

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: Factors Financial		Phone:		Permit No: 971206
Owner Address:		Lessee/Buyer's Name: Maine Indoor Sports 1 Keefe Rd, Acton, MA 01720		Phone:		
Contractor Name: TBA		Address:		BusinessName: 508-287-5533		
Past Use: Warehouse		Proposed Use: Recreation Facility		COST OF WORK: \$ 55,000.00		
				PERMIT FEE: \$ 295.00		PERMIT ISSUED CITY OF PORTLAND Zoning/CBL: 355-A-012 Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland N/A 11/5/97 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone N/A <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>major</i> <input type="checkbox"/> Minor <input type="checkbox"/> Imm <input type="checkbox"/>
Proposed Project Description: Change Use/Make Interior Renovations Site Work				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		
				INSPECTION: Use Group: <i>A3</i> Type: Signature: <i>BOCA 96 Hoff</i>		
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		
Permit Taken By: Mary Gresik		Date Applied For: 15 September 1997				

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Call for PLU

Tom/TPD Const 490-3735

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

Scott R. Gaetz
 SIGNATURE OF APPLICANT Scott Gaetz ADDRESS: _____ DATE: 29 October 1997 - Permit Routed
 15 September 1997 PHONE: _____

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

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *10/29/97*

DA

CEO DISTRICT *7*
K. Carro 12

1173

CITY OF PORTLAND, MAINE
Department of Building Inspection

355-A-012



Certificate of Occupancy

LOCATION 1173 Riverside St

Issued to Factors Financial/Maine Indoor Sports Date of Issue 17 December 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 971206, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

First Floor Only

Indoor Recreational/Sports Facility

Limiting Conditions:

First floor occupancy only. Mezzanine area is to be kept vacant and secured from any occupancy. Separate permits will be required to renovate mezzanine area.

This certificate supersedes certificate issued

Approved:

12/17/97 *[Signature]*

(Date)

Inspector

[Signature]

Inspector of Buildings

[Handwritten initials]

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

BUILDING PERMIT REPORT

DATE: 9 Feb, 98 ADDRESS: 1173 Riverside ST.

REASON FOR PERMIT: Mezzanine

BUILDING OWNER: Factors Financial

CONTRACTOR: Arch. William Nemmers

PERMIT APPLICANT: ↑

USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 2-C

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *8, *20 -


1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) 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 least 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.
- X 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
- X 29. _____
30. _____
31. _____
32. _____


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

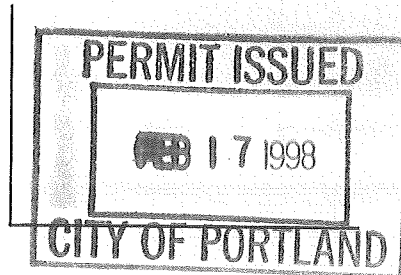
980109



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____



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

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

Location 1173 Riverside St (355-A-012) Within Fire Limits? _____ Dist. No. _____

Owner's name and address Factors Financial Telephone _____

Lessee's name and address Maine Indoor Sports Telephone _____

Contractor's name and address _____ Telephone _____

Architect William Nemmers 424 Fore St Ptd, ME 04001 Plans filed _____ No. of sheets _____

Proposed use of building Recreation Facility 774-9683 No. families _____

Last use Same No. families _____

Increased cost of work less than 1,000.00 Additional fee 30.00

Description of Proposed Work

*dc 2/17/98
DN*

See plans - work to mazzanine ~~to~~ to obtain Certificate of Occupancy for space.

William Nemmers
Bill Nemmers

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Framing lumber — Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: *Assessor's Sign* _____

Signature of Owner _____

Approved: _____

Inspector of Buildings _____

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

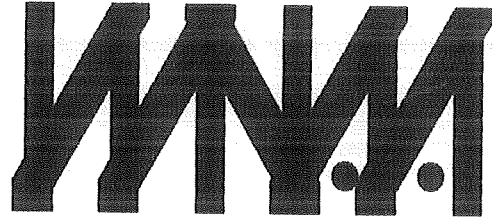
PERMIT ISSUED WITH REQUIREMENTS
FILE COPY PINK
ASSESSOR'S COPY GOLDEN

PERMIT ISSUED WITH REQUIREMENTS

Inspector of Buildings

7

K Carroll



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.
Portland, Maine

Dear Sam:

