

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Please Read  
Application And  
Notes, If Any,  
Attached

Permit Number: 090848

PERMIT ISSUED

AUG 13 2009

CITY OF PORTLAND

This is to certify that Nappi Distributors/n/a

has permission to Change of use from warehouse Film Production.

AT 235 Presumpscot St

CE 421 A005001

provided that the person or persons, firm or corporation accounting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. CAPT. X. Gauthier

Health Dept.

Appeal Board

Other

Department Name

*Christopher S. Allen*

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

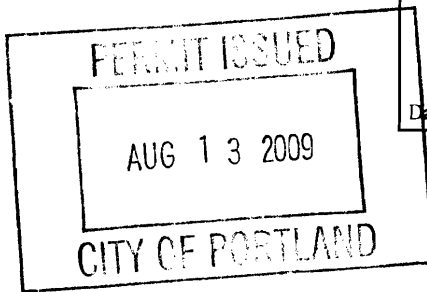
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0848	Issue Date: 8/12/09	CBL: 421 A005001
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Location of Construction: 235 Presumpscot St	Owner Name: Nappi Distributors	Owner Address: 615 Main St	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: I-M

Past Use: Commercial / Vacant (prior use Nappi Distributors)	Proposed Use: Commercial / Change of use from warehouse to Film Production.	Permit Fee: \$105.00	Cost of Work: \$30.00	CEO District: 4
Proposed Project Description: Change of use from warehouse to Film Production.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions		
		INSPECTION: Use Group: F-1 Type: JB IBC-2003 Signature: (KG) Signature: CE 074.		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: gg	Date Applied For: 08/07/2009	<b>Zoning Approval</b>		
<ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>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..</li></ol>		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
		Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 8/11/09	Date:	Date:

**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

- Needs - 1. Lock's removed prior to A.O.  
2. Exit signage  
3. Fire Extinguishers charged.  
4. Remove 2 Doors  
5. ~~39~~ max occupancy.  
49

- KNOX Box -

END see Attached List

10-8-09 See New list: W E W

8/21/2009

New List 10-8-09

## LIST OF DEFICIENCIES

1. Illuminated exit lights @ 3 locations
- ✓ 2. Knox box installed w/ master keys - Done
3. Current tags on all fire extinguishers
4. Door closures on exit doors
5. Pull stations installed @ exits
6. Labels on fire alarm panel ( monitoring company w/ contact info.)
7. Floor plan layout posted @ fire alarm panel.
8. Address on the front of the building
9. Access to boiler room—Door stuck shut - Patch holes in ceiling
10. Label E - lights
11. Emergency lights office area & stairway up
12. Cut sheet on insulation (spray foam)

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## **NFPA® 140**

### **Standard on**

## **Motion Picture and Television Production Studio Soundstages, Approved Production Facilities, and Production Locations**

### **2008 Edition**

This edition of NFPA 140, *Standard on Motion Picture and Television Production Studio Soundstages, Approved Production Facilities, and Production Locations*, was prepared by the Technical Committee on Motion Picture and Television Industry. It was issued by the Standards Council on December 11, 2007, with an effective date of December 31, 2007, and supersedes all previous editions.

This edition of NFPA 140 was approved as an American National Standard on December 31, 2007.

### **Origin and Development of NFPA 140**

The 1999 edition of NFPA 140, *Standard on Motion Picture and Television Production Studio Soundstages and Approved Production Facilities*, was the first standard developed by the Technical Committee on Motion Picture and Television Industry. It closely paralleled a standard in effect in the state of California.

The 2004 edition incorporated minor reformatting mandated by the *Manual of Style for NFPA Technical Committee Documents*.

The 2008 edition was expanded to include requirements for production locations (i.e., "shooting on location"), and the title was changed to reflect that inclusion.

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(Alt. to J. E. Kersten)

**Ron Côté**, NFPA Staff Liaison

*This list represents the membership at the time the Committee was balloted on the final text of this edition. Since that time, changes in the membership may have occurred. A key to classifications is found at the back of the document.*

NOTE: Membership on a committee shall not in and of itself constitute an endorsement of the Association or any document developed by the committee on which the member serves.

**Committee Scope:** This Committee shall have primary responsibility for documents on the hazards associated with practices, processes, materials, and facilities associated with motion picture and television production.

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## NFPA 140

## Standard on

# Motion Picture and Television Production Studio Soundstages, Approved Production Facilities, and Production Locations

## 2008 Edition

**IMPORTANT NOTE:** This NFPA document is made available for use subject to important notices and legal disclaimers. These notices and disclaimers appear in all publications containing this document and may be found under the heading "Important Notices and Disclaimers Concerning NFPA Documents." They can also be obtained on request from NFPA or viewed at [www.nfpa.org/disclaimers](http://www.nfpa.org/disclaimers).

**NOTICE:** An asterisk (\*) following the number or letter designating a paragraph indicates that explanatory material on the paragraph can be found in Annex A.

Changes other than editorial are indicated by a vertical rule beside the paragraph, table, or figure in which the change occurred. These rules are included as an aid to the user in identifying changes from the previous edition. Where one or more complete paragraphs have been deleted, the deletion is indicated by a bullet (•) between the paragraphs that remain.

A reference in brackets [ ] following a section or paragraph indicates material that has been extracted from another NFPA document. As an aid to the user, the complete title and edition of the source documents for extracts in mandatory sections of the document are given in Chapter 2 and those for extracts in informational sections are given in Annex B. Editorial changes to extracted material consist of revising references to an appropriate division in this document or the inclusion of the document number with the division number when the reference is to the original document. Requests for interpretations or revisions of extracted text shall be sent to the technical committee responsible for the source document.

Information on referenced publications can be found in Chapter 2 and Annex B.

## Chapter 1 Administration

### 1.1 Scope.

**1.1.1\*** This standard shall address fire protection, property protection, and life safety in motion picture and television industry soundstages, approved production facilities, and production locations.

**1.1.2** Practices, processes, materials, and facilities that are addressed by other NFPA standards shall be governed by those standards unless modified herein.

**1.2 Purpose.** The purpose of this standard shall be to provide minimum requirements for the design, construction, operation, and maintenance of soundstages and approved production facilities, as well as the use of production locations, for motion picture and television industry productions.

### 1.3 Application.

**1.3.1** This standard shall apply to the following:

- (1) New buildings, or portions thereof, used as soundstages or approved production facilities in motion picture and television industry productions
- (2) Existing buildings, or portions thereof, used as soundstages or approved production facilities in motion picture and television industry productions to the extent specifically required by other portions of this document
- (3) Additions to buildings used as soundstages or approved production facilities in motion picture and television industry productions
- (4) Alterations, modernizations, or renovations of existing buildings used as soundstages or approved production facilities in motion picture and television industry productions
- (5) Existing buildings, or portions thereof, upon change of occupancy for use as soundstages or approved production facilities in motion picture and television industry productions
- (6) Production locations used in motion picture and television industry productions

**1.3.2** That portion of the standard dealing with operating features shall apply to new and existing soundstages, approved production facilities, and production locations. (See Chapter 6.)

**1.3.3** Existing soundstages, approved production facilities, and production locations that are in conformance with requirements of the authority having jurisdiction at the time of the adoption of this standard shall be permitted to remain in use under the following conditions:

- (1) The occupancy classification and use remain the same.
- (2) No serious hazards to life safety exist that would constitute an imminent threat.

**1.3.4** This standard shall not apply to facilities or locations used exclusively for radio broadcasts, theaters and auditoriums, live broadcasts of news or sporting events, and postproduction facilities.

**1.4 Equivalency.** Nothing in this standard shall be intended to prevent the use of systems, methods, or devices of equivalent or superior quality, strength, fire resistance, effectiveness, durability, and safety as alternatives to those prescribed by this standard, provided that technical documentation is submitted to the authority having jurisdiction to demonstrate equivalency, and the system, method, or device is approved for the intended purpose.

## Chapter 2 Referenced Publications

**2.1\* General.** The documents or portions thereof listed in this chapter are referenced within this standard and shall be considered part of the requirements of this document. Existing buildings or installations that do not comply with the provisions of the publications referenced in Section 2.2 shall be permitted to be continued in service, provided the lack of conformity to the referenced standards does not present a serious hazard.

**2.2 NFPA Publications.** National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02169-7471.

NFPA 10, *Standard for Portable Fire Extinguishers*, 2007 edition.

NFPA 13, *Standard for the Installation of Sprinkler Systems*, 2007 edition.

NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*, 2008 edition.

NFPA 30, *Flammable and Combustible Liquids Code*, 2008 edition.

NFPA 51, *Standard for the Design and Installation of Oxygen-Fuel Gas Systems for Welding, Cutting, and Allied Processes*, 2007 edition.

NFPA 51B, *Standard for Fire Prevention During Welding, Cutting, and Other Hot Work*, 2003 edition.

NFPA 58, *Liquefied Petroleum Gas Code*, 2008 edition.

NFPA 70™, *National Electrical Code®*, 2008 edition.

NFPA 101®, *Life Safety Code®*, 2006 edition.

NFPA 160, *Standard for the Use of Flame Effects Before an Audience*, 2006 edition.

NFPA 1126, *Standard for the Use of Pyrotechnics Before a Proximate Audience*, 2006 edition.

### 2.3 Other Publications.

**2.3.1 UL Publications.** Underwriters Laboratories Inc., 333 Pfingsten Road, Northbrook, IL 60062-2096.

UL 1573, *Standard for Stage and Studio Luminaires and Connector Strips*, 2003.

UL 1640, *Standard for Portable Power-Distribution Equipment*, 2004.

UL 1975, *Standard for Fire Tests for Foamed Plastics Used for Decorative Purposes*, 1996.

### 2.3.2 Other Publications.

*Merriam-Webster's Collegiate Dictionary*, 11th edition, Merriam-Webster, Inc., Springfield, MA, 2003.

### 2.4 References for Extracts in Mandatory Sections.

NFPA 70™, *National Electrical Code®*, 2008 edition.

NFPA 101®, *Life Safety Code®*, 2006 edition.

## Chapter 3 Definitions

**3.1 General.** The definitions contained in this chapter shall apply to the terms used in this standard. Where terms are not defined in this chapter or within another chapter, they shall be defined using their ordinarily accepted meanings within the context in which they are used. *Merriam-Webster's Collegiate Dictionary*, 11th edition, shall be the source for the ordinarily accepted meaning.

### 3.2 NFPA Official Definitions.

**3.2.1\* Approved.** Acceptable to the authority having jurisdiction.

**3.2.2\* Authority Having Jurisdiction (AHJ).** An organization, office, or individual responsible for enforcing the requirements of a code or standard, or for approving equipment, materials, an installation, or a procedure.

**3.2.3 Labeled.** Equipment or materials to which has been attached a label, symbol, or other identifying mark of an organization that is acceptable to the authority having jurisdiction and concerned with product evaluation, that maintains periodic inspection of production of labeled equipment or materials, and by whose labeling the manufacturer indicates compliance with appropriate standards or performance in a specified manner.

**3.2.4\* Listed.** Equipment, materials, or services included in a list published by an organization that is acceptable to the authority having jurisdiction and concerned with evaluation of

products or services, that maintains periodic inspection of production of listed equipment or materials or periodic evaluation of services, and whose listing states that either the equipment, material, or service meets appropriate designated standards or has been tested and found suitable for a specified purpose.

**3.2.5 Shall.** Indicates a mandatory requirement.

**3.2.6 Should.** Indicates a recommendation or that which is advised but not required.

**3.2.7 Standard.** A document, the main text of which contains only mandatory provisions using the word "shall" to indicate requirements and which is in a form generally suitable for mandatory reference by another standard or code or for adoption into law. Nonmandatory provisions shall be located in an appendix or annex, footnote, or fine-print note and are not to be considered a part of the requirements of a standard.

### 3.3 General Definitions.

**3.3.1 Approved Production Facility.** An existing building, portion of a building, or group of buildings renovated, modified, or reconstructed for use by the entertainment industry and approved by the authority having jurisdiction for the purposes of motion picture, television, or commercial production.

**3.3.2 Motion Picture Production Studio.** See 3.3.5, Production Studio.

**3.3.3 Platform.** The raised area within a building used for the presentation of music, plays, or other entertainment. [101,2006]

**3.3.4 Production Location.** Any site other than a soundstage or approved production facility used for the purpose of motion picture, television, or commercial production.

**3.3.5 Production Studio.** A building, a portion of a building, or a group of buildings designed and constructed for use by the entertainment industry for the purpose of motion picture, television, or commercial productions, or broadcasting television programs utilizing a soundstage.

**3.3.6 Set.** A structure built or assembled for the purpose of motion picture, television, or commercial productions.

**3.3.7 Soundstage.** A building or a portion of a building, usually insulated from outside noise and natural light, used by the entertainment industry for the purpose of motion picture, television, or commercial productions.

**3.3.8 TV Production Studio.** See 3.3.5, Production Studio.

## Chapter 4 Soundstages and Approved Production Facilities

**4.1 General.** This chapter shall apply to new and existing motion picture and television soundstages and approved production facilities.

**4.2 Permits.** Where required by the AHJ, a permit shall be obtained for any of the activities that follow:

- (1) Use of pyrotechnic special effects
- (2) Use of open flames
- (3) Welding
- (4) Use of flammable or combustible liquids or gases
- (5) Use of aircraft

- (6) Presence of motor vehicles within a building
- (7) Productions with live audiences
- (8)\*Change of use or change of occupancy classification

#### 4.3 Pyrotechnic Special Effects and Open Flames.

4.3.1\* The use of pyrotechnic special effects and open flames shall be subject to the approval of the AHJ.

4.3.2 When an audience is present, NFPA 1126, *Standard for the Use of Pyrotechnics Before a Proximate Audience*, shall be used to regulate any pyrotechnic use.

4.3.3 When an audience is present, NFPA 160, *Standard for the Use of Flame Effects Before an Audience*, shall be used to regulate any flame effects use.

#### 4.4 Standby Fire Personnel.

4.4.1 Where required by the AHJ standby fire personnel shall be provided for soundstages and approved production facilities where pyrotechnic special effects are used.

4.4.2 **Other Hazards.** Standby fire personnel shall be provided for hazardous operations, other than pyrotechnic special effects, as required by the AHJ on a case-by-case basis.

#### 4.5 Decorative Materials.

4.5.1 Foamed plastic materials used for decorative purposes, scenery, sets, or props shall have a maximum heat release rate of 100 kW where tested in accordance with UL 1975, *Standard for Fire Tests for Foamed Plastics Used for Decorative Purposes*.

4.5.2 Combustible drapes, drops, and any other similar combustible hanging or vertically placed material shall be maintained in a flame-retardant condition.

4.5.3 Cut greens shall be treated with an approved or listed fire retardant, and the process shall be repeated as often as necessary to maintain its effectiveness.

#### 4.6 Smoking.

4.6.1 Smoking shall be prohibited on soundstages and in approved production facilities unless otherwise provided in 4.6.2 or 4.6.3.

4.6.2 Smoking shall be permitted when it is a necessary part of a performance, and only when the smoker is a member of the cast.

4.6.3 Except where prohibited by the AHJ, smoking shall be permitted where all of the following conditions are met:

- (1) The smoking area is outdoors.
- (2) Hazardous materials are not present.
- (3) Approved ash trays or receivers are provided.

#### 4.7 Structural Loads.

4.7.1 Approved production facilities and soundstages shall be designed, constructed, or altered to sustain all collateral dead loads and other loads specified in the local building code.

4.7.2 Where the anticipated loads exceed those specified in the local building code for the purpose of suspending sets, ceilings, backings, and other heavy production set pieces, the building shall be designed and constructed for the additional loads.

#### 4.8 Electrical Requirements.

4.8.1 Electrical equipment shall be in accordance with NFPA 70, *National Electrical Code*.

4.8.2\* Soundstages and approved production facilities shall be provided with a minimum of 35 W/ft<sup>2</sup> (377 W/m<sup>2</sup>) dedicated for production lighting and power.

4.8.3 The electrical distribution equipment used shall comply with UL 1640, *Standard for Portable Power-Distribution Equipment*, and the provisions of Article 530 of NFPA 70, *National Electrical Code*.

4.8.4 The wiring method to electrical distribution equipment shall comply with the provisions of Article 530 of NFPA 70, *National Electrical Code*.

4.8.5 The location of portable, mobile, or stationary power-generating equipment shall be subject to the approval of the AHJ.

4.8.6 Exterior penetrations shall be located near the predesignated location for portable and mobile power-generating equipment.

4.8.7 Auxiliary power cables supplied from mobile generators or adjacent buildings shall not be routed through fire-rated windows and doors.

4.8.8 Portable feeder cables shall be permitted to temporarily penetrate fire-rated walls, floors, or ceilings provided that all of the following apply:

- (1) The opening is of noncombustible material.
- (2) When in use, the penetration is sealed with a temporary seal of a listed firestop material.
- (3) When not in use, the opening shall be capped with a material of equivalent fire rating. [70:530.18(C)]

4.8.9 Where the penetration utilizes a conduit, metal-threaded caps shall be attached to the pipe by means of chain or cable and shall effectively cap the conduit when not in use.

4.8.10 The lighting equipment used shall comply with UL 1573, *Standard for Stage and Studio Luminaires and Connector Strips*, and the provisions of Article 530 of NFPA 70, *National Electrical Code*.

4.9 **Fire Department Access.** Fire department access shall be maintained as required by the AHJ.

#### 4.10 Means of Egress.

4.10.1 Means of egress shall be in accordance with NFPA 101, *Life Safety Code*, unless otherwise modified by 4.10.2 through 4.10.6.

4.10.2 The maximum travel distance to an exit within the soundstage shall be 150 ft (45 m).

4.10.3 Soundstages and approved production facilities shall have an aisle along the perimeter of the soundstage or facility as approved by the AHJ unless otherwise provided in 4.10.3.2.

4.10.3.1 A clear unobstructed aisle height of 7 ft (2.1 m) shall be maintained.

4.10.3.2 A soundstage or approved production facility with a gross area not exceeding 1500 ft<sup>2</sup> (139 m<sup>2</sup>) shall be exempt from the perimeter aisle requirement of 4.10.3 provided there is a minimum of two means of egress.

4.10.4 Emergency lighting shall be provided for the means of egress in accordance with NFPA 101, *Life Safety Code*.

4.10.5 Any door in a required means of egress from an area having an occupant load of 100 or more persons shall be permitted to be provided with a latch or lock only if it is panic hardware or fire exit hardware.

**4.10.6** Means of egress shall be kept clear of obstructions and tripping hazards.

#### **4.11 Fire Protection.**

##### **4.11.1 Extinguishment Requirements.**

**4.11.1.1** Existing soundstages and existing approved production facilities equipped with automatic sprinkler systems shall maintain those systems in accordance with NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*.

**4.11.1.2** A new soundstage or new approved production facility shall be equipped with an approved, supervised automatic sprinkler system.

**4.11.1.3** The automatic sprinkler system required by 4.11.1.2 shall be installed in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*, unless otherwise provided in 4.11.1.3.1 or 4.11.1.3.2.

**4.11.1.3.1\*** The requirements of NFPA 13 prohibiting obstructions to sprinkler discharge shall not be applicable if approved mitigation is employed.

