No. pertaining to the building or structure comprision applications in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City pertaind, plane and specifications, if ong, submitted hereaduly, and the following specifications: Location 1173 Riverside St (355-A-012) Within Fire Limits? Dist. No. Owner's name and address Factors Financiel Telephone Telephone Contractor's name and address Maine indoor Sports Telephone No. of sheets Proposed use of building Buccescilou Facilit: 774-stb3 No. families Last use Same No. of sheets No. families Last use Same No. families Same Increased 268% of Work 1,000.00 Additional fee 30.00 Details of New Work Bill Remore a Same and periodication Same and periodication Is any plumbing involved in this work? Is any electrical work involved in this work? Height average grade to highest point of roof Size, front depth No. storie	RESURGAR	APPLIC							-	7 100
Portand, Maine, CLTP OF PORT To the INSPECTOR OF BUILDINGS, PORTLAND, MANE Q2 February 1998 The undersigned horeby applies for anonadment to Permit No. 9/1206			2	Amendment No	p. <u>/ –</u>	97-14	106			199
To the INSPECTOR OF BUILDINGS, FORTLAND, MARE 02 Fubruery 1998 The undersigned heroly applies for amendment to Permit No. 971205 pertaining to the building Ordinance of the Clip Pertaining to the building or structure comprise in the original application in accordance with the Laws of the State of Maine, the Building Orde and Zoning Ordinance of the Clip Pertaind, plana and specifications, if any, submitted herowith, and the following great/featines: Location 1173 Riverside St (355-A-012) Within Fire Limits? Dist, No. Owner's name and address Maine Infoor Sports Telephone			I	Portland, Maine	e,					
The undersigned hereby applies for amendment to Permit No. 971206 pertaining to the building or structure comprises in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the Clup 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	To the INSPEC	TOR OF BUIL						10111	UF P	UKH
Owner's name and address Factors Financial Telephone Lessee's name and address Telephone Architect William Networks 42% Fore St Price, 6) 06001 Plans filed No. of sheets Proposed use of building Recreation Facility 774-5063 No. families Last use Same No. families No. of sheets Increased 26%ForWork 1,000.00 Additional fee 30.00 Description of Proposed Work Multimal fee 30.00 See plans - work to mwzzanine tfe to obtain Certificate of Occupancy for space. Multimal fee 30.00 Details of New Work Bill Network? 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 No. of chinneys Material of chinneys of lining Prawing lumber – Kind Dessed or full size? Corner posts Size Girders Size Columns under girders Size Max. on centers Studs (outside w	The undersign in the original of Portland, plans	ned hereby appl application in a s and specificati	ies for amen ccordance wi ons, if any, s	dment to Permit N th the Laws of the ubmitted herewit	No. <u>971206</u> State of Maine th, and the follo	pertaining , the Building Co wing specificat	de and Zor ions:	ning Ordina	ance of th	he City
Lessee's name and address										
Contractor's name and address Telephone Architect William Networds 42+ Fore St FC1+, 6+ 04001 Plans filed No. of sheets Proposed use of building Recreation Facilite* 774-5043 No. families Last use Same No. families 36.00 Increased 26% of Work 1,000.00 Additional fee 36.00 Description of Proposed Work Mailing Recreation of Proposed Work Mailing See plans - work to uwzzanine tie to obtain Certificate of Occupancy for space. Details of New Work Bill Nemmets Is any plumbing involved in this work? Is any electrical work 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 earth or rock? Size, front depth No. stories solid or filled land? earth or rock? Material of foundation Thickness, top bottom cellar Material of chimneys Material of chimneys of lining Framing lumber – Kind Dressed or full size? Corner posts Size Girders Size Columns under girders Size Max. on centers </td <td></td>										
Architect William Netmer's 42% Fore St Pr2d, k) 6x01 Plans filed No. of sheets Proposed use of building Recreation Facilic 774-5683 No. families Last use Same No. families Additional fee 30.00 Increased d8storWork 1,000.00 Additional fee 30.00 Description of Proposed Work Additional fee 30.00 See plans - work to mwzzatine tfo to obtain fertificate of Occupancy for space. Mill Details of New Work Bill Remores Bill Remores Is any plumbing involved in this work? Is any electrical work involved in this work? 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 or of Rise per foot Roof covering No. of lining No. of chinneys Material of chinneys of lining Size Framing lumber – Kind Dressed or full size? Corner posts 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 a										
Last use Same No. families Increased dost of Work 1,000.00 Additional fee 30.00 Description of Proposed Work Mathin and fee 30.00 See plans - work to nwzzanine the to obtain tertificate of Occupancy for space. Mathin and fee 30.00 Details of New Work Bill Nemmers. Bill Nemmers. Is any plumbing involved in this work? Is any electrical work involved in this work? Bill Nemmers. Is any plumbing involved in this work? Is any electrical work involved in this work? Bill Nemmers. Is any plumbing involved in this work? Is any electrical work involved in this work? Material of height average grade to highest point of roof Size, front depth No. stories solid or filled land? earth or rock? Material of fundation Thickness, top bottom cellar Material of chimneys of lining Of lining Of lining Framing lumber – Kind Dressed or full size? Size Gorner posts 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										
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Increased dist of work 1,000.00 Description of Proposed Work See plans - work to awzzanine z6e to obtain C ertificate of Occupancy for space. 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										
Description of Proposed Work Image: Margin and State Sta										
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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: $\frac{x}{8}$

- This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection
 - 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 <u>beneath habitable rooms</u> 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.
- 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.
 - 14. All vertical openings shall be enclosed with construction having a fire rating of at lest one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
 - 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.
- 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.

Infises Code Enforcement

cc: Lt. McDougall, PFD Marge Schmuckal



CITY OF PORTLAND Planning and Urban Development Department

MEMORANDUM

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TO:	Code Enforcement	O Durpter m
	Rick Knowland, Senior Planner	O Day
FROM:	Jim Wendel, Development Review Coordinator	
DATE:	June 16, 1998	
SUBJECT:	Request for Certificate of Occupancy	
	Maine Indoor Sports	
	1173 Riverside Street	

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 Hoffses, Building Inspector City of Portland Congress St. Portland, Maine 04101

Re Maine Indoor Sports Center 1173 Riverside St. Fortland, Maine

Dear Sam

With this letter I am submitting two copies of the mezzinine plan for this facility. The entire first floor has been given a Certificate of Occupancy but this mezzinine had been excluded. It was my understanding that the mezzinine was excluded because the building owners did not want to do anything which would prolong the issuance of the Cof 0, for the first floor, and so removed this porton from consideration.

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

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

I have discussed the Messinine with Lt. McDougal and he is not aware of any fire select 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 streached and had developed ridges which were so uneven as to cause a tripping hazzard. The carpeting will be either repaired or removed in those places where it is a hazzard.

b) He questioned whether the plexiglass panels were sefe. 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 permittable. 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 the BOCA.

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 adequite 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

		ADDENDOM
Maine Indoor Sports		7/31/97
Applicant		Application Date
1Keefe Rd, Acton, MA 0	1720	Maine Indoor Sports
Applicant's Mailing Addres	5S	Project Name/Description
Tom McLaughlin		1173 Riverside St
Consultant/Agent		Address of Proposed Site
508-287-5533/	508-287-0211	355-A-012
Applicant or Agent Daytime Telephone, Fax		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.

19970045

- 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. <u>Please</u> 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. <u>Please</u> 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

Alexander Jaegerman, Chief Planner CC: 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 Dunpoter still not in Corpleance also they are applying for a Change of use to menygoning ba food Seevice & for a food Seevice Lie. D