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

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

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

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

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

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

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

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

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

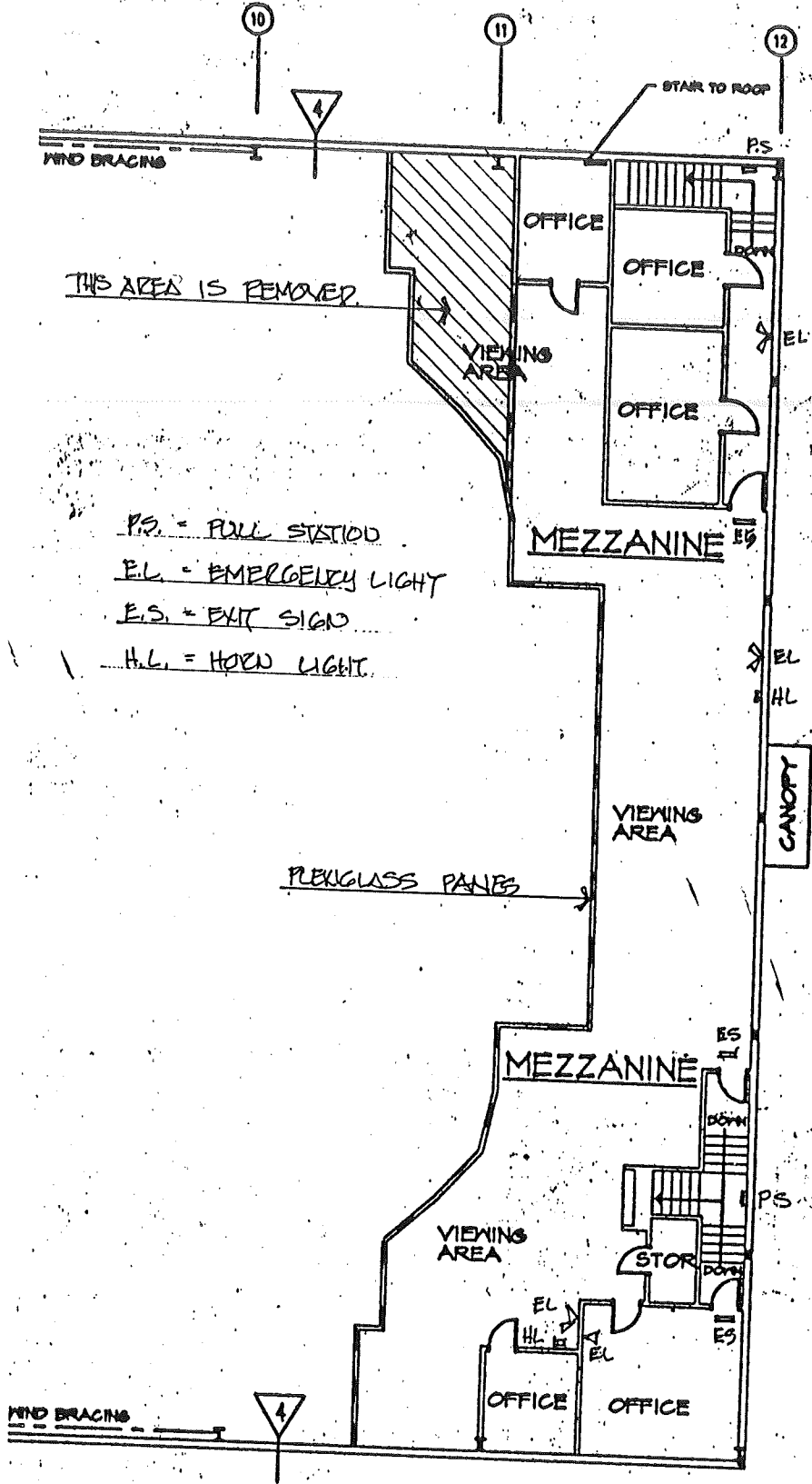
My client would like to complete the maintenance work noted in (a) and (b) above and contact Kevin for a C.of O. inspection.

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.