**4.11.1.3.2\*** The requirements of NFPA 13 prohibiting obstructions to sprinkler discharge shall not be applicable if the building sprinkler system meets the design criteria for Extra Hazard, Group 2.

**4.11.1.4** The automatic sprinkler system required by 4.11.1.2 shall be maintained in accordance with NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*.

**4.11.1.5** Portable fire extinguishers shall be installed and maintained in accordance with NFPA 10, *Standard for Portable Fire Extinguishers*.

**4.11.2 Fire Alarm System.** Fire alarm system notification appliances within soundstages and approved production facilities shall be permitted to be deactivated with the approval of the AHJ during videotaping, filming, or broadcasting of programs provided the following conditions exist:

- (1) In the event of alarm system activation, notification appliances shall activate at a location that is constantly attended during the videotaping, filming, or broadcasting of programs.
- (2) The attendants of the location identified in 4.11.2(1) shall be provided with a means of communicating with the fire command center for the building, where one is provided, and with the occupants of the soundstage to initiate emergency action.
- (3) Deactivation of notification appliances shall cause activation of a visual signal at an approved location, which shall remain illuminated while notification appliances on the soundstage are deactivated.
- (4) The visual signal shall be identified by a sign that shall read, "When Illuminated, Soundstage Fire Alarm System Notification Appliances Are Deactivated."

**4.12 Air Conditioning, Heating, and Ventilating.** Air-conditioning, heating, and ventilating ductwork and related equipment shall be in good working order and in compliance with the requirements of the AHJ.

## **Chapter 5 Production Locations**

**5.1 General.** This chapter shall apply to production locations.

**5.2 Permits.** A permit shall be obtained, unless waived by the AHJ, for any of the following activities:

- (1) \*Use of the site as a production location
- (2) Use of pyrotechnic special effects
- (3) Use of open flames
- (4) Welding
- (5) Use of flammable or combustible liquids or gases
- (6) Use of aircraft
- (7) Presence of motor vehicles within a building

#### **5.3 Pyrotechnic Special Effects and Open Flames.**

**5.3.1** The use of pyrotechnic special effects and open flames shall be subject to the approval of the AHJ.

**5.3.2** When an audience is present, NFPA 1126, *Standard for the Use of Pyrotechnics Before a Proximate Audience*, shall be used to regulate any pyrotechnic use.

**5.3.3** When an audience is present, NFPA 160, *Standard for the Use of Flame Effects Before an Audience*, shall be used to regulate any flame effects use.

#### **5.4 Standby Fire Personnel.**

**5.4.1 Pyrotechnics.** Standby fire personnel shall be required for production locations where pyrotechnic special effects are used, unless otherwise waived by the AHJ.

**5.4.2 Other Hazards.** Standby fire personnel shall be provided for hazardous operations, other than pyrotechnic special effects, as required by the AHJ on a case-by-case basis.

**5.5 Foamed Plastic Materials.** Foamed plastic materials used for decorative purposes, scenery, sets, or props shall have a maximum heat release rate of 100 kW where tested in accordance with UL 1975, *Standard for Fire Tests for Foamed Plastics Used for Decorative Purposes*.

#### **5.6 Smoking.**

**5.6.1** Smoking shall be prohibited in production location buildings unless otherwise provided in 5.6.2 or 5.6.3.

**5.6.2** Smoking shall be permitted when it is a necessary part of a performance, and only when the smoker is a member of the cast.

**5.6.3** Except where prohibited by the AHJ, smoking shall be permitted where all of the following conditions are met:

- (1) The smoking area is outdoors.
- (2) Hazardous materials are not present.
- (3) Approved ash trays or receivers are provided.

#### **5.7 Structural Loads.**

**5.7.1** Sets, scenery, and other equipment shall not impact the structural integrity of existing buildings.

**5.7.2** Additional loads applied onto the building shall require the approval of the AHJ.

#### **5.8 Electrical Requirements.**

**5.8.1** Electrical power connections made to the site electrical service shall be made by an approved electrician under permit from the AHJ.

**5.8.2** Portable cables shall be positioned to allow for emergency egress as approved by the AHJ.

**5.8.3\*** Auxiliary power cables supplied from mobile generators or adjacent buildings shall be permitted to be routed through fire-rated windows and doors with the approval of the AHJ.

**5.9\* Fire Department Access.** Fire department access shall be maintained as required by the AHJ.

**5.10\* Means of Egress.** The production location shall be provided with means of egress appropriate for the intended use as approved by the AHJ.

**5.11 Fire Protection.**

**5.11.1\*** Building areas used as production locations shall be designed, constructed, and maintained to protect the occupants not intimate with the initial fire development for the time needed to evacuate, relocate, or defend in place.

**5.11.2** Where an automatic sprinkler system is provided for compliance with 5.11.1, the automatic sprinkler system shall be installed in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*, unless otherwise provided in 5.11.4 or 5.11.5.

**5.11.3** In any production location building protected by an existing automatic sprinkler system, where solid- or hard-ceiling sets or platforms are introduced and create an obstruction to sprinkler discharge, the provisions of 5.11.4 or 5.11.5 shall be met.

**5.11.4\*** The requirements of NFPA 13, *Standard for the Installation of Sprinkler Systems*, prohibiting obstructions to sprinkler discharge shall not be applicable if approved mitigation is employed.

**5.11.5\*** The requirements of NFPA 13, *Standard for the Installation of Sprinkler Systems*, prohibiting obstructions to sprinkler discharge shall not be applicable if the building sprinkler system meets the design criteria for Extra Hazard, Group 2.

**5.11.6** Automatic sprinkler systems, where provided, shall be maintained in accordance with NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*.

**5.11.7** Portable fire extinguishers shall be provided as required by the AHJ.

## Chapter 6 Operating Features

**6.1 Waste or Refuse.** Waste or refuse shall not be allowed to accumulate in any area or in any manner that creates a fire hazard.

**6.2 Flammable or Combustible Liquids.**

**6.2.1** Use of flammable or combustible liquids shall be in accordance with one of the following codes, unless otherwise permitted by 6.2.2:

- (1) NFPA 30, *Flammable and Combustible Liquids Code*
- (2) NFPA 58, *Liquefied Petroleum Gas Code*

**6.2.2** Approved flammable or combustible liquids and liquefied petroleum gases used for special effects shall be permitted.

**6.3 Welding.** Welding shall be in accordance with NFPA 51, *Standard for the Design and Installation of Oxygen-Fuel Gas Systems*

*for Welding, Cutting, and Allied Processes*, and NFPA 51B, *Standard for Fire Prevention During Welding, Cutting, and Other Hot Work*.

**6.4\* Audience Life Safety.** When an audience is present during productions, provisions for life safety and means of egress shall be subject to the approval of the AHJ.

**6.5 Emergency Services Notification.** The production company shall provide a procedure acceptable to the AHJ for notifying the public emergency services of emergency incidents.

## Annex A Explanatory Material

*Annex A is not a part of the requirements of this NFPA document but is included for informational purposes only. This annex contains explanatory material, numbered to correspond with the applicable text paragraphs.*

**A.1.1.1** The entertainment industry occasionally depicts actions, situations, equipment installations, or construction that are violations of recommended standards and codes but do not reflect actual entertainment industry safety practices.

**A.2.1** The Motion Picture and Television Industry Committee recognizes that it is sometimes not practical to continually upgrade existing buildings or installations to comply with all the requirements of the referenced publications.

**A.3.2.1 Approved.** The National Fire Protection Association does not approve, inspect, or certify any installations, procedures, equipment, or materials; nor does it approve or evaluate testing laboratories. In determining the acceptability of installations, procedures, equipment, or materials, the authority having jurisdiction may base acceptance on compliance with NFPA or other appropriate standards. In the absence of such standards, said authority may require evidence of proper installation, procedure, or use. The authority having jurisdiction may also refer to the listings or labeling practices of an organization that is concerned with product evaluations and is thus in a position to determine compliance with appropriate standards for the current production of listed items.

**A.3.2.2 Authority Having Jurisdiction (AHJ).** The phrase "authority having jurisdiction," or its acronym AHJ, is used in NFPA documents in a broad manner, since jurisdictions and approval agencies vary, as do their responsibilities. Where public safety is primary, the authority having jurisdiction may be a federal, state, local, or other regional department or individual such as a fire chief; fire marshal; chief of a fire prevention bureau, labor department, or health department; building official; electrical inspector; or others having statutory authority. For insurance purposes, an insurance inspection department, rating bureau, or other insurance company representative may be the authority having jurisdiction. In many circumstances, the property owner or his or her designated agent assumes the role of the authority having jurisdiction; at government installations, the commanding officer or departmental official may be the authority having jurisdiction.

**A.3.2.4 Listed.** The means for identifying listed equipment may vary for each organization concerned with product evaluation; some organizations do not recognize equipment as listed unless it is also labeled. The authority having jurisdiction should utilize the system employed by the listing organization to identify a listed product.

**A.4.2(8)** An example of a *change of use* would be a soundstage with audience facilities for 50 persons being used for a preview

party for 500 persons. An example of a *change of occupancy classification* would be a soundstage without audience facilities being used for a preview party for 500 persons.

**A.4.3.1** Particular attention needs to be given to combustible materials used in close proximity to pyrotechnic and open-flame special effects. On-site verification of the fire retardant properties of set components, furnishings, props, and other combustible materials is essential to ensure the safety of pyrotechnic and open-flame special effects. The provisions of Section 4.5 address the need to render drapes, greens, foamed plastics, and other combustible materials fire retardant.

A comprehensive safety meeting should be conducted to define the intended scope of a special effect and establish appropriate safe areas. The safe areas need to be sized in consideration of the variable predictability of the materials used in the special effect. The safety meeting should include the participation of all persons who will be present during the special effect. The meeting discussion should also include consideration of the following:

- (1) Conducting a test in an approved location of all devices and materials intended to be used in the special effect
- (2) Excluding nonessential persons from the area of the effect until special effects personnel and a representative of the AHJ declare the area to be safe
- (3) Evaluating the potential impact of the special effect on the uninvolved public
- (4) Establishing an emergency plan that includes initial actions to take if the special effect exceeds its intended size, intensity, or duration
- (5) Maintaining safe escape routes from the special effects area
- (6) Developing methods of communication to be used during the special effect
- (7) Identifying the individuals authorized to require that emergency actions be taken
- (8) Specifying the licensing requirements for the individuals initiating the special effect
- (9) Specifying the clothing to be worn by all special effects and safety personnel
- (10) Evaluating the assignments and required abilities of all special effects and safety personnel
- (11) Assigning the appropriate number of safety personnel to implement the plan
- (12) Determining adequate and appropriate fire protection tailored to the materials used
- (13) Establishing primary and backup methods of requesting additional fire suppression resources
- (14) Identifying a definitive point when the special effect is complete

**A.4.8.2** This requirement does not prohibit the use of mobile generators for auxiliary power.

**A.4.11.1.3.1** Paragraphs 4.11.1.3.1 and 4.11.1.3.2 recognize motion picture and television industry practices that require sets to change constantly and that sets are "temporary" construction not subject to building codes or standards. Solid ceilings that obstruct the stage sprinklers are "flown" (moved) in or out to permit special shooting angles or lighting requirements, often on a scene-by-scene basis. With temporary walls and ceilings, it would be impractical to install a sprinkler system in a constantly changing structure. Therefore, one or more of the following mitigation techniques should be used to compensate for the areas shielded from sprinkler spray by solid or hard ceilings or platforms:

- (1) Approved and listed heat detectors or smoke detectors can be installed beneath such solid or hard ceilings in excess of 600 ft<sup>2</sup> (55.7 m<sup>2</sup>) in area and platforms in excess of 600 ft<sup>2</sup> (55.7 m<sup>2</sup>) in area and 3 ft (0.9 m) in height. Detectors should be connected to an approved and listed central, proprietary, or remote station service or to a local alarm that will provide an audible signal (i.e., a bell or horn) at a constantly attended location. The detector system, including the alarm panel, is defined as a portable system because it is intended to be reinstalled when platforms or sets are changed. The detectors that are secured to standard outlet boxes and the listed fire alarm panels can be temporarily supported by sets, platforms, or pedestals. Spacing of detectors should be per manufacturers' requirements.
- (2) The ceiling can be positioned to allow for the operation of the building's automatic fire sprinkler system after videotaping, filming, or broadcasting of programs has been completed for the day.
- (3) A fire watch should be provided when the set is not in use.
- (4) No combustible materials should be stored under any platforms. Consideration should be given to secure such covered areas with screen wire or other materials that will permit visual inspection and emergency access.
- (5) Approved/listed fire retardants can be applied beneath combustible platforms.
- (6) Approved/listed fire retardants can be applied to scenery, props, framework and deck of combustible platforms, and the hard-ceilings of combustible sets.

**A.4.11.1.3.2** See A.4.11.1.3.1.

**A.5.2(1)** The AHJ might waive the production location permit provided the AHJ is notified that the site is to be used as a production location.

**A.5.8.3** The AHJ might approve the routing of power cables through fire-rated windows or doors if standby fire personnel or other approved safeguards are provided during such periods.

**A.5.9** The AHJ, when granting a permit to a production company to film on location should consider the placement of the support equipment. Typically, the production support vehicles are numerous, and unregulated placement of these vehicles could impede emergency access or egress. Additionally, the types of support vehicles need to be arranged so that a hazardous operation (e.g., fueling or special effects) is distant from sources of ignition and crew gathering areas (e.g., catering locations). The location permit should include a plot plan so the AHJ can adequately assess potential problems.

**A.5.10** Where a production company films *on location*, such activity might interfere with, or prevent, the normal use of the facility or area. As such, the facility being occupied as a production location is often used for a purpose different from that of its normal use. Where the production company filming causes the facility or area to curtail normal operations, the facility should not be required to meet the life safety provisions applicable to the normal occupancy. Rather, life safety features should be maintained consistent with provisions required for the temporary use. For example, consider a single story assembly occupancy building with occupant load of 600 persons that has three exits for compliance with the provision of NFPA 101, *Life Safety Code*, that requires a minimum of three exits where the occupant load of a floor exceeds 500 persons. The assembly occupancy building is used as a production location for a total of 200 persons. The production crew presents,

for approval of the AHJ, a plan to block off one of the three exits while maintaining compliance with the requirements for egress width, travel distance, common path of travel, and dead-end corridors. The AHJ approves the proposed means of egress as appropriate for the intended use as required by 5.10.

**A.5.11.1** The phrase "intimate with the initial fire development" refers to the person(s) at the ignition source or first materials burning, not to all persons within the same room or area.

The occupant protection requirement of 5.11.1 is the same as that required for all occupancies by NFPA 101, *Life Safety Code*. The activities associated with filming at a production location without an audience are characteristic of the occupancy classification of industrial occupancy. Industrial occupancies are not required by NFPA 101 to be sprinklered. The objective of protecting occupants not intimate with the initial fire development for the time needed to evacuate, relocate, or defend in place is accomplished for industrial occupancies by prescriptive provisions not dependent on sprinkler protection.

Where production location filming occurs in a building area not provided with the life safety systems required for industrial occupancies (e.g., in a tower with a single means of egress provided by an unenclosed stair), sprinklers, a fire alarm system, or other mitigation techniques acceptable to the AHJ will need to be employed for compliance with 5.11.1. Where sprinklers are provided, see 5.11.2 and 5.11.6.

**A.5.11.4** See A.4.11.1.3.1.

**A.5.11.5** See A.4.11.1.3.1.

**A.6.4** Special attention should be focused on any possible obstructions to the means of egress. The means of egress and the marking of it might be confusing to the audience due to the numerous bright lights, scenery, video and film cameras, and other equipment in and around the soundstage.

## Annex B Informational References

**B.1 Referenced Publications.** The documents or portions thereof listed in this annex are referenced within the informational sections of this standard and are not part of the requirements of this document unless also listed in Chapter 2 for other reasons.

**B.1.1 NFPA Publications.** National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02169-7471.

NFPA 101®, *Life Safety Code*®, 2006 edition.

**B.2 Informational References. (Reserved)**

**B.3 References for Extracts in Informational Sections. (Reserved)**

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8/21/2009

#### LIST OF DEFICIENCIES

1. Illuminated exit lights @ 3 locations
2. Knox box installed w/ master keys
3. Current tags on all fire extinguishers
4. Door closures on exit doors
5. Pull stations installed @ exits
6. Labels on fire alarm panel ( monitoring company w/ contact info.)
7. Floor plan layout posted @ fire alarm panel.
8. Address on the front of the building
9. Access to boiler room—Door stuck shut

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## **NFPA® 140**

### **Standard on**

## **Motion Picture and Television Production Studio Soundstages, Approved Production Facilities, and Production Locations**

### **2008 Edition**

This edition of NFPA 140, *Standard on Motion Picture and Television Production Studio Soundstages, Approved Production Facilities, and Production Locations*, was prepared by the Technical Committee on Motion Picture and Television Industry. It was issued by the Standards Council on December 11, 2007, with an effective date of December 31, 2007, and supersedes all previous editions.

This edition of NFPA 140 was approved as an American National Standard on December 31, 2007.

### **Origin and Development of NFPA 140**

The 1999 edition of NFPA 140, *Standard on Motion Picture and Television Production Studio Soundstages and Approved Production Facilities*, was the first standard developed by the Technical Committee on Motion Picture and Television Industry. It closely paralleled a standard in effect in the state of California.

The 2004 edition incorporated minor reformatting mandated by the *Manual of Style for NFPA Technical Committee Documents*.

The 2008 edition was expanded to include requirements for production locations (i.e., “shooting on location”), and the title was changed to reflect that inclusion.

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NFPA 30, *Flammable and Combustible Liquids Code*, 2008 edition.

NFPA 51, *Standard for the Design and Installation of Oxygen-Fuel Gas Systems for Welding, Cutting, and Allied Processes*, 2007 edition.

NFPA 51B, *Standard for Fire Prevention During Welding, Cutting, and Other Hot Work*, 2003 edition.

NFPA 58, *Liquefied Petroleum Gas Code*, 2008 edition.

NFPA 70<sup>TM</sup>, *National Electrical Code*<sup>®</sup>, 2008 edition.

NFPA 101<sup>®</sup>, *Life Safety Code*<sup>®</sup>, 2006 edition.

NFPA 160, *Standard for the Use of Flame Effects Before an Audience*, 2006 edition.

NFPA 1126, *Standard for the Use of Pyrotechnics Before a Proximate Audience*, 2006 edition.

### 2.3 Other Publications.

**2.3.1 UL Publications.** Underwriters Laboratories Inc., 333 Pfingsten Road, Northbrook, IL 60062-2096.

UL 1573, *Standard for Stage and Studio Luminares and Connector Strips*, 2003.

UL 1640, *Standard for Portable Power-Distribution Equipment*, 2004.

UL 1975, *Standard for Fire Tests for Foamed Plastics Used for Decorative Purposes*, 1996.

### 2.3.2 Other Publications.

*Merriam-Webster's Collegiate Dictionary*, 11th edition, Merriam-Webster, Inc., Springfield, MA, 2003.

