## 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
<b>RESPONSIBLE PERSON IN CHARGE OF WORK</b>	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: <sup>X/A</sup> 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.

17.

18 19 20

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

19970045 I. D. Number

----

÷

## 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 <b>a</b> nce guarar	tee has been submitted as indicated below	
Performance Guarantee Acce	epted 10/2	8/97 \$3,640.0	00 10/8/9 <b>%</b>
in a second	-	ate amount	
Junpaction Fee Boid			
Inspection Fee Paid		8/97 \$300.00 ate amount	
-	ŭ	anoun	
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)	<ul> <li>Subdivision</li> <li># of lots</li> <li>Shoreland</li> <li>Zoning Variance</li> </ul>	PAD Review HistoricPreservation	<ul> <li>14-403 Streets Review</li> <li>DEP Local Certification</li> <li>Other</li> </ul>
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	<b>10/28/97</b> 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.

O:\PLAN\DEVREVW\RIVE1173\APPLTR.JMD

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										
Last use       Same       No. families         Increased dost of Work       1,000.00       Additional fee       36.00         Description of Proposed Work       Additional fee       36.00         See plans - work to awzzanine the to obtain tertificate of Occupancy for space.       Image: Comparison of Proposed Work       Image: Comparison of Proposed Work         Details of New Work       Bill Remmers.       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       Optimers.         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?       Size         Corner posts       Sills       Girt or ledger board?       Size         Joints and rafters:       1st floor       , 2nd       , 3rd         Joints and rafters:       1st floor       , 2nd       , 3rd         um span:       list floor       , 2nd       , 3rd       , roof         um span:       list floor       , 2nd	Architect	-61-11	Rocraut	ion Regilter		774-#683	ans med _	No.	of shee	ets
Increased dist of work 1,000.00  Description of Proposed Work  See plans - work to awzzanine <b>z6e</b> to obtain <b>C</b> 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										
See plans - work to EWZZZENINE žfie to obtain Certificate of Occupancy for space.         Details of New Work         Bill Nemmers.         Is any plumbing involved in this work?         Height average grade to top of plate         Height average grade to top of plate         Height average grade to top of plate         Height average grade to highest point of roof         Size, front       depth         Material of foundation       Thickness, top         Material of underpinning       Height         Material of underpinning       Height         No. of chimneys       Material of chimneys         No. of chimneys       Material of chimneys         Praming lumber – Kind       Dressed or full size?         Corner posts       Sills         Gird or ledger board?       Size         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         yand       yand         With Max       Signature of Owner         With Max       With Max         With Max       Signature of Owner         With Max       Max	Increased cost	tof work					Addi	tional fee	<u></u>	
Is any plumbing involved in this work?									,	
Size, front	See	e plans - wo	ork to nav:	zzanine <b>the</b> (	to obtain	<b>C</b> ertificate	of Occu	ipancy fo	or spa	.ce.
Material of foundation				Details	of New Wo	ork	DUDU Bill Ne	M UM	MUU	A
Material of underpinning       Height       Thickness         Kind of roof       Rise per foot       Roof covering         No. of chimneys       Material of chimneys       of lining         No. of chimneys       Material of chimneys       of lining         Framing lumber – Kind	Is any plumbir	ng involved in t	his work? _	Details	<b>of New Wo</b>	o <b>rk</b> ectrical work in	Bill Ne avolved in	mmers. this work?	MUU	A