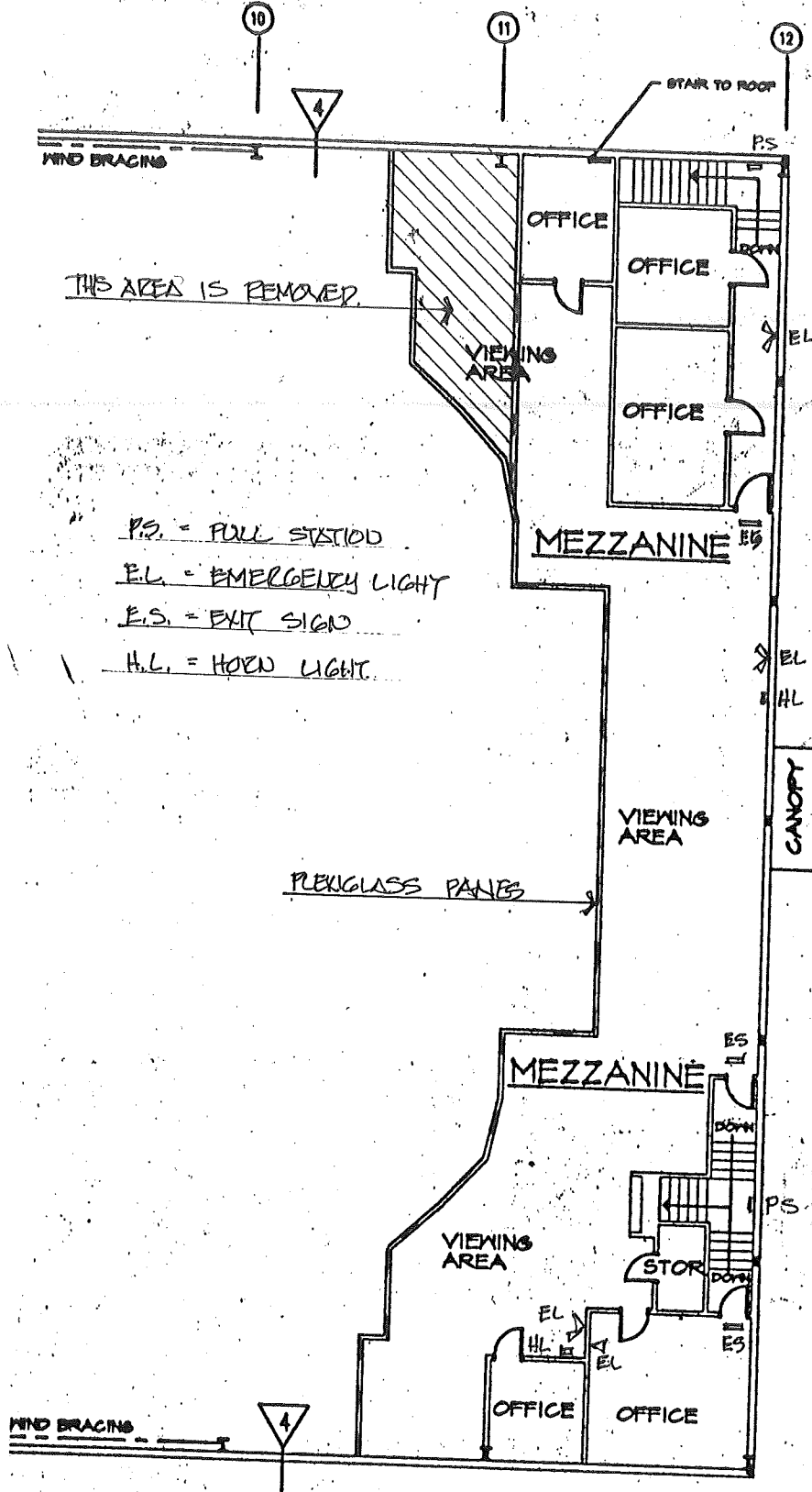
Thank you,

A handwritten signature in black ink, appearing to read "William Nemmers". The signature is written in a cursive style with a large initial "W" and "N".

William Nemmers



MAINE INDOOR SPORTS CENTER
 MEZZANINE PLAN



- P.S. = FULL STATION
- E.L. = EMERGENCY LIGHT
- E.S. = EXIT SIGN
- H.L. = HORN LIGHT

MAINE INDOOR SPORTS CENTER
 MEZZANINE PLAN

MAINE INDOOR SPORTS CENTER

1173 Riverside Street
Portland, Maine 04103

(207) 797-9940

Via Fax (207) 874-8716
and Regular Mail

December 15, 1997

Mr. Kevin Carroll
Office of the Building Inspector
City of Portland
City Hall
389 Congress Street
Portland, ME 04101

Blog file

Re: 1173 Riverside Street

Dear Mr. Carroll:

Per your discussions with Scott Gaetz, this letter will confirm that we will not use the mezzanine area until we have had further discussions with the Building Department and have received their approval. The mezzanine area will be locked to both employees and the public.

If you need any further information, please feel free to call either Scott Gaetz or myself at 1-888-477-7747.

Sincerely,



Thomas M. McLaughlin
President, Indoor Sports Management, Inc.