### 2.4 References for Extracts in Mandatory Sections.

NFPA 70<sup>TM</sup>, *National Electrical Code*<sup>®</sup>, 2008 edition.

NFPA 101<sup>®</sup>, *Life Safety Code*<sup>®</sup>, 2006 edition.

## Chapter 3 Definitions

**3.1 General.** The definitions contained in this chapter shall apply to the terms used in this standard. Where terms are not defined in this chapter or within another chapter, they shall be defined using their ordinarily accepted meanings within the context in which they are used. *Merriam-Webster's Collegiate Dictionary*, 11th edition, shall be the source for the ordinarily accepted meaning.

### 3.2 NFPA Official Definitions.

**3.2.1\* Approved.** Acceptable to the authority having jurisdiction.

**3.2.2\* Authority Having Jurisdiction (AHJ).** An organization, office, or individual responsible for enforcing the requirements of a code or standard, or for approving equipment, materials, an installation, or a procedure.

**3.2.3 Labeled.** Equipment or materials to which has been attached a label, symbol, or other identifying mark of an organization that is acceptable to the authority having jurisdiction and concerned with product evaluation, that maintains periodic inspection of production of labeled equipment or materials, and by whose labeling the manufacturer indicates compliance with appropriate standards or performance in a specified manner.

**3.2.4\* Listed.** Equipment, materials, or services included in a list published by an organization that is acceptable to the authority having jurisdiction and concerned with evaluation of

products or services, that maintains periodic inspection of production of listed equipment or materials or periodic evaluation of services, and whose listing states that either the equipment, material, or service meets appropriate designated standards or has been tested and found suitable for a specified purpose.

**3.2.5 Shall.** Indicates a mandatory requirement.

**3.2.6 Should.** Indicates a recommendation or that which is advised but not required.

**3.2.7 Standard.** A document, the main text of which contains only mandatory provisions using the word "shall" to indicate requirements and which is in a form generally suitable for mandatory reference by another standard or code or for adoption into law. Nonmandatory provisions shall be located in an appendix or annex, footnote, or fine-print note and are not to be considered a part of the requirements of a standard.

### 3.3 General Definitions.

**3.3.1 Approved Production Facility.** An existing building, portion of a building, or group of buildings renovated, modified, or reconstructed for use by the entertainment industry and approved by the authority having jurisdiction for the purposes of motion picture, television, or commercial production.

**3.3.2 Motion Picture Production Studio.** See 3.3.5, Production Studio.

**3.3.3 Platform.** The raised area within a building used for the presentation of music, plays, or other entertainment. [101,2006]

**3.3.4 Production Location.** Any site other than a soundstage or approved production facility used for the purpose of motion picture, television, or commercial production.

**3.3.5 Production Studio.** A building, a portion of a building, or a group of buildings designed and constructed for use by the entertainment industry for the purpose of motion picture, television, or commercial productions, or broadcasting television programs utilizing a soundstage.

**3.3.6 Set.** A structure built or assembled for the purpose of motion picture, television, or commercial productions.

**3.3.7 Soundstage.** A building or a portion of a building, usually insulated from outside noise and natural light, used by the entertainment industry for the purpose of motion picture, television, or commercial productions.

**3.3.8 TV Production Studio.** See 3.3.5, Production Studio.

## Chapter 4 Soundstages and Approved Production Facilities

**4.1 General.** This chapter shall apply to new and existing motion picture and television soundstages and approved production facilities.

**4.2 Permits.** Where required by the AHJ, a permit shall be obtained for any of the activities that follow:

- (1) Use of pyrotechnic special effects
- (2) Use of open flames
- (3) Welding
- (4) Use of flammable or combustible liquids or gases
- (5) Use of aircraft

**4.10.6** Means of egress shall be kept clear of obstructions and tripping hazards.

#### **4.11 Fire Protection.**

##### **4.11.1 Extinguishment Requirements.**

**4.11.1.1** Existing soundstages and existing approved production facilities equipped with automatic sprinkler systems shall maintain those systems in accordance with NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*.

**4.11.1.2** A new soundstage or new approved production facility shall be equipped with an approved, supervised automatic sprinkler system.

**4.11.1.3** The automatic sprinkler system required by 4.11.1.2 shall be installed in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*, unless otherwise provided in 4.11.1.3.1 or 4.11.1.3.2.

**4.11.1.3.1\*** The requirements of NFPA 13 prohibiting obstructions to sprinkler discharge shall not be applicable if approved mitigation is employed.

**4.11.1.3.2\*** The requirements of NFPA 13 prohibiting obstructions to sprinkler discharge shall not be applicable if the building sprinkler system meets the design criteria for Extra Hazard, Group 2.

**4.11.1.4** The automatic sprinkler system required by 4.11.1.2 shall be maintained in accordance with NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*.

**4.11.1.5** Portable fire extinguishers shall be installed and maintained in accordance with NFPA 10, *Standard for Portable Fire Extinguishers*.

**4.11.2 Fire Alarm System.** Fire alarm system notification appliances within soundstages and approved production facilities shall be permitted to be deactivated with the approval of the AHJ during videotaping, filming, or broadcasting of programs provided the following conditions exist:

- (1) In the event of alarm system activation, notification appliances shall activate at a location that is constantly attended during the videotaping, filming, or broadcasting of programs.
- (2) The attendants of the location identified in 4.11.2(1) shall be provided with a means of communicating with the fire command center for the building, where one is provided, and with the occupants of the soundstage to initiate emergency action.
- (3) Deactivation of notification appliances shall cause activation of a visual signal at an approved location, which shall remain illuminated while notification appliances on the soundstage are deactivated.
- (4) The visual signal shall be identified by a sign that shall read, "When Illuminated, Soundstage Fire Alarm System Notification Appliances Are Deactivated."

**4.12 Air Conditioning, Heating, and Ventilating.** Air-conditioning, heating, and ventilating ductwork and related equipment shall be in good working order and in compliance with the requirements of the AHJ.

## **Chapter 5 Production Locations**

**5.1 General.** This chapter shall apply to production locations.

**5.2 Permits.** A permit shall be obtained, unless waived by the AHJ, for any of the following activities:

- (1)\*Use of the site as a production location
- (2) Use of pyrotechnic special effects
- (3) Use of open flames
- (4) Welding
- (5) Use of flammable or combustible liquids or gases
- (6) Use of aircraft
- (7) Presence of motor vehicles within a building

##### **5.3 Pyrotechnic Special Effects and Open Flames.**

**5.3.1** The use of pyrotechnic special effects and open flames shall be subject to the approval of the AHJ.

**5.3.2** When an audience is present, NFPA 1126, *Standard for the Use of Pyrotechnics Before a Proximate Audience*, shall be used to regulate any pyrotechnic use.

**5.3.3** When an audience is present, NFPA 160, *Standard for the Use of Flame Effects Before an Audience*, shall be used to regulate any flame effects use.

##### **5.4 Standby Fire Personnel.**

**5.4.1 Pyrotechnics.** Standby fire personnel shall be required for production locations where pyrotechnic special effects are used, unless otherwise waived by the AHJ.

**5.4.2 Other Hazards.** Standby fire personnel shall be provided for hazardous operations, other than pyrotechnic special effects, as required by the AHJ on a case-by-case basis.

**5.5 Foamed Plastic Materials.** Foamed plastic materials used for decorative purposes, scenery, sets, or props shall have a maximum heat release rate of 100 kW where tested in accordance with UL 1975, *Standard for Fire Tests for Foamed Plastics Used for Decorative Purposes*.

##### **5.6 Smoking.**

**5.6.1** Smoking shall be prohibited in production location buildings unless otherwise provided in 5.6.2 or 5.6.3.

**5.6.2** Smoking shall be permitted when it is a necessary part of a performance, and only when the smoker is a member of the cast.

**5.6.3** Except where prohibited by the AHJ, smoking shall be permitted where all of the following conditions are met:

- (1) The smoking area is outdoors.
- (2) Hazardous materials are not present.
- (3) Approved ash trays or receivers are provided.

##### **5.7 Structural Loads.**

**5.7.1** Sets, scenery, and other equipment shall not impact the structural integrity of existing buildings.

**5.7.2** Additional loads applied onto the building shall require the approval of the AHJ.

##### **5.8 Electrical Requirements.**

**5.8.1** Electrical power connections made to the site electrical service shall be made by an approved electrician under permit from the AHJ.

party for 500 persons. An example of a *change of occupancy classification* would be a soundstage without audience facilities being used for a preview party for 500 persons.

**A.4.3.1** Particular attention needs to be given to combustible materials used in close proximity to pyrotechnic and open-flame special effects. On-site verification of the fire retardant properties of set components, furnishings, props, and other combustible materials is essential to ensure the safety of pyrotechnic and open-flame special effects. The provisions of Section 4.5 address the need to render drapes, greens, foamed plastics, and other combustible materials fire retardant.

A comprehensive safety meeting should be conducted to define the intended scope of a special effect and establish appropriate safe areas. The safe areas need to be sized in consideration of the variable predictability of the materials used in the special effect. The safety meeting should include the participation of all persons who will be present during the special effect. The meeting discussion should also include consideration of the following:

- (1) Conducting a test in an approved location of all devices and materials intended to be used in the special effect
- (2) Excluding nonessential persons from the area of the effect until special effects personnel and a representative of the AHJ declare the area to be safe
- (3) Evaluating the potential impact of the special effect on the uninvolved public
- (4) Establishing an emergency plan that includes initial actions to take if the special effect exceeds its intended size, intensity, or duration
- (5) Maintaining safe escape routes from the special effects area
- (6) Developing methods of communication to be used during the special effect
- (7) Identifying the individuals authorized to require that emergency actions be taken
- (8) Specifying the licensing requirements for the individuals initiating the special effect
- (9) Specifying the clothing to be worn by all special effects and safety personnel
- (10) Evaluating the assignments and required abilities of all special effects and safety personnel
- (11) Assigning the appropriate number of safety personnel to implement the plan
- (12) Determining adequate and appropriate fire protection tailored to the materials used
- (13) Establishing primary and backup methods of requesting additional fire suppression resources
- (14) Identifying a definitive point when the special effect is complete

**A.4.8.2** This requirement does not prohibit the use of mobile generators for auxiliary power.

**A.4.11.1.3.1** Paragraphs 4.11.1.3.1 and 4.11.1.3.2 recognize motion picture and television industry practices that require sets to change constantly and that sets are “temporary” construction not subject to building codes or standards. Solid ceilings that obstruct the stage sprinklers are “flown” (moved) in or out to permit special shooting angles or lighting requirements, often on a scene-by-scene basis. With temporary walls and ceilings, it would be impractical to install a sprinkler system in a constantly changing structure. Therefore, one or more of the following mitigation techniques should be used to compensate for the areas shielded from sprinkler spray by solid or hard ceilings or platforms:

- (1) Approved and listed heat detectors or smoke detectors can be installed beneath such solid or hard ceilings in excess of 600 ft<sup>2</sup> (55.7 m<sup>2</sup>) in area and platforms in excess of 600 ft<sup>2</sup> (55.7 m<sup>2</sup>) in area and 3 ft (0.9 m) in height. Detectors should be connected to an approved and listed central, proprietary, or remote station service or to a local alarm that will provide an audible signal (i.e., a bell or horn) at a constantly attended location. The detector system, including the alarm panel, is defined as a portable system because it is intended to be reinstalled when platforms or sets are changed. The detectors that are secured to standard outlet boxes and the listed fire alarm panels can be temporarily supported by sets, platforms, or pedestals. Spacing of detectors should be per manufacturers’ requirements.
- (2) The ceiling can be positioned to allow for the operation of the building’s automatic fire sprinkler system after videotaping, filming, or broadcasting of programs has been completed for the day.
- (3) A fire watch should be provided when the set is not in use.
- (4) No combustible materials should be stored under any platforms. Consideration should be given to secure such covered areas with screen wire or other materials that will permit visual inspection and emergency access.
- (5) Approved/listed fire retardants can be applied beneath combustible platforms.
- (6) Approved/listed fire retardants can be applied to scenery, props, framework and deck of combustible platforms, and the hard-ceilings of combustible sets.

**A.4.11.1.3.2** See A.4.11.1.3.1.

**A.5.2(1)** The AHJ might waive the production location permit provided the AHJ is notified that the site is to be used as a production location.

**A.5.8.3** The AHJ might approve the routing of power cables through fire-rated windows or doors if standby fire personnel or other approved safeguards are provided during such periods.

**A.5.9** The AHJ, when granting a permit to a production company to film on location should consider the placement of the support equipment. Typically, the production support vehicles are numerous, and unregulated placement of these vehicles could impede emergency access or egress. Additionally, the types of support vehicles need to be arranged so that a hazardous operation (e.g., fueling or special effects) is distant from sources of ignition and crew gathering areas (e.g., catering locations). The location permit should include a plot plan so the AHJ can adequately assess potential problems.

**A.5.10** Where a production company films *on location*, such activity might interfere with, or prevent, the normal use of the facility or area. As such, the facility being occupied as a production location is often used for a purpose different from that of its normal use. Where the production company filming causes the facility or area to curtail normal operations, the facility should not be required to meet the life safety provisions applicable to the normal occupancy. Rather, life safety features should be maintained consistent with provisions required for the temporary use. For example, consider a single story assembly occupancy building with occupant load of 600 persons that has three exits for compliance with the provision of NFPA 101, *Life Safety Code*, that requires a minimum of three exits where the occupant load of a floor exceeds 500 persons. The assembly occupancy building is used as a production location for a total of 200 persons. The production crew presents,

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# Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: The Maine Film Studio

PROJECT ADDRESS: 235 Presumpscot St, Portland ME

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

No work to be done / change of use

**RECEIVED**

CHART/BLOCK/LOT: 421/A/5

**AUG 12 2009**

## CONTACT INFORMATION:

City of Portland  
Planning Division

### OWNER/APPLICANT

Name: John E. Seymore  
Address: 106A Exchange St  
4th floor, Portland ME  
Zip Code: 04101  
Work #: (207) 809-0099  
Cell #: (207) 409-0962  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
E-mail: jseymore@wastedmindsmedia.com

### CONSULTANT/AGENT

Name: N/A  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**AUG 21 2009**

### Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?

### Applicant's Assessment Y(yes), N(no), N/A

Y  
N  
N/A  
N  
Y  
Y  
N/A  
N  
N  
Y  
Y

### Planning Division Use Only

Y  
N  
NA  
N  
Yes  
Yes  
no  
No  
Yes  
Yes  
yes

### Planning Division Use Only

Exemption Granted ☒ <sup>with a condition</sup> Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

① If any exterior improvements are proposed at a later date, an application must be submitted for review under the Site Plan Ordinance. If the facility is expanded to adjoining buildings, additional review may be required.

Planner's Signature Barbara Garkley Date August 19, 2009

② The applicant must obtain all applicable building permits

~ Original - Planning Division ~

~ Copy - Inspections Division and Applicant ~

PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: EXEMPTIONS FROM SITE PLAN REVIEW

**Sec. 14-523. Approval required.**

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
  - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
  - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
  - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
  - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
  - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
  - g. There are no evident deficiencies in existing screening from adjoining properties; and
  - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

---

**IMPORTANT NOTICE TO APPLICANT**

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.

---

**Planning Barbara Barhydt**

August 19, 2009

Exemption for 235 Presumpscot Street

The exemption is granted with the condition that if any exterior improvements are proposed at a later date, an application must be submitted for review under the Site Plan Ordinance. If the facility is expanded to adjoining buildings, additional review may be required.

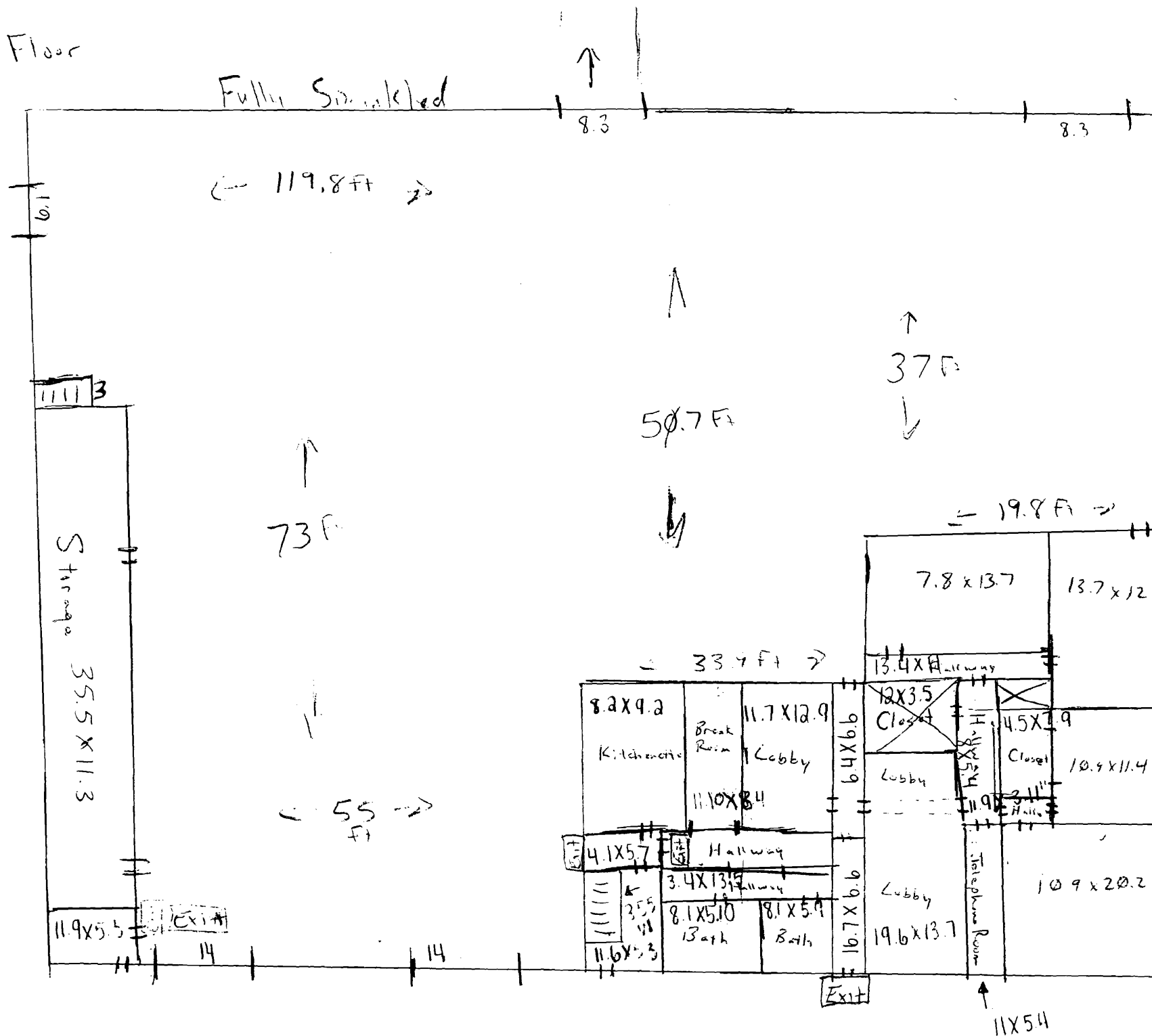
The applicant must obtain all applicable building permits.