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       Max. on centers         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         Ist floor       , 2nd       , 3rd         Nome       Nome       Nome         Mithers       Signature of Oumer       Nome         Mithers       Signature of Oumer       Nome         Mithers       Nome       Nome         Mithers       Signature of Oumer       Nome         Mithers       Nome       Nome         Mithers       Signature of Oumer       Nome         Mithers       Nome       Nome	Is any plumbir Height average	ng involved in t e grade to top o	his work? _ of plate	Details	<b>of New Wo</b> Is any ele Height avera	o <b>rk</b> ectrical work in ge grade to hig	Bill Ne Bill Ne wolved in hest point	this work	ШШ ,	A
No. of chimneys       Material of chimneys       of lining         Framing lumber - Kind       Dressed or full size?         Corner posts       Sills       Girt or ledger board?         Size       Size       Max. on centers         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         On centers:       1st floor       , 2nd       , 3rd         Num span:       1st floor       , 2nd       , 3rd         It       It floor       , 2nd       , 3rd         MIT       Signature of Owner       Mit is Sufflor         MIT       Sufflor       Sufflor         MIT       Sufflor       Approved	Is any plumbin Height average Size, front	ng involved in t e grade to top o depth	his work? _ of plate	Details	<b>of New Wo</b> Is any ele Height avera solid or fi	o <b>rk</b> ectrical work in ge grade to hig lled land?	Bill Ne Bill Ne Ivolved in hest point	mmers, this work? of roof earth or ro	ШШ ,	A
Framing lumber — Kind Dressed or full size?         Corner posts Sills Girt or ledger board? Size         Girders Size Columns under girders Size Max. on centers         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         num span:       1st floor, 2nd, 3rd, roof         t:       1-10         Max. On centers:       1st floor, 2nd, 3rd, roof	Is any plumbin Height average Size, front Material of fou	ng involved in t e grade to top o depth undation	his work? of plate	Details No. stories Thickne	of New Wo Is any ele Height avera solid or fi ess, top	o <b>rk</b> ectrical work in ge grade to hig lled land? bottom	Bill Ne bill Ne ivolved in hest point cella	this works of roof earth or ro	ЩШ ,	A
Corner posts       Sills       Girt or ledger board?       Size         Girders       Size       Max. on centers         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         On centers:       1st floor       , 2nd       , 3rd         Num span:       1st floor       , 2nd       , 3rd         It floor       , 2nd       , 3rd       , roof         Num span:       1st floor       , 2nd       , 3rd         It floor       , 2nd       , 3rd       , roof         Min H REGUST       1st floor       , 2nd       , 3rd         Min H REGUST       1st floor       , 2nd       , 3rd         Min H REGUST       1st floor       , 2nd       , 3rd         Min H REGUST       1st floor       , 3rd       Min H REGUST         Min H REGUST       1st floor       1st floor       1st floor         Min H REGUST       1st floor       1st floor       1st floor         Min H REGUST       1st floor       1st floor       1st floor         Min H REGUST       1st floor       1st floor <td< td=""><td>Is any plumbin Height average Size, front Material of fou Material of un Kind of roof</td><td>ng involved in t e grade to top o  depth indation derpinning</td><td>his work? _ of plate  Rise pe</td><td>Details No. stories Thickne</td><td>of New Wo  Is any ele Height avera  solid or fi ess, top Height  Roof cove</td><td>ork ectrical work in ge grade to hig lled land?  bottom ering</td><td>Bill Ne bill Ne hoolved in hest point  cella  Thickr</td><td>this work?</td><td>WUU ? vck?</td><td><b>↓</b></td></td<>	Is any plumbin Height average Size, front Material of fou Material of un Kind of roof	ng involved in t e grade to top o depth indation derpinning	his work? _ of plate Rise pe	Details No. stories Thickne	of New Wo Is any ele Height avera solid or fi ess, top Height Roof cove	ork ectrical work in ge grade to hig lled land? bottom ering	Bill Ne bill Ne hoolved in hest point cella Thickr	this work?	WUU ? vck?	<b>↓</b>