# 235 PRESUMPCOT STREET

Property Address:	235 Presumpscot Street Portland, Maine 04103
Land Area:	2.45± acres
Size of Building:	43,458± SF
Tax Assessor's Reference:	Map: 421, Lot: 5
Current Assessed Value:	Land: \$ 241,800 Building: <u>\$1,732,200</u> Total: \$1,974,000
Real Estate Taxes:	\$33,720.16
Zoning:	Industrial (I-M)
Building Age:	1970
Construction:	pre-engineered metal building with clear span as well as columns on rear section.
Roof:	Metal
Floors:	Warehouse: Concrete
Ceiling Height:	12-22±'
Utilities:	Municipal water and sewer.
Lighting:	Fluorescent
Electrical:	480 Amp, Phase 3
Heat:	Office: Yes Warehouse: Yes
Air Conditioning:	Office: Yes

1st Floor

Fully Sprinkled





# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>235 Presumpscot St</u>		
Total Square Footage of Proposed Structure/Area <u>12,140 sq ft</u>	Square Footage of Lot <u>2.45 Acres</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>421</u> Block# <u>A</u> Lot# <u>5</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>John E Seymore</u> Address <u>2064 Exchange St. 4th fl.</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>(207) 809-0099</u>
Lessee/DBA (If Applicable) <u>AUG - 7 2009</u>	Owner (if different from Applicant) Name <u>Frank Nappi Sr</u> Address <u>615 Main St</u> City, State & Zip <u>Gorham Maine 04038</u>	Cost Of Work: \$ <u>0 30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>vacant</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>Nappi Distributors Warehouse</u> Proposed Specific use: <u>Film Production</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>n/a Work to be done</u>		
Contractor's name: <u>NA</u> Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: <u>X John E Seymore</u> Telephone: <u>207-409-6962</u> Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

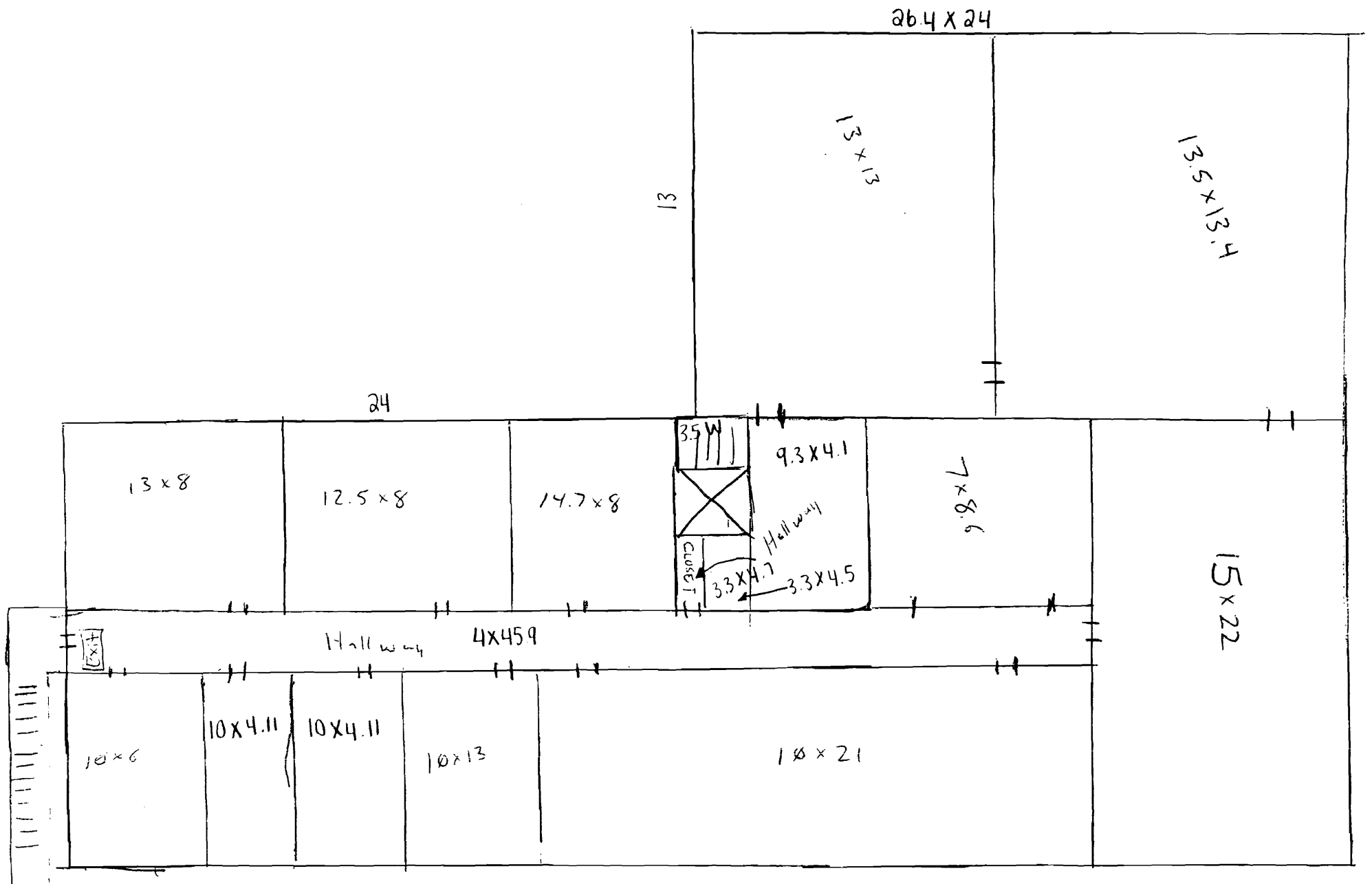
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Signature: [Signature]

Date: 08/03/09

This is not a permit; you may not commence ANY work until the permit is issue

2<sup>nd</sup> Floor



There will be no change to the existing structure. The buildings will be used as a staging area for film production. Work will include general office work, building of sets, and break down of sets. This use is consistent with the current (I-M) zone. We are a light-impact industry, related to a machine shop or wood products manufacturer. Our peak hours are from 8AM-6PM. We are looking to sound-proof the sets, which will prevent exterior noise pollution. Traffic will be minimal. During peak work approximately 15-20 persons will be at the location. This is a clean industry, which will little, if any, impact on the environment.

John E Seymore  
235 Presumpscot St  
Portland, ME 04101  
(207) 409-6962

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

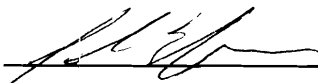
**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**  
**NOTE: There is a \$75.00 fee per inspection at this point.**


Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

08/13/09  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

08/13/09  
Date

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 09-0848	<b>Date Applied For:</b> 08/07/2009	<b>CBL:</b> 421 A005001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 235 Presumpscot St	<b>Owner Name:</b> Nappi Distributors	<b>Owner Address:</b> 615 Main St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial / Change of use from warehouse to Film Production.	<b>Proposed Project Description:</b> Change of use from warehouse to Film Production.
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/11/2009  
**Note:**      **Ok to Issue:** ☒

- 1) Any expansion into the rest of the building shall require a separate permit PRIOR to the expansion.
- 2) This use is being approved under Performance Based Uses 14-248 - Film Studio as outlined in the submitted cover letter.
- 3) Separate permits shall be required for any new signage.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 08/12/2009  
**Note:**      **Ok to Issue:** ☒

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Separate Permits shall be required for any new signage.

**Comments:**

8/11/2009-mes: The use is approved under 14-248 Performance Based Uses - they are similar to those uses that are stated in the cover letter.



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>235 Presumpscot St</u>		
Total Square Footage of Proposed Structure/Area <u>12,140 sq ft</u>	Square Footage of Lot <u>2.45 Acres</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>421</u> Block# <u>A</u> Lot# <u>5</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>John E Seymore</u> Address <u>1064 Exchange St. 4th fl.</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>(207) 809-0099</u>
Lessee/DBA (If Applicable)  <u>AUG - 7 2009</u>	Owner (if different from Applicant) Name <u>Frank Nappi Sr</u> Address <u>615 Main St</u> City, State & Zip <u>Gorham Maine 04038</u>	Cost Of Work: \$ <u>0 30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>vacant</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>Nappi Distributors Warehouse</u> Proposed Specific use: <u>Film Production</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>No work to be done</u>		
Contractor's name: <u>NA</u> Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: <u>X John E Seymore</u> Telephone: <u>207-409-6962</u> Mailing address: _____		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: [Signature]

Date: 08/03/09

**This is not a permit; you may not commence ANY work until the permit is issue**

There will be no change to the existing Structure. The buildings will be used as a staging area for film production. Work will include general office work, building of sets, and break down of sets. This use is consistent with the current (I-M) zone. We are a light-impact industry, related to a machine shop or wood products manufacturer. Our peak hours are from 8AM-6PM. We are looking to sound-proof the sets, which will prevent exterior noise pollution. Traffic will be minimal. During peak work approximately 15-20 persons will be at the location. This is a clean industry, which will little, if any, impact on the environment.

John E Seymore  
235 Presumpscot St  
Portland, ME 04101  
(207) 409-6962

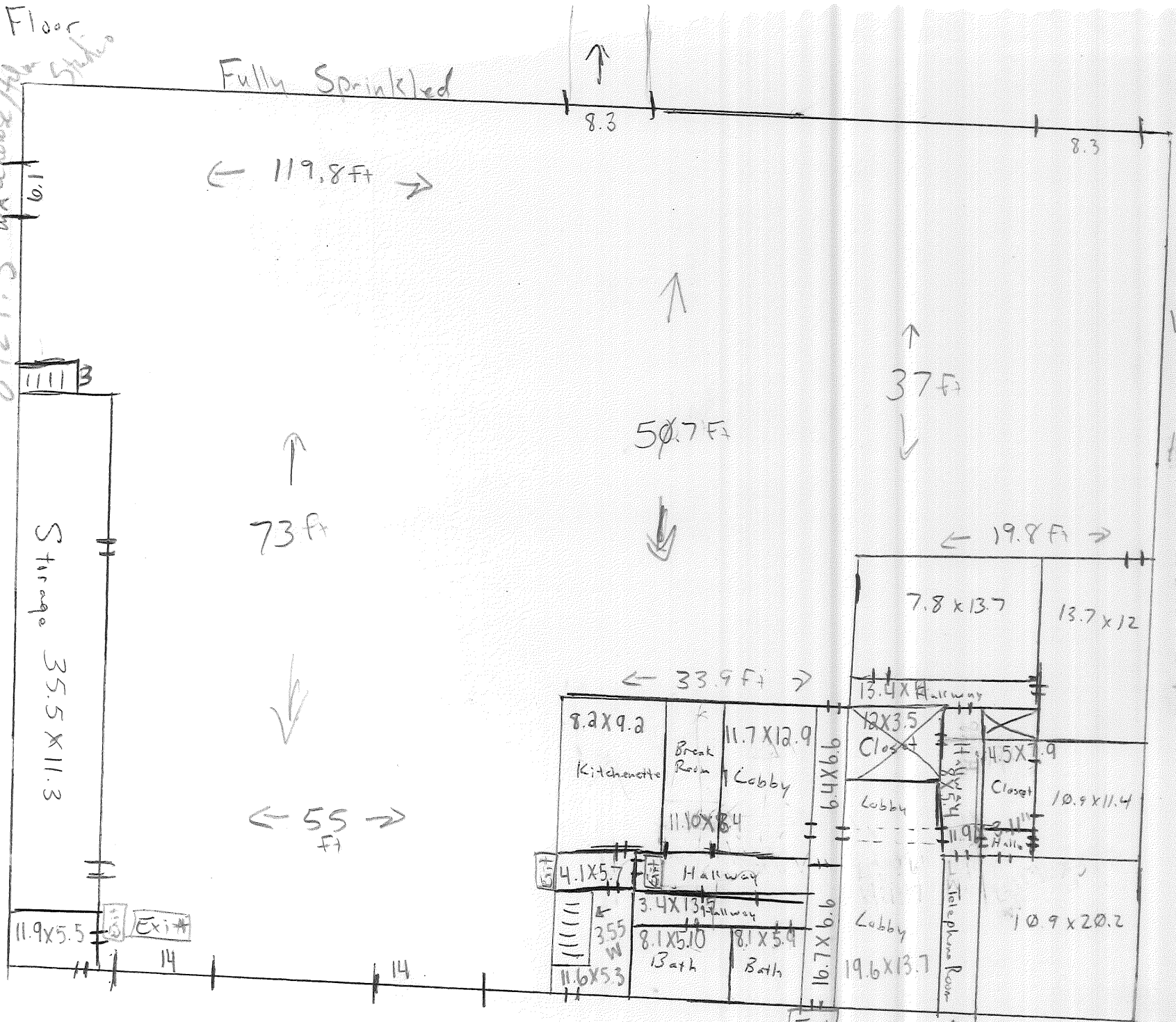
# 235 PRESUMPCOT STREET

<b>Property Address:</b>	235 Presumpscot Street Portland, Maine 04103
<b>Land Area:</b>	2.45± acres
<b>Size of Building:</b>	43,458± SF
<b>Tax Assessor's Reference:</b>	Map: 421, Lot: 5
<b>Current Assessed Value:</b>	Land: \$ 241,800 Building: <u>\$1,732,200</u> Total: \$1,974,000
<b>Real Estate Taxes:</b>	\$33,720.16
<b>Zoning:</b>	Industrial (I-M)
<b>Building Age:</b>	1970
<b>Construction:</b>	pre-engineered metal building with clear span as well as columns on rear section.
<b>Roof:</b>	Metal
<b>Floors:</b>	Warehouse: Concrete
<b>Ceiling Height:</b>	12-22±'
<b>Utilities:</b>	Municipal water and sewer.
<b>Lighting:</b>	Fluorescent
<b>Electrical:</b>	480 Amp, Phase 3
<b>Heat:</b>	Office: Yes Warehouse: Yes
<b>Air Conditioning:</b>	Office: Yes

$$73 \times 119.8 = 8745.40$$

$$- 615.90 \text{ off } 8129.5$$

St Floor  
Sprink



$$13.7 \times 19.8 = 271.26$$

$$16.9 \times 34.6 = 344.44$$

$$271.26 + 344.44 = 615.90$$

2<sup>nd</sup> Floor

$$8129.5 \div 1,000 = 8 \text{ PKg reg} + 3 \text{ PKg}$$

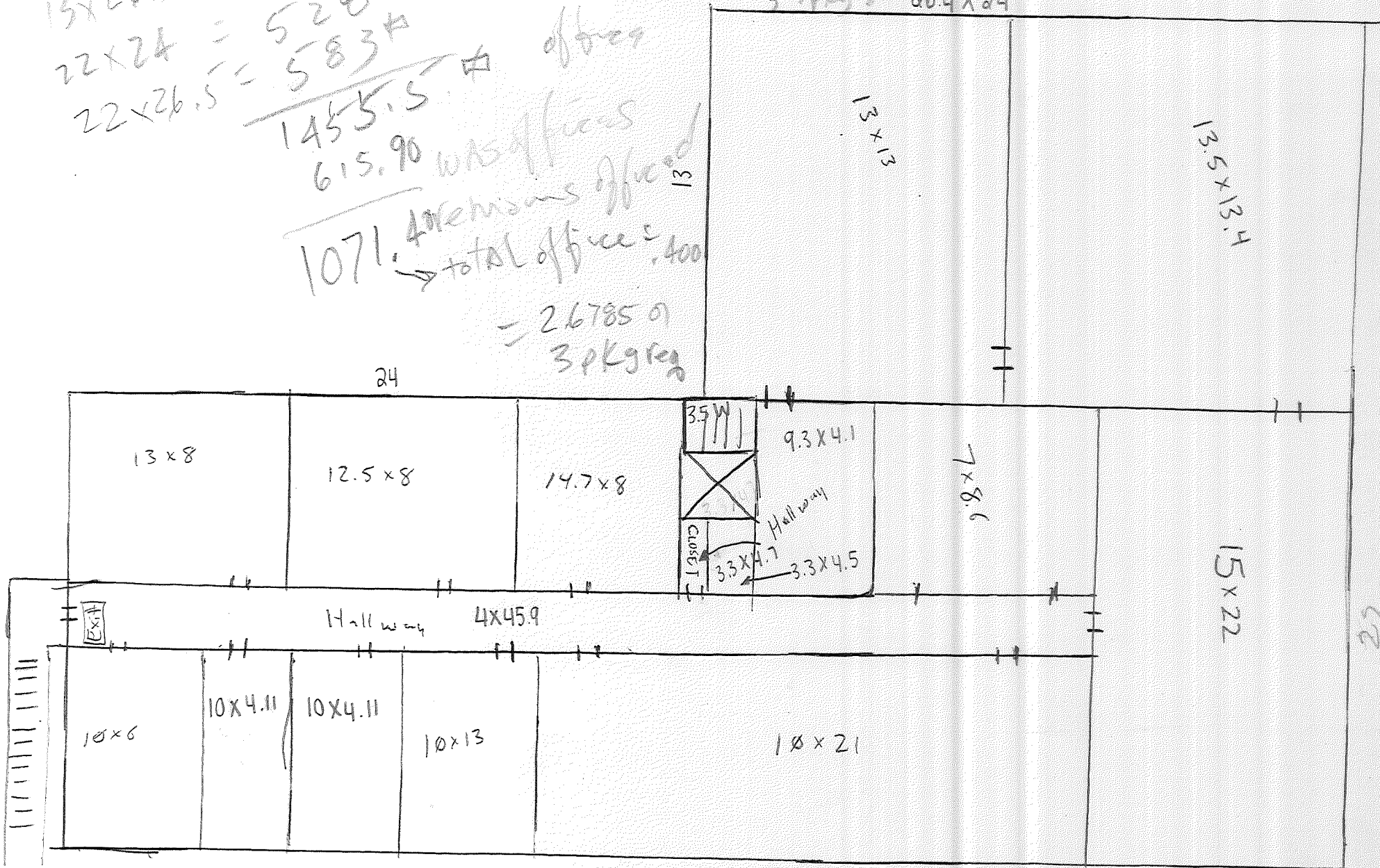
$$\text{total } 11 \text{ PKg reg } 26.5$$

$$\begin{aligned} 13 \times 26.5 &= 344.5 \\ 22 \times 24 &= 528 \\ 22 \times 26.5 &= 583 \end{aligned}$$