GirdersSizeColumns under girdersSizeMax. 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         um span:       1st floor, 2nd, 3rd, roof	Is any plumbin Height average Size, front Material of fou Material of un Kind of roof	ng involved in t e grade to top o depth indation derpinning	his work? _ of plate Rise pe	Details No. stories Thickne	of New Wo Is any ele Height avera solid or fi ess, top Height Roof cove	ork ectrical work in ge grade to hig lled land? bottom ering	Bill Ne bill Ne hoolved in hest point cella Thickr	this work?	WUU ? vck?	<b>↓</b>
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 $H_{H_{H_{H_{H_{H_{H_{H_{H_{H_{H_{H_{H_{H$	Is any plumbin Height average Size, front Material of four Material of un Kind of roof No. of chimney	ng involved in t e grade to top o depth undation derpinning ys	his work? of plate Rise pe . Material of	Details No. stories Thickne r foot Chimneys	of New Wo Is any ele Height avera solid or fi ess, top Height Roof cove	ork ectrical work in ge grade to hig lled land? bottom ering	Bill Ne bill Ne wolved in hest point cella cella Thickr	this works of roof earth or roor ness	//////	A
Joints and rafters: 1st floor, 2nd, 3rd, roof On centers: 1st floor, 2nd, 3rd $\mu_{PM}$ , roof um span: 1st floor, 2nd, 3rd $\mu_{PM}$ , roof 1: 1-1h $\mu_{SS}$ floor, 2nd, 3rd $\mu_{PM}$ , roof $\mu_{SS}$ floor, 2nd, 3rd $\mu_{PM}$ , roof, 4rd $\mu_{PM}$ , root, 4rd $\mu_{PM}$ , root	Is any plumbin Height average Size, front Material of fou Material of un Kind of roof No. of chimney Framing lumbo	ng involved in t e grade to top o depth undation derpinning ys er — Kind	this work? _ of plate Rise pe Rise pe	Details Details	of New Wo Is any ele Height avera solid or fi ess, top Height Roof cove Dressed of	ork ectrical work in ge grade to hig lled land? bottom ering full size?	Bill Ne Nolved in hest point cella Thickr of lir	this works of roof earth or ro r ness	//////	
On centers: 1st floor, 2nd, 3rd $\mu_{PRM}$ , roof um span: 1st floor, 2nd, 3rd $\mu_{PRM}$ , roof t: 1-th $\mathcal{U}_{ASSESSON}$ $\mathcal{H}_{SSC}$	Is any plumbin Height average Size, front Material of fou Material of un Kind of roof No. of chimney Framing lumb Corner posts_	ng involved in t e grade to top o depth undation derpinning ys er — Kind Si	his work? of plate Rise pe . Material of lls	Details No. stories Thickne r foot chimneys Girt or ledge	of New Wo Is any ele Height avera solid or fi ess, top Height Roof cove Dressed on er board?	ectrical work in ge grade to hig lled land? bottom ering full size?	Bill Ne bill Ne hest point cella Cella Thickr	this works of roof earth or ro ness ning		
WITH REQUESSIED Approved:	Is any plumbin Height average Size, front Material of four Material of un Kind of roof No. of chimney Framing lumb Corner posts Girders	ng involved in t e grade to top o depth derpinning ys er — Kind Size	his work? of plate Rise pe Rise pe Rise pe Rise pe Rise pe	Details Dotails No. stories Thicknee Thicknee Totimneys Girt or ledge lumns under gir	of New Wo Is any ele Height avera solid or fi ess, top Height Roof cove Dressed or er board? rders	ork ectrical work in ge grade to hig lled land? bottom ering full size? full size?	Bill Ne Bill Ne avolved in hest point cella Cella Thickr of lir Size	this works of roof earth or roor ness hing e Max. on ce	nters _	
WITH REQUESTION Approved:	Is any plumbin Height average Size, front Material of four Material of un Kind of roof No. of chimney Framing lumbo Corner posts Girders Studs (outside	ng involved in t e grade to top o depth derpinning ys er — Kind Size e walls and car	his work? of plate Rise pe Rise pe Rise pe Rise pe Co Co rying partit	Details No. stories No. stories Thicknee er foot Chimneys Girt or ledge lumns under gir ions) 2x4-16" O.	of New Wo	ectrical work in ge grade to hig lled land? bottom ering full size? full size? size n every floor ar	Bill Ne bill Ne wolved in hest point cella cella Thickr	mmers. this works of roof earth or roor ness ning Max. on ce of span ove	nters _	A