$$\begin{aligned} 1455.5 \\ 615.90 \end{aligned}$$

1071.4 premises office  
total office = 400

$$= 26785 \text{ or } 3 \text{ PKg reg}$$



# 235-293 Presumpscot Street

PORTLAND, MAINE



**FOR SALE OR LEASE**

**TOM DUNHAM, SIOR**

*tdunham@dunham-group.com*

*10 Dana Street, Suite 400*

*Portland, ME 04101*

*Tel 207-773-7100*

*Fax 207-773-5480*

**NAI** The Dunham Group

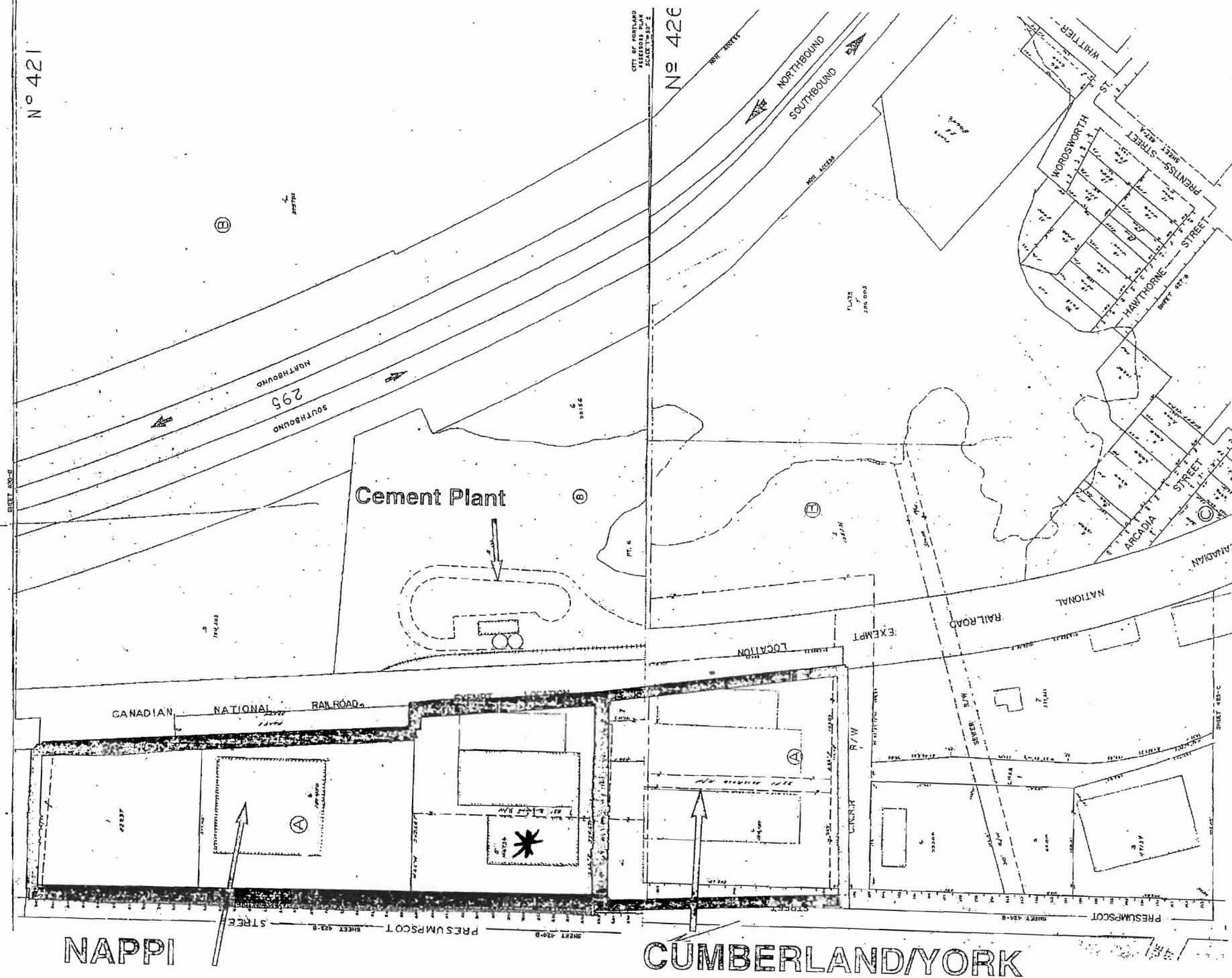
Commercial Real Estate Services, Worldwide.

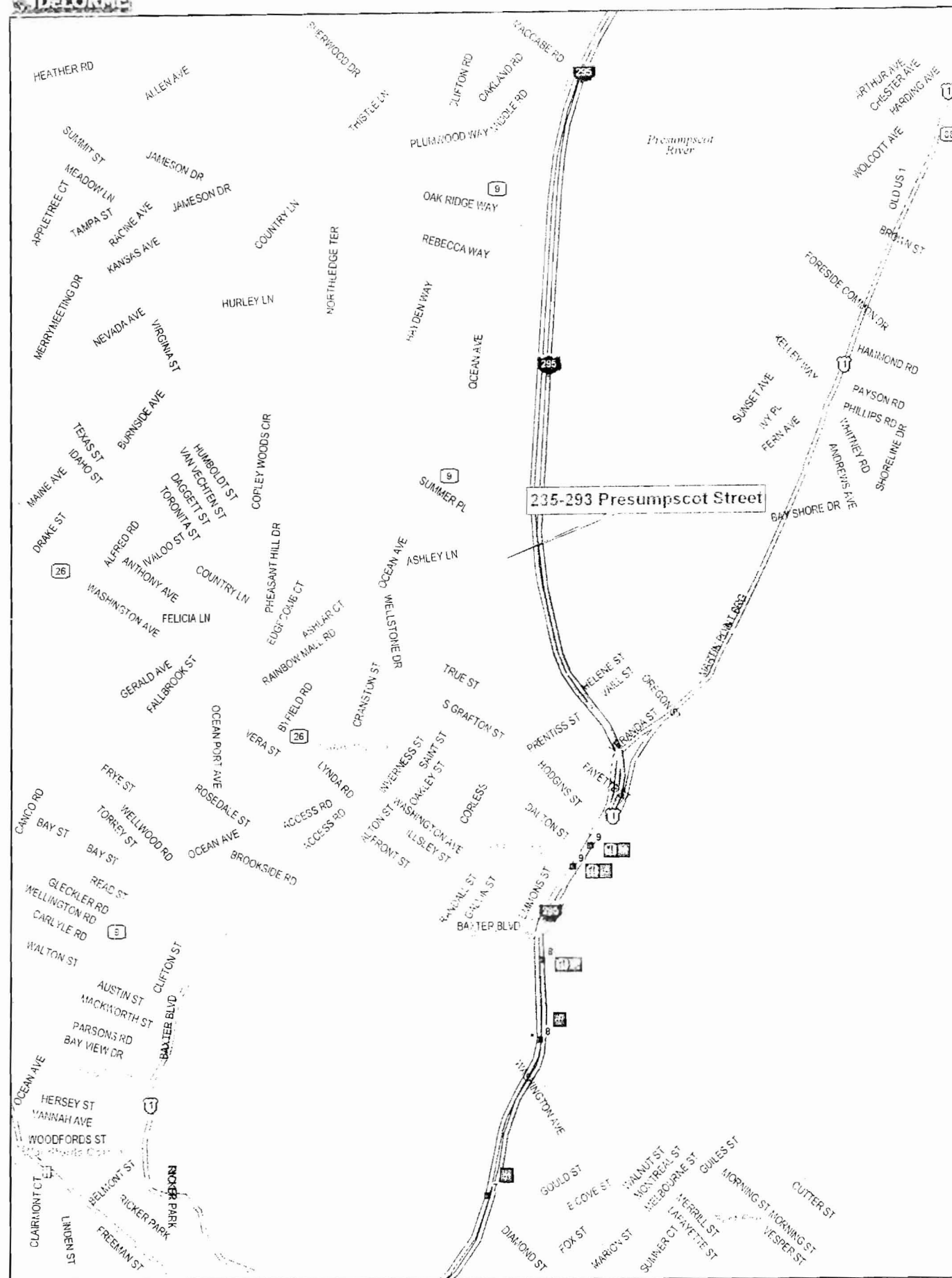
<b>Loading Doors:</b>	Three (3) drive-in OHDs Four (4) truck docks w/ seals
<b>Sprinkler System:</b>	Full coverage
<b>Parking:</b>	Ample paved parking
<b>Accessibility:</b>	Approximately one mile from I-295
<b>Miscellaneous:</b>	One (1) 200' track Railroad with dock door Two (2) 4000 gallon underground tanks Large Cooler
<b>Lease Price:</b>	Negotiable
<b>Sale Price:</b>	\$1,800,000

*All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.*



N° 421

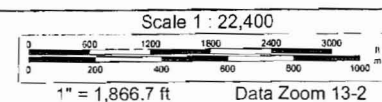
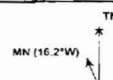




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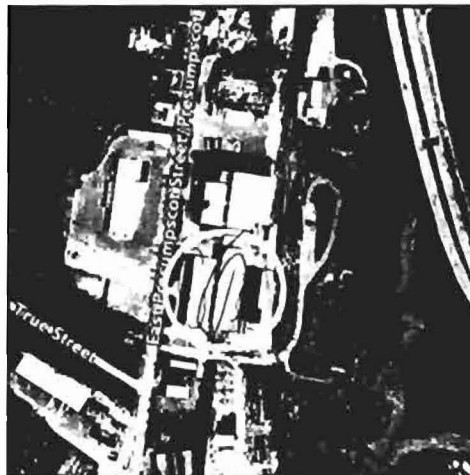
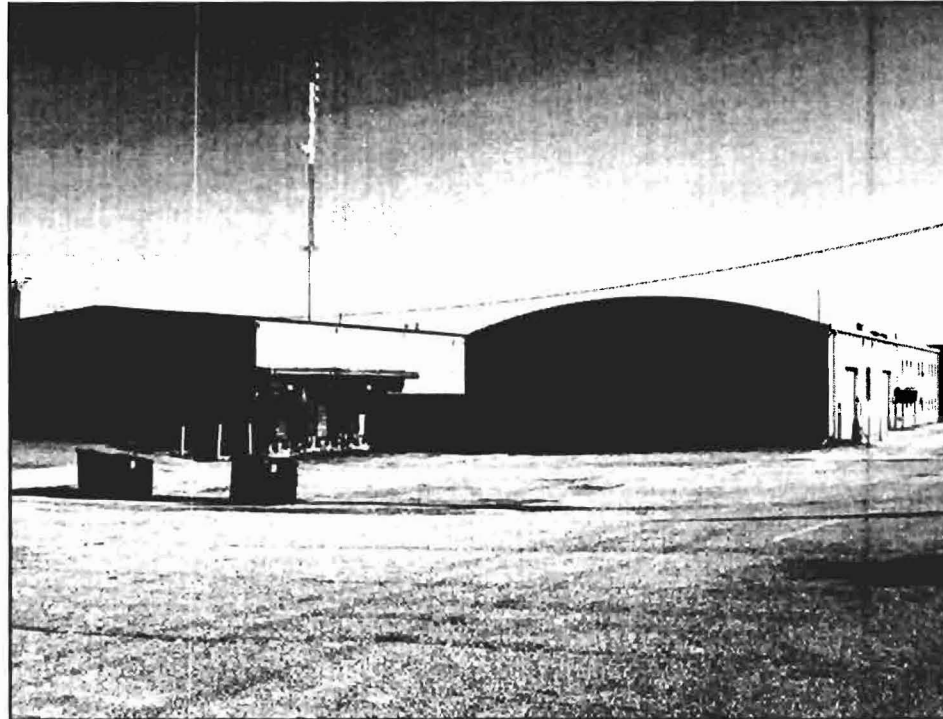
www.delorme.com



# Available for Sale or Lease

235 Presumpscot Street

Portland, ME



**Land Area:**  
2.45± acres

**Size of Building:**  
43,458± SF

**Zoning:**  
Industrial (I-M)

**Building Age:**  
1970

**Construction:**  
Pre-engineered metal building  
with clear span as well as  
columns on rear section

**Loading Doors:**  
Three (3) drive-in OHDs  
Four (4) truck docks w/ seals

**Roof:**  
Metal

**Floors:**  
Warehouse: Concrete

**Ceiling Height:**  
12-22±'

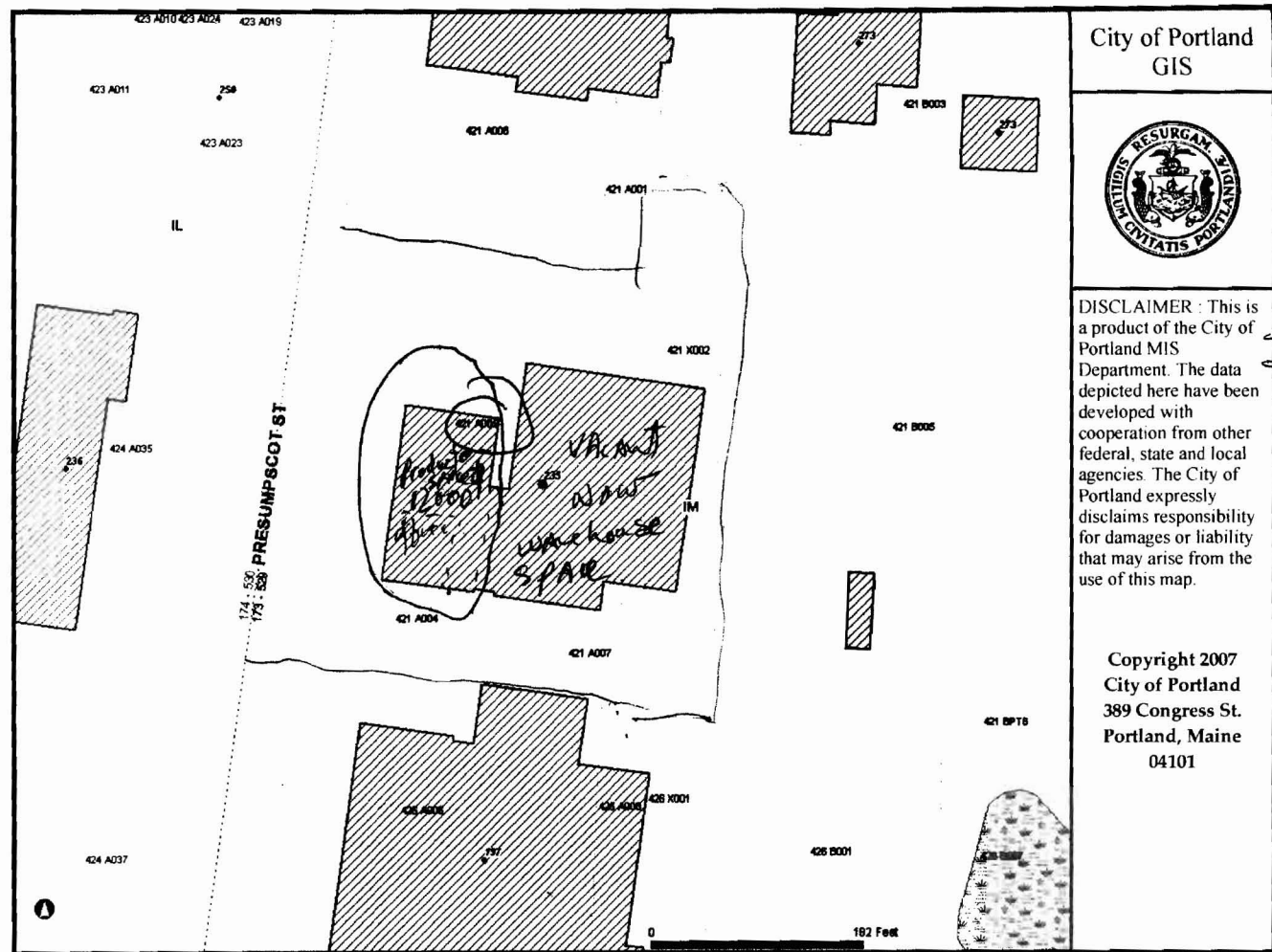
**Lease Price:**  
\$4.50/SF NNN

**Sale Price:**  
\$1,800,000

**NAI The Dunham Group**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

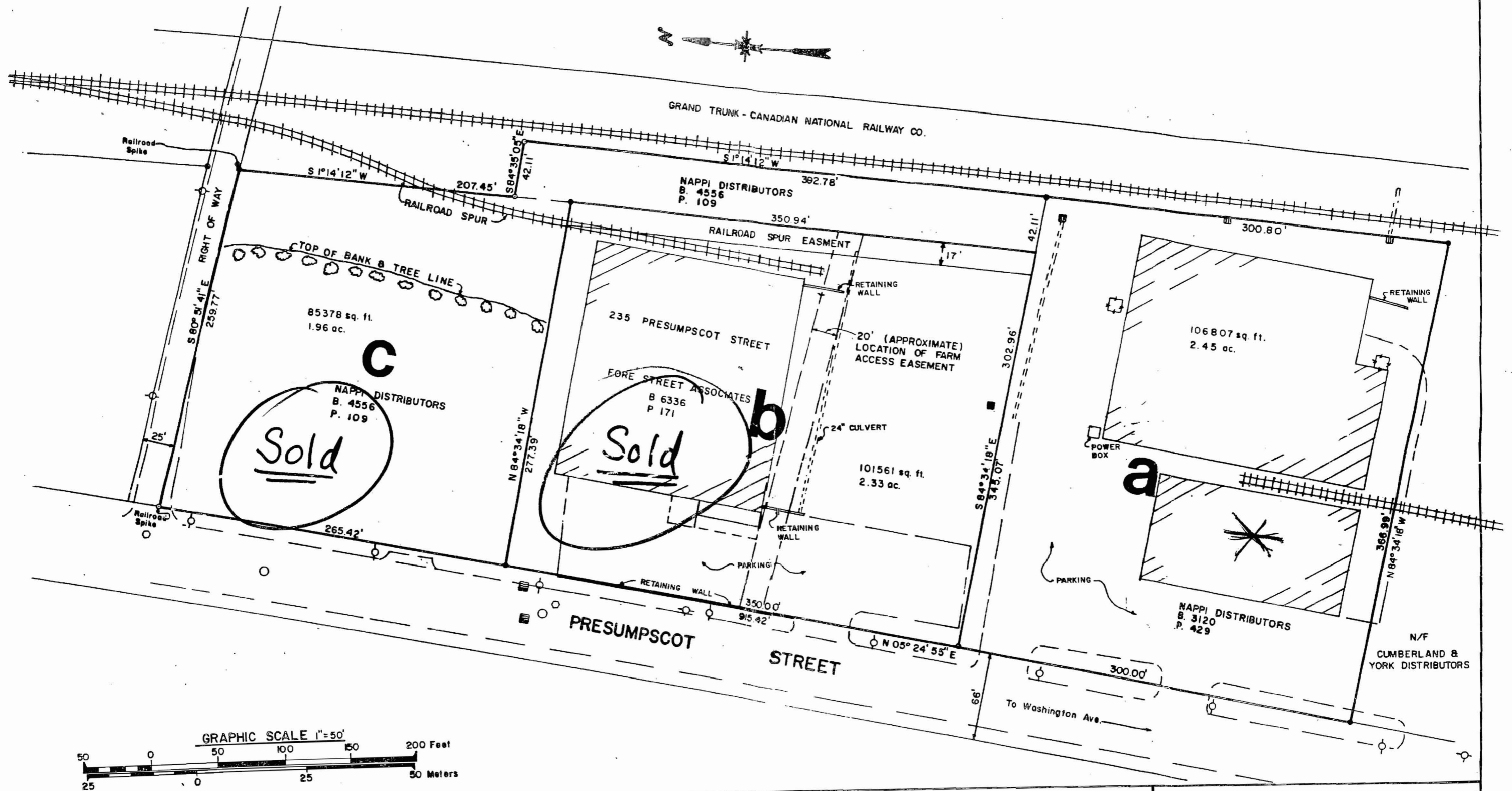
contact information  
**TOM DUNHAM, SIOR**  
NAI The Dunham Group  
direct 207-773-7100  
fax 207-773-5480  
tdunham@dunham-group.com  
www.dunham-group.com



235 Presumpsot St  
old NPPC Distributors

John Seymour - The Maine Film Studio  
Performance Based used front 12,000<sup>sq</sup>  
total 2.45 acres - 43,458<sup>sq</sup> total bldg size  
55 parking with Nellie 7/20/09





#### REFERENCES

- (1) PLAN OF LAND OWNED BY CONSOLIDATED RENDERING CO. DEC. 1, 1946, SURVEY BY RALPH P. CUMMINGS.
- (2) PLAN OF PROPERTY MADE FOR STEWARD ENGINEERING & CONSTRUCTION CO., 4/4/1967, SURVEY BY H.I. & E.C. JORDAN.
- (3) PLAN OF PROPERTY MADE FOR DOORS & MOULDINGS OF ME. INC., 2/20/1970, SURVEY BY H.I. & E.C. JORDAN.
- (4) PLAN OF PROPERTY MADE FOR NAPPI DISTRIBUTORS, 10/25/79 SURVEY BY ROBERT P. TITCOMB INC.
- (5) RIGHT OF WAY SKETCHES FOR PRESUMPCOT STREET, CITY OF PORTLAND ENGINEERING DEPARTMENT.
- (6) RAILROAD RIGHT OF WAY PLAN, CANADIAN NATIONAL RAILWAY.

#### NOTES

- (1) EQUIPMENT USED: WILD T-1 10" THEODOLITE, LEITZ RED I-A EDM, CLASSIFICATION: URBAN.
- (2) BEARINGS ARE OF TRUE NORTH FROM SOLAR OBSERVATION.

#### AREA

293746 sq. ft.  
6.74 ac.

#### LEGEND

- IRON PIPE FOUND
- IRON PIPE SET
- MONUMENT FOUND
- ▨ EXISTING BUILDING
- WIRE FENCE
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- WATER GATE SHUTOFF
- EDGE OF PAVING
- N/F NOW OR FORMERLY OF

#### CERTIFICATION

I hereby certify that the lines and bearings shown on this plan are correct to the best of my knowledge.

ROBERT J. GAUDREAU RLS 1257

#### PLAN OF PROPERTY

235 PRESUMPCOT STREET PORTLAND, MAINE

Made for

**FORE STREET ASSOCIATES**  
PORTLAND, MAINE

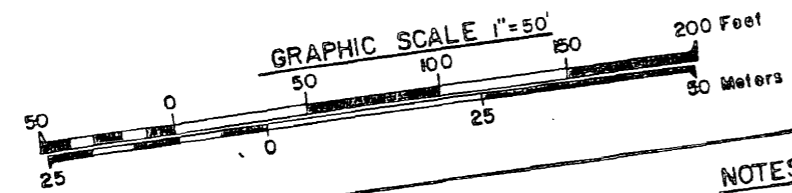
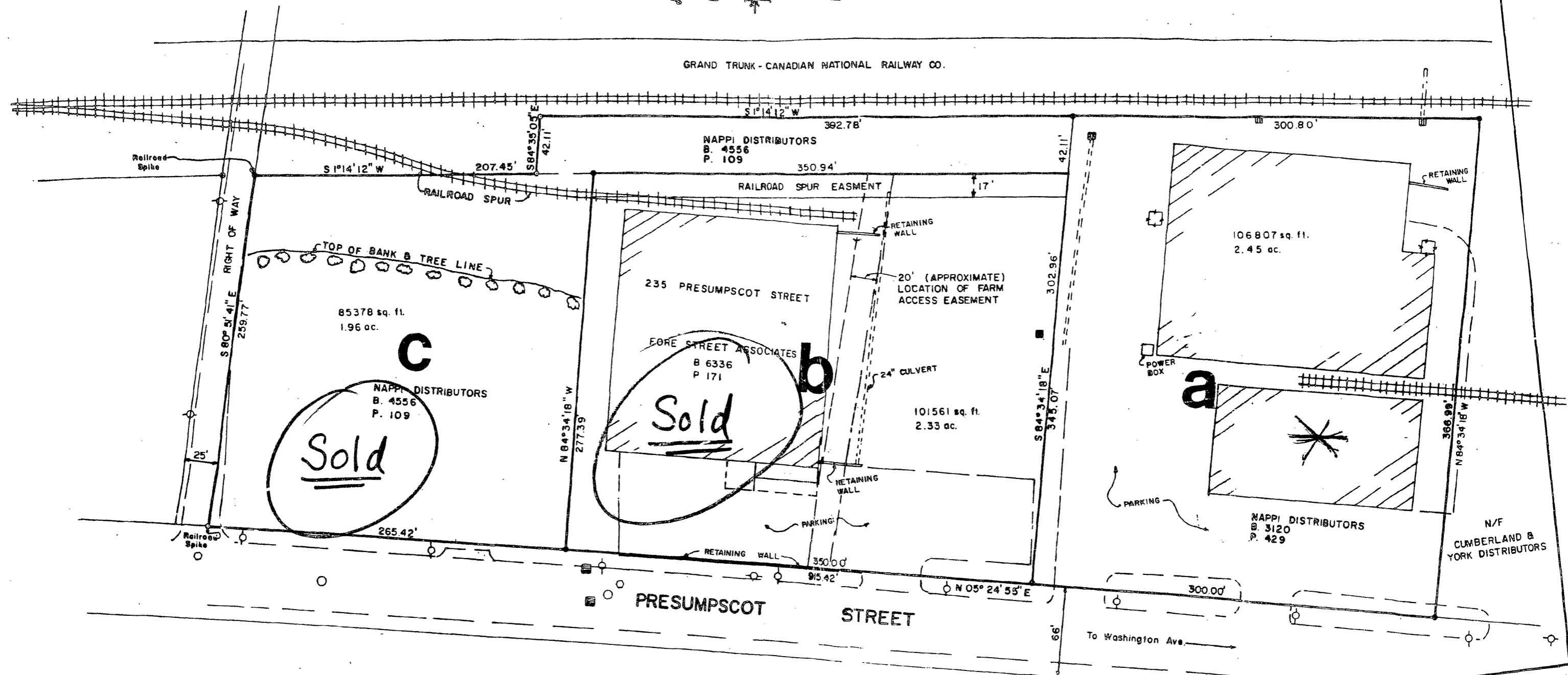
Job 1952	Scale 1"=50'	Drawn by RJC	Checked by	Date 11/1/83	Sheet
Book 2344					of
File 148,210					

ROBERT P. TITCOMB INC.





GRAND TRUNK - CANADIAN NATIONAL RAILWAY CO.



REFERENCES

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AREA

293746 sq. ft.  
6.74 ac.

LEGEND

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- IRON PIPE SET
- MONUMENT FOUND
- ▤ EXISTING BUILDING
- WIRE FENCE
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- WATER GATE SHUTOFF
- EDGE OF PAVING
- N/F NOW OR FORMERLY OF

CERTIFICATION

I hereby certify that the lines and bearings shown on this plan are correct to the best of my knowledge.

ROBERT J. GAUDREAU RLS 1257

PLAN OF PROPERTY

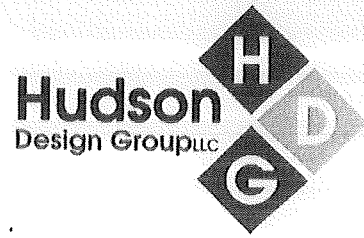
235 PRESUMPCOT STREET PORTLAND, MAINE  
Made for

FORE STREET ASSOCIATES  
PORTLAND, MAINE

Job	Scale	Drawn by	Checked by	Date	Sheet
1952	1"=30'	RJC		11/1/83	of
2344					
148,20					
File					

ROBERT P. TITCOMB INC.

421 A 005



January 3, 2007

Ms. Jeanie Bourke  
Director  
Inspection Services Division  
City of Portland  
389 Congress Street  
Portland, ME 04101

Re: 4PB-0257A SPRINT PRESUMPSCOT  
257 PRESUMPSCOT RD., PORTLAND, ME

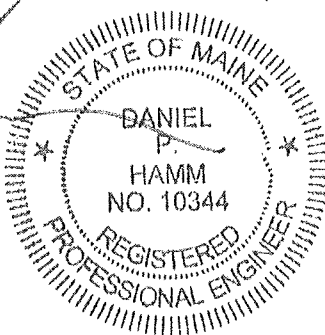
Dear Ms. Bourke;

Representatives of Hudson Design Group LLC performed final inspections of completed construction for the Omnipoint Communications, Inc. telecommunications facility at the above-referenced address. The Final Inspection had been conducted on December 20th, 2006. Based on my knowledge, information and belief the completed construction substantially conforms to the approved plans, State of Maine Building Code, Structural Standards for Steel Antenna Towers and Antenna Supporting Structures (ANSI/TIA/EIA-222-F) and the equipment manufacture's installation guidelines. All deviations from the approved plans do not endanger the intended occupancy of the facility and equipment substitutions are approved as equivalent to the original specifications. Construction has been satisfactorily completed.

If you require any additional information please feel free to contact my office.

Sincerely;

Daniel P. Hamm PE





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 235 Presumpscot St CBL 421 A005001

Issued to Nappi Distributors/n/a

Date of Issue 08/31/2009

**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. 09-0848, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

F-1, Film Production W/OUT Spectators  
USE F-1, TYPE 5B  
IBC 2003

**Limiting Conditions:** Temporary untill September 30,2009,at which time all Life Saftey Issues to be corrected.

This certificate supersedes  
certificate issued

Approved:

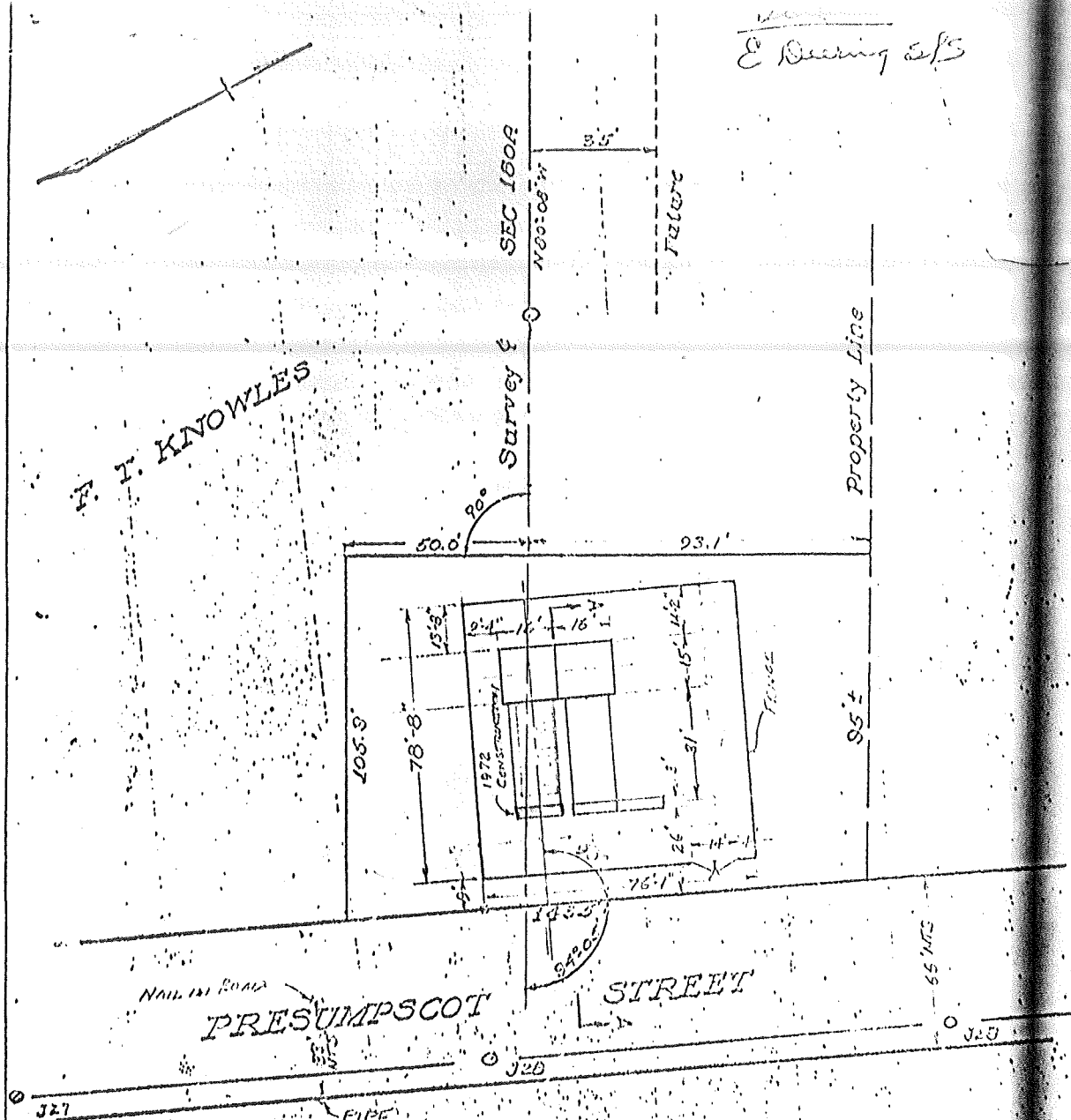
(Date)

Inspector

Inspector of Buildings

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

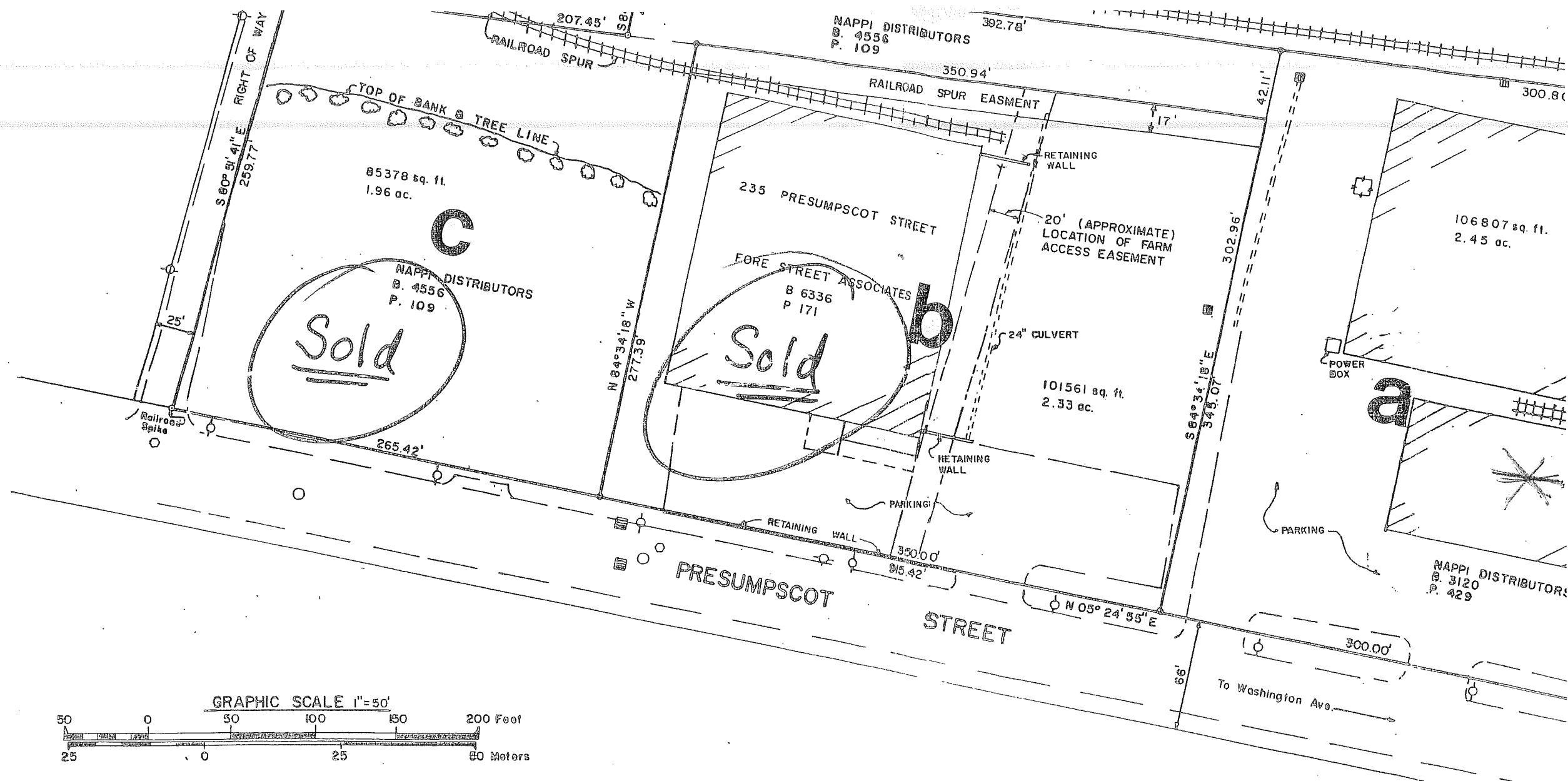
F. T. KNOWLES



WV

REVISION		DATE	SUB STATION LOT			BY F.S.C.
L.V. P&S ADDED - TIME READING		5-29-70	PRESUMPSCOT ST. PORTLAND			CS
Revised & Redrawn		1-20-53	CENTRAL MAINE POWER CO.			APPA
Structure Added		3-24-53	DEPT. Engineering			EX. PG
P&S, ENG. NO.	WORK ORDER NO.	ACCT. NO.	LENGTH	DATE	DR. 1 OF 1 DR.	DRAWING NO.
	33-104	75-1448	1" = 20'	5-3-53		A-179

Printed by Spaulding Press Co., Boston, Mass. Telephone South 6-6666



#### REFERENCES

- (1) PLAN OF LAND OWNED BY CONSOLIDATED RENDERING CO. DEC. 1, 1946, SURVEY BY RALPH P. CUMMINGS.
- (2) PLAN OF PROPERTY MADE FOR STEWARD ENGINEERING & CONSTRUCTION CO., 4/4/1967, SURVEY BY H.I. & E.C. JORDAN.
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- (6) RAILROAD RIGHT OF WAY PLAN, CANADIAN NATIONAL RAILWAY.

#### NOTES

- (1) EQUIPMENT USED: WILD T-1 10" THEODOLITE, LEITZ RED I-A EDM, CLASSIFICATION: URBAN.
- (2) BEARINGS ARE OF TRUE NORTH FROM SOLAR OBSERVATION.

#### AREA

293746 sq. ft.  
6.74 ac.

#### LEGEND

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- IRON PIPE SET
- MONUMENT FOUND
- ▤ EXISTING BUILDING
- WIRE FENCE
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- WATER GATE SHUTOFF
- EDGE OF PAVING
- N/F NOW OR FORMERLY OF

#### CERTIFICATION

I hereby certify that the lines and bearings shown on this plan are correct to the best of my knowledge.

ROBERT J. GAUDREAU RLS 1257

#### PLAN OF

235 PRESUMPCOT S

FORE STRE

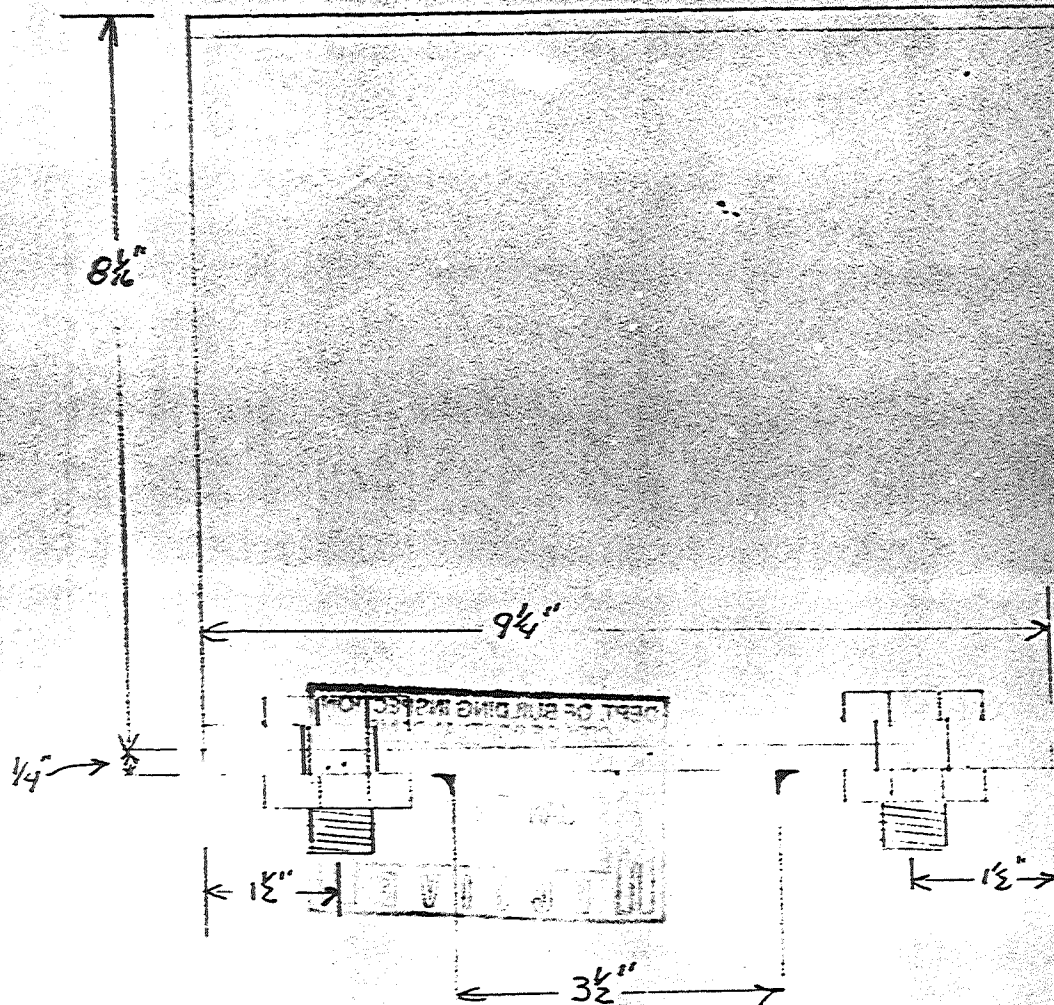
Job 7952 Scale 1" = 50' Drawn by RJC  
Book 148, 210  
File ROBERT

193 Presumpscot Street  
Portland, Maine 04103  
207-774-0324  
1-800-244-0324  
FAX: 207-774-9832

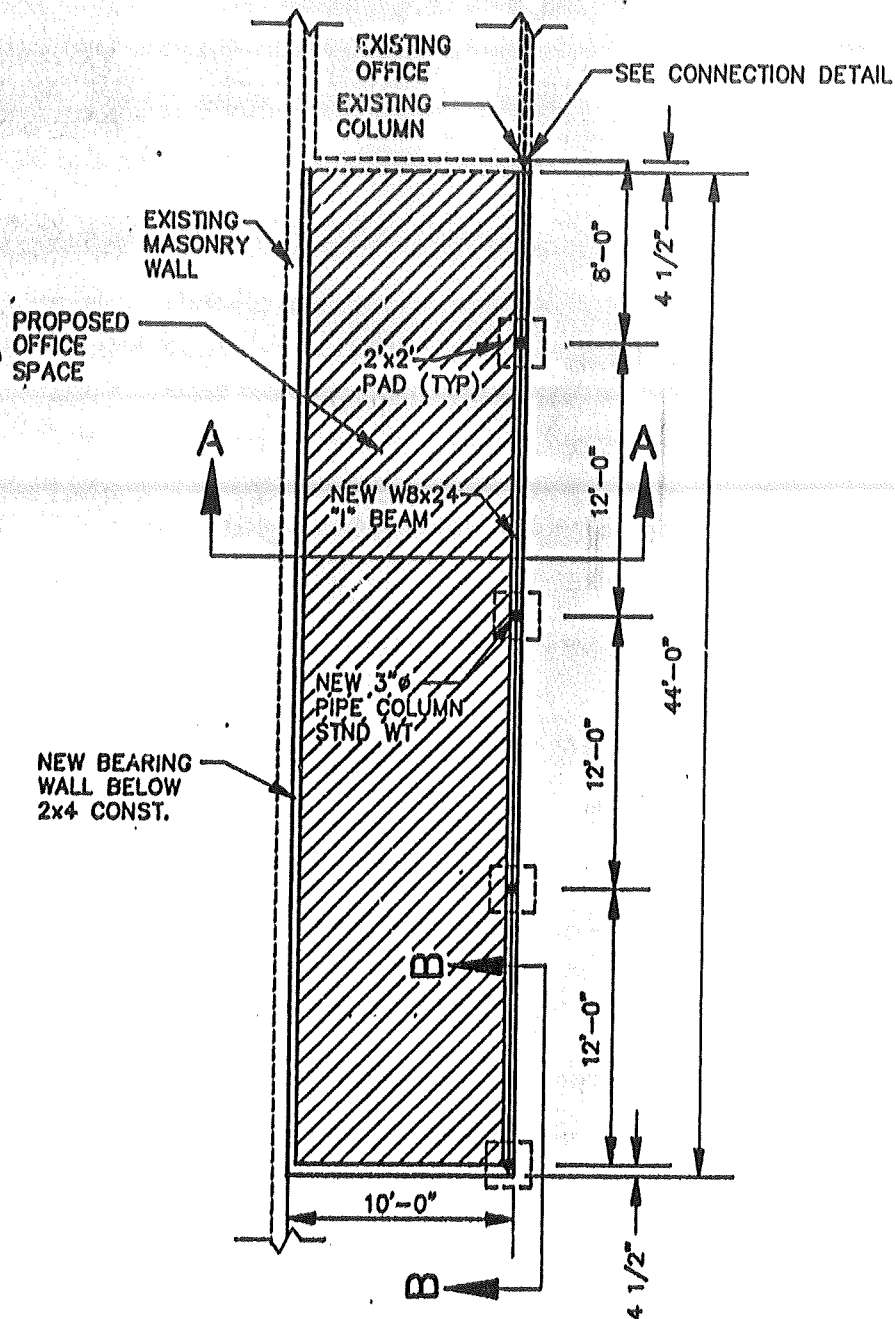
BARRY M. FREEDMAN

VICE PRESIDENT/  
GENERAL MANAGER

This card is printed on recycled paper.



Detail A



PLAN VIEW

PROJECT: OFFICE SPACE  
CUMBERLAND & YORK DIST.  
193 PRESUMPCOT ST.  
PORTLAND, ME 04103

CONTRACTOR: S.F. FLYNN-Z CO., INC.  
P.O. BOX 2353  
WEST SCARBOROUGH, ME 04074

DATE 1/21/97  
SCALE 1/8"=1'



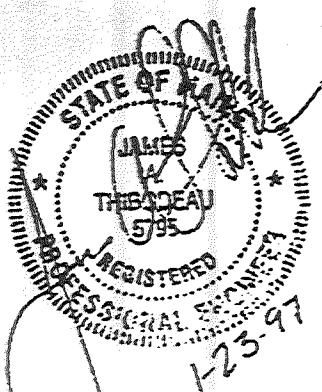
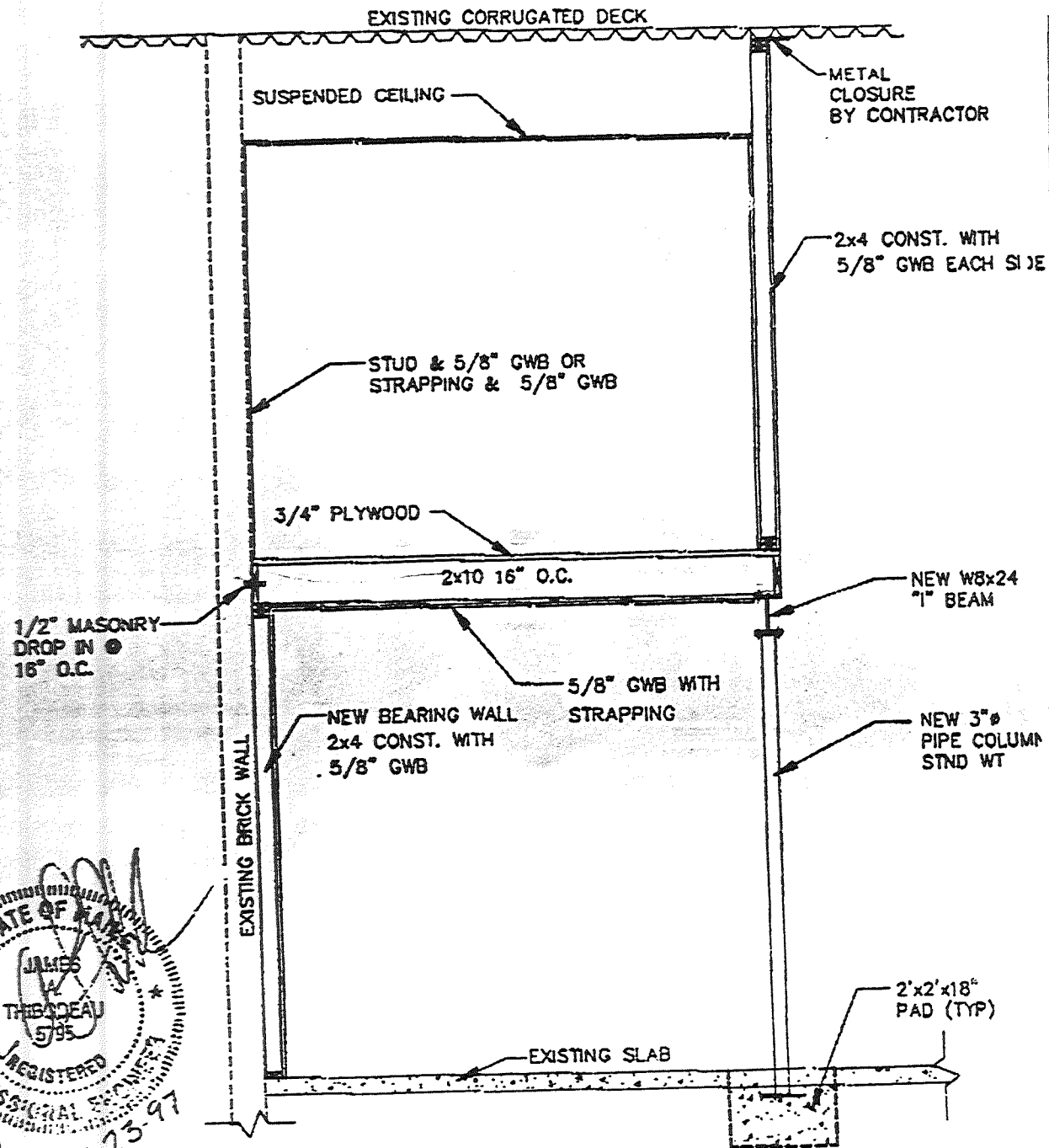
**ASSOCIATED DESIGN PARTNERS INC.**

222 Riverside Street, Portland, ME 04103 (1-207-871-8333)

FIGURE...

1





## SECTION A-A

PROJECT: OFFICE SPACE  
 CUMBERLAND & YORK DIST.  
 193 PRESUMPCOT ST.  
 PORTLAND, ME 04103

DATE 1/21/97

Cumms + York  
1938-1940 1300 521?

Prog. 2-530 5Ks  
Dix Top ☐ ☐

B Bldg

Front Bldg-

Prog -  
LES 22222  
Pre cast pads 400

Removal 25

# Iron Corp.

504.3.2.4.

Bldg 2nd FLOOR SPRINKLER SYSTEM  
UNPROTECTED NONCOMBUSTIBLE -  
AREA EXCEED - 6000  
CHECK AREA RULE @ 7

IS SPRINKLER

504.5.4 -

EXIT SIGNS REQ -  
IF MORE THAN 2 PERSONS -  
EXIT SIGNS REQ. - EXCEPT  
THOSE NORMALLY USED AS EXIT DOOR

VERIFY -

504.6.2.2-a

EXCEPTIONS FOR STAIR ENCLOSURE  
MEZANINE AREA < 25% OK

Other 7

HEIGHTS - AREAS -

701.3 HEIGHT -

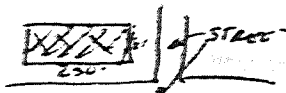
TABLE 7-1 UNPROTECTED NONCOMBUSTIBLE  
NOT OVER 35' HIGH OK 28'

702 - AREA -

TABLE 7-2 MAX AREA -  
~~PROTECTED NONCOMBUSTIBLE -~~  
AREA ALLOWED = 18,500 sq ft

$$\begin{aligned} \text{AREA CPBLO} &= 250.8 \\ &\times 80.8 \\ \hline &20064 \\ 200640 \\ \hline &20,264.64 \text{ ACTUAL} \end{aligned}$$

702.2b



AREA MAY BE

INCREASED BY 50% - THIS CASE -  
= 30,397 sq ft

OK

193-223 PROSUMPCUT ST.  
FIRE DISTRICTS - 1802

FILE IN  
G.I.C.

1801  
1803  
MOB. 18-1

NO DISTRICT.

SECT 504 - BUSINESS & INDIVIDUAL ESTABLISHMENTS.

504.1 - USE - WAREHOUSE.

504.3.2 - HEIGHT - LESS THAN 35' 504.3 AREA -

504.3.2.4 - REQUIRES SPRINKLER SYSTEM.

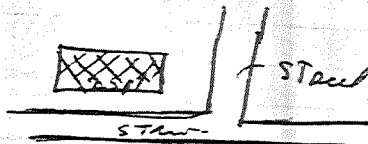
701 - TABLE 7-1 UNPROTECTED NON COMBUSTIBLE  $\frac{01C}{351 \text{ MAX}}$   
HEIGHT IS 28' OK

702.1 AREA -  $81' \times 251' = 20330 \text{ sf}$

FROM TABLE 7-2

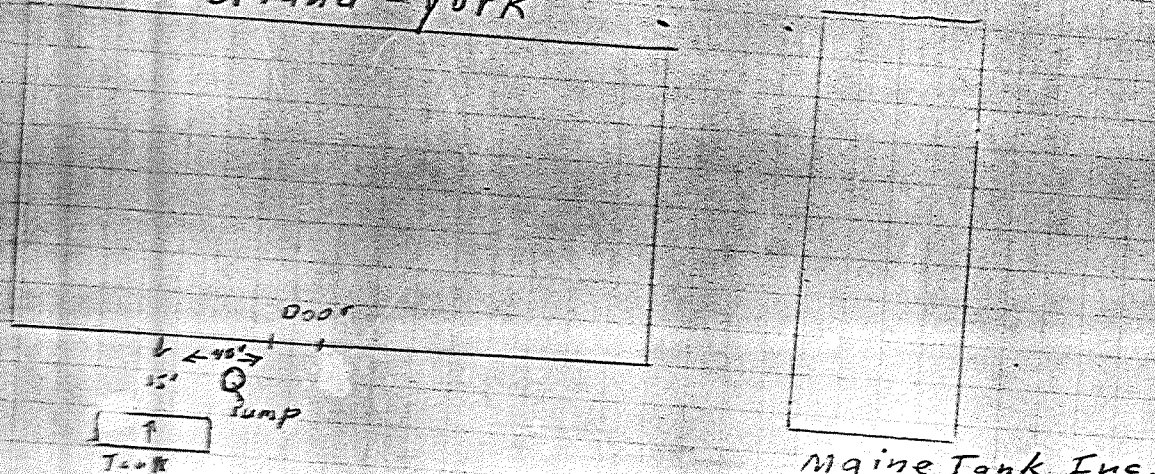
PROTECTED NON COMBUSTIBLE - ONE STORY =  $18,000 \text{ sf}$

LOCATION TO LOT.



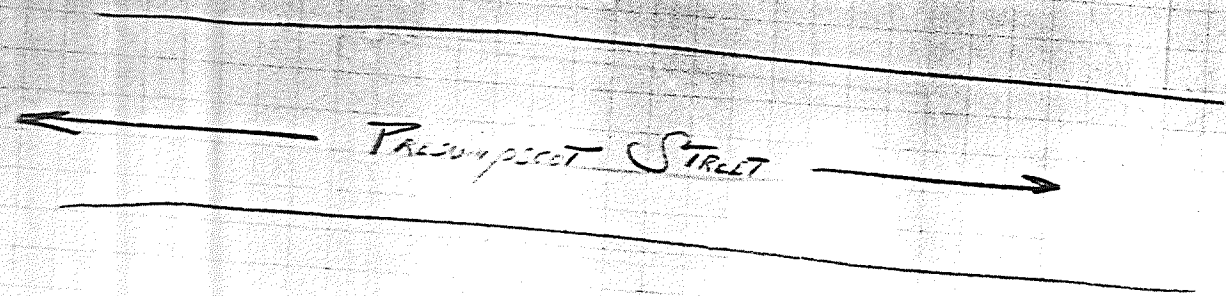
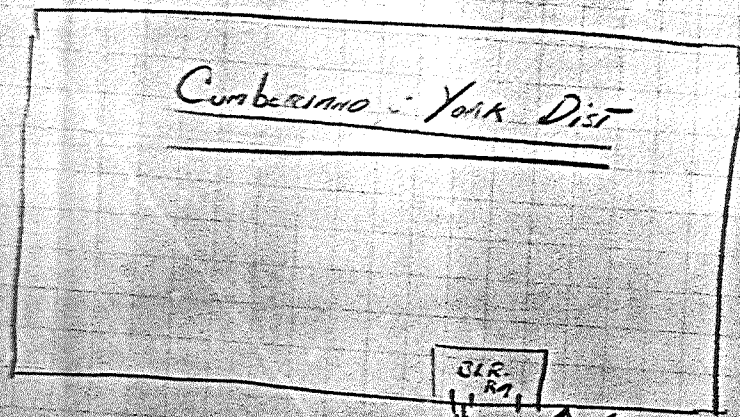
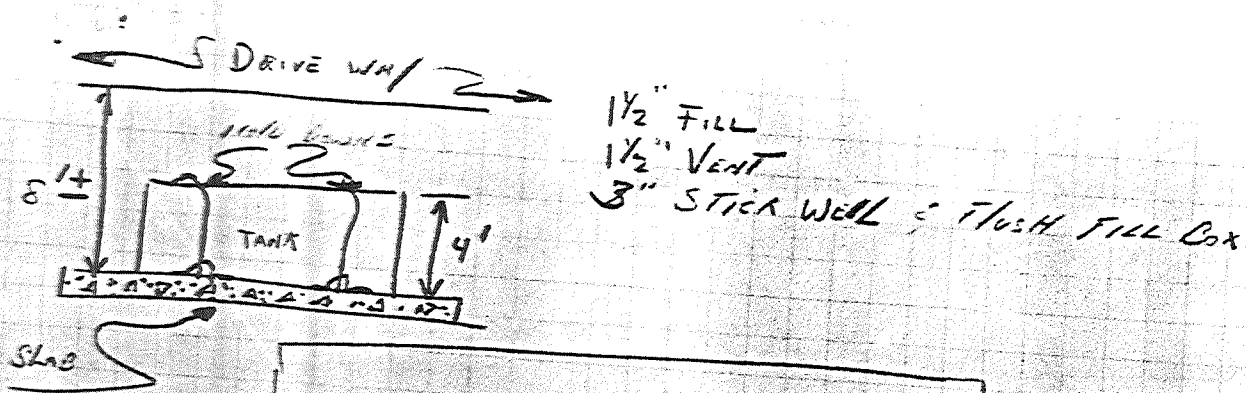
$40' \times 74' 10$  ON CORNER LOT - CAN INCREASE  
AREA 50% ON TO 36,000  $> 20,330$  OK  
AREA OK

# Cumberland - York Distributors Building



193-113-Presumpscot St. Portland Me

1 + 4,000 gal 5 H. 2. 1/2 tank  
 1 x Comp. Pumps.  
 about 110,000



Presumpscott St

Cumberland & York Dist 193 Presumpscott St

1	2	3	4	5
0	0	0	0	0

16.6"

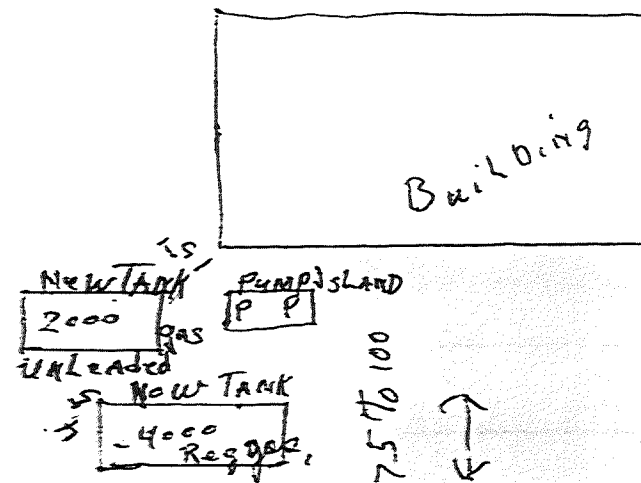
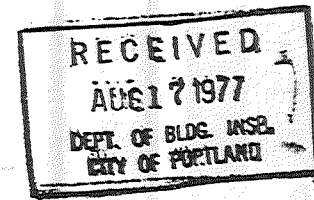
2000 gal. Fuel Oil Tank.

- 1 Fuel Oil Suction & Return Lines
  - 2 Tank Gauge Line
  - 3 Fill 3"
  - 4 Vent 3" Double Breeching
  - 5 Fill 2"
  - 6 Wire Cable over Top of Tank to cement slab under Tank
- Tank to have cement slab over top of tank.

Nappi Distributors

235 Presumpscot St

Portland Me



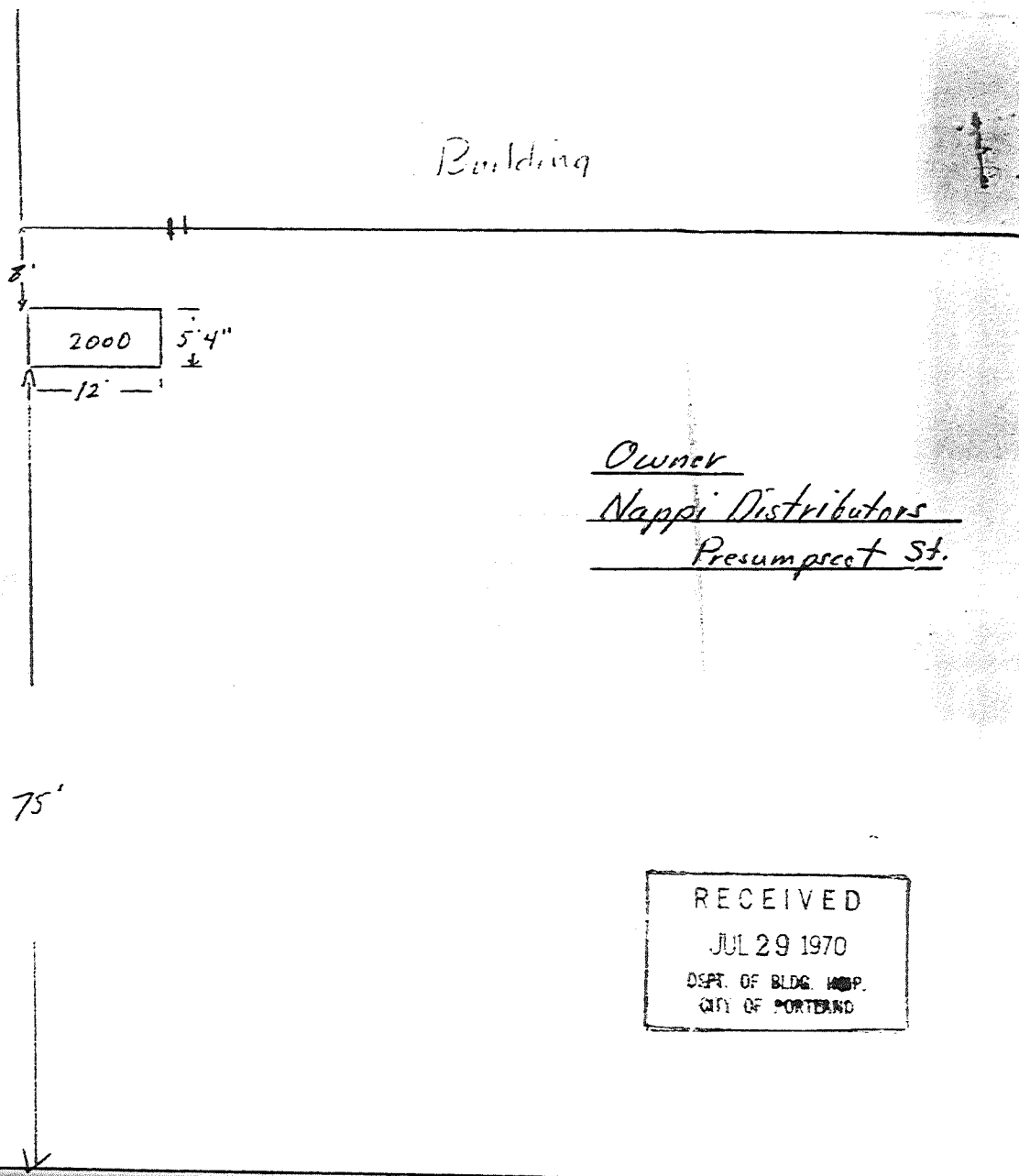
Street

★ BULLDOZING and GRADING ★ DRIVEWAYS ★ LOAM, SAND and GRAVEL ★

*Lee Wilson & Sons*

*Excavating Contractors*

300 Cumberland Street Westbrooke, Maine  
Telephone ULter 4-1583



Owner  
Nappi Distributors  
Presumpscot St.

RECEIVED  
JUL 29 1970  
DEPT. OF BLDG. Insp.  
CITY OF PORTLAND

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

Permit No: 09-0848	Issue Date: 08/12/2009	CBL: 421 A005001
-----------------------	---------------------------	---------------------

Location of Construction: 235 Presumpscot St	Owner Name: Nappi Distributors	Owner Address: 615 Main St	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone:

Past Use: Commercial / Vacant (prior use Nappi Distributors)	Proposed Use: Commercial / Change of use from warehouse to Film Production.	Permit Fee: \$105.00	Cost of Work: \$30.00	CEO District: 4
Proposed Project Description: Change of use from warehouse to Film Production.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: gg	Date Applied For: 08/07/2009	<b>Zoning Approval</b>		
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..		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

This data is provided by the Assessor's Office and is current as of

Sep. 8, 2009

Fees

IM

LCI:

C

CBL 421 A007001

Acct No

42798

Property Address

191 PRESUMPSCOT ST

Owner Name 1

BOURQUE ANNA R

Property Type

COMMERCIAL

Dist#:

4

Name 2

Mailing Address

39 BLUEBERRY LN C-42

Description

421-A-7 426-A-8

Census

Tract 23.00

PRESUMPSCOT ST R 191-233

City, State, Zip

FALMOUTH

ME

04105

55044 SF

Prop Info

Inspections

Site Plans

Permits

Complaints

Food/Water/Odor

Documents

Letters

Property Mgmt

Land Use WHOLESALE

Nbr of Units

1

Zone IM

Neighborhood

District EAST DEERING

Historic District

No

Click Here to View:

[Picture](#)

[Sketch](#)

## NOTES

Structure Type

PREFAB WAREHOUSE

Building Name

CUMBERLAND&YORK DIST

Identical Units

1

Grade

C+

Efficiency

0

1 Bed Room

0

2 Bed Room

0

3 Bed Room

0

Parking

Covered

0

Parking

Uncovered

0

New	Scheduling	
New Complaint	Close	
New Inspection	Print Inv.	
New Site Plan	View Permit	
Fees	Taxes	Notes
<div><u>Tax Map</u></div>		

This data is provided by the Assessor's Office and is current as of

Sep. 8, 2009

Fees

CBL	421 A005001	Acct No	42794	Property Address	235 PRESUMPSCOT ST	View
Owner Name 1	NAPPI DISTRIBUTORS			Property Type	COMMERCIAL	Dist#: 4
Name 2				Description	421-A-5	View
Mailing Address	615 MAIN ST			Census Tract	23.00	View
City, State, Zip	GORHAM	ME	04038			
Prop Info	Inspections	Site Plans	Permits	Complaints	Food/Water/Odor	Documents
Letters	Property Mgmt					

Land Use

WHOLESALE

Nbr of Units

1

Click Here to View:

Zone

IM

Neighborhood

[Picture](#)

[Sketch](#)

District

EAST DEERING

Historic District

No

## NOTES

Structure Type

PREFAB WAREHOUSE

Building Name

NAPPI DISTRIBUTORS

Identical Units

1

Grade

C+

Efficiency

0

1 Bed Room

0

2 Bed Room

0

3 Bed Room

0

Parking

Parking

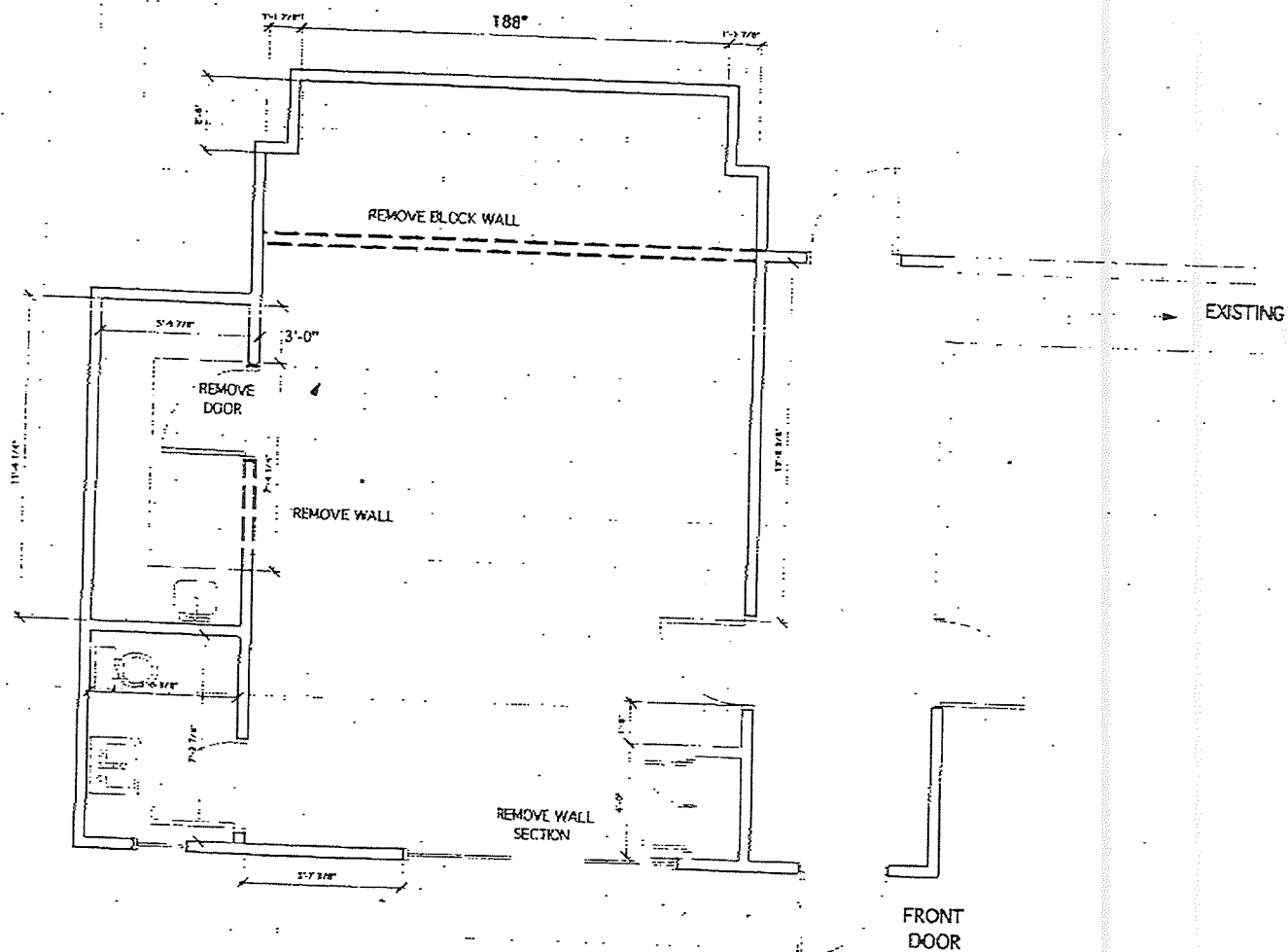
Covered

0

Uncovered

0

New	Scheduling	
ew Complaint	Close	
ew Inspection	Print Inv.	
ew Site Plan	View Permit	
Fees	Taxes	Notes
<u>Tax Map</u>		



Cumberland and York Distributors  
 Conference Room Refurbishment  
 January 1, 2000  
 DEMOLITION PLAN

CORPORATE ENVIRONMENTS  
 FACILITIES DESIGN MANAGEMENT GROUP

Memorandum  
Economic Development Division

*John Seymour*

To: Penny Littel  
Planning and Urban Development Department Staff  
From: Nelle Hanig and Greg Mitchell  
Date: March 4, 2010  
Re: Maine Studios Use in IL Zone

*IM zone*

The Maine Studios at 235 Presumpscot Street has helped us to understand that in order for a film/sound studio facility to be successful it needs to be able to engage in a variety of uses, some of which are currently not permitted in the IL Zone.

In addition to film and sound production (both shooting and post production), activities that generally go hand in hand with these facilities include independent film screenings, television program shoots with live studio audiences, lectures, workshops, classes, fundraisers, private parties, rehearsal space, artist studio space, sound studios and services, theatrical performances, live music performances, gallery and conference space. These other uses are a mix of support and accessory uses, and create a synergy that makes such facilities successful. Examples of similar facilities are the Utopia Sound Stage in Woodstock, NY, Studio 35 in Columbus, Ohio, Labspace Studio in Toronto, Ontario and the Santa Monica Art Studios in Santa Monica, California. (More information on their operations is attached.)

In order to accommodate film and television shoots and production activities, these facilities obviously need to be large, often 10,000 to 20,000 square feet or more. While most if not all of the uses mentioned above are permitted in downtown Portland, a space large enough to accommodate them would not be affordable downtown. The only affordable space of this size would be in an industrial area, with costs in the \$4 to \$6 per square foot range.

**Recommendation**

In order for Portland to grow a film industry and support what could be a substantial job and revenue generator within our creative economy, we are recommending consideration of several options to allow in the IL zone the uses needed to operate a successful film/sound/art studio operation. These include: a) modifying the permitted or conditional uses in the IL zone to allow the creative economy uses noted above when part of a film/sound/art studio facility, or 2) a contract zone for this use at 235 Presumpscot Street. We look forward to discussing this with you in person.

## Studio 35: Columbus Ohio

*Summary: Biggest daily event is commercial movie releases. Fundraisers and Private Parties are big here as well. Pros: Onsite Catering and bar, live weekly shows and Visual equipment. Cons: No Stage or Stage Lighting System must contract services out.*

1. New Release Movie Theatre
2. Live Rocky Horror Show, Cabaret, and theatrical performances
3. Weekly Newsletter
4. Onsite Pizzeria and Extensive Bar Menu
5. Rental space during daytime hours, not open after evening due to the Movies being showed.
  - A. Suggested space: Independent Film Openings
  - B. Birthday Parties
  - C. Fund Raiser Events
  - D. Guitar Hero Competitions
6. "Open to the Public" Events, offer Promotional Packages and Support
7. Basic Event Rental includes 2 Staff and a ½ hour Technical run through of the event
8. Equipment to Rent
  - A. HDTV video projection in different formats
  - B. 35mm Projection
  - C. BluRay disk
  - D. Guitar Hero
  - E. Wireless Microphone
9. DO NOT have a stage or stage lighting, Contract these out.

## Labspace Studio

Toronto, Ontario

*Summary: This Studio's mission and purposes aligns the most with The Maine Studios. Emphases on Collaboration through all forms of Art and Performance. Pros: Facility has refined accommodations, sprung floor, washrooms, and wifi. Established venue. Cons: This facility is not our facility, as of yet.*

1. Interests in Hybrid art practices, collaboration, experimentation and exchange
2. Used as a Creative hub, Meeting Place, Performance venue, Gallery, and dance floor.
3. Performance and Rehearsal Space to rent for arts, Photography and film.
4. Live Music venue for Jazz, experimental, and contemporary dance and theatre.

5. Monthly hosted events with drinks and light entrees, Open and casual drop in space.
6. Gallery space.
7. Workshops:
  - a. Yoga
  - b. Dance