MITH REQUESSION Approved:	Is any plumbin Height average Size, front Material of four Material of un Kind of roof No. of chimney Framing lumbo Corner posts Girders Studs (outside	ng involved in t e grade to top o depth derpinning ys er — Kind Size e walls and car	his work? of plate Rise pe Rise pe Rise pe Rise pe Co Co rying partit	Details No. stories No. stories Thicknee er foot Chimneys Girt or ledge lumns under gir ions) 2x4-16" O.	of New Wo	ectrical work in ge grade to hig lled land? bottom ering full size? full size? size n every floor ar	Bill Ne bill Ne wolved in hest point cella cella Thickr	mmers. this works of roof earth or roor ness ning Max. on ce of span ove	nters _	A
WITH REQUESSIED Approved:	Is any plumbin Height average Size, front Material of four Material of un Kind of roof No. of chimney Framing lumbo Corner posts Girders Studs (outside	ng involved in t e grade to top o depth derpinning ys er — Kind Size e walls and car	his work? of plate Rise pe Rise pe Rise pe Rise pe Co Co rying partit	Details No. stories No. stories Thicknee r foot Chimneys Girt or ledge lumns under gir ions) 2x4-16" O.	of New Wo	ectrical work in ge grade to hig lled land? bottom ering full size? full size? size n every floor ar	Bill Ne bill Ne wolved in hest point cella cella Thickr	mmers. this works of roof earth or roor ness ning Max. on ce of span ove	nters _	A
IN COPY – WHITE FILE COPY – OPANK SCOPY – YELLOW FILE COPY – OPANK ASSESSOR'S COPY – GOLDEN 7	Is any plumbin Height average Size, front Material of four Material of un Kind of roof No. of chimney Framing lumbo Corner posts Girders Studs (outside	ng involved in t e grade to top o depth derpinning ys er — Kind Size e walls and car	this work? of plate Rise pe Rise pe	Details	of New Wo	ork ectrical work in ge grade to hig lled land?	Bill Ne Bill Ne wolved in hest point cella cella cella flir of lir of lir flir 	mmers. this works of roof earth or roor ness ning max. on cee f span ove , roof , roof	nters _	A
rs COPY – YELLOW ASSESSOR'S COPY LGOLDEN	Is any plumbin Height average Size, front Material of four Material of un Kind of roof No. of chimney Framing lumbo Corner posts Girders Studs (outside	ng involved in t e grade to top o depth derpinning ys er — Kind Size e walls and car	this work? of plate Rise pe Rise pe	Details	of New Wo	ork ectrical work in ge grade to hig lled land?	Bill Ne Bill Ne wolved in hest point cella cella cella flir of lir of lir flir 	mmers. this works of roof earth or roor ness ning max. on cee f span ove , roof , roof	nters _	A 
	Is any plumbin Height average Size, front Material of four Material of un Kind of roof No. of chimney Framing lumb Corner posts Girders Studs (outside Joints and On centers uum spa 1:	ng involved in t e grade to top o depth derpinning ys er — Kind ys er — Kind size for a size e walls and carr trafters: s: .n:  h.	this work? of plate Rise pe Rise pe	Details	of New Wo Is any ele Height avera, solid or fi ess, top Height Roof cove Dressed or er board? rders C. Bridging in 2nd 2nd Signa SUED Appro-	ectrical work in ge grade to hig lled land? bottom ering full size? full size? size n every floor ar , 3rd , 3rd ture of Owner byed:	Bill Ne Bill Ne wolved in hest point cella cella cella flir of lir of lir flir 	mmers. this works of roof earth or roor ness ning max. on cee f span ove , roof , roof	nters _	
	Is any plumbin Height average Size, front Material of four Material of un Kind of roof No. of chimney Framing lumb Corner posts Girders Studs (outside Joints and On centers tum spa	ng involved in t e grade to top of depth derpinning ys er — Kind ys er — Kind size e walls and car: 1 rafters: s:  n:  for the Top of  Size for the top of  Size for the top of  Size for the top of  for the top of the top of the top of  for the top of the top of the top of the top of the top of  for the top of to	his work? of plate Rise pe . Material of lls Co rying partit 1st floor 1st floor 6 55 cm )	Details	of New Wo Is any ele Height avera, solid or fi ess, top Height Roof cove Dressed or er board? rders C. Bridging in 2nd 2nd Signa SUED Appro-	ectrical work in ge grade to hig lled land? bottom ering full size? full size? size n every floor ar , 3rd , 3rd ture of Owner byed:	Bill Ne Bill Ne wolved in hest point cella cella cella flir of lir of lir flir 	mmers. this works of roof earth or roor ness ning max. on cee f span ove , roof , roof	nters _	

## **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

RTLAND		
		Ame
		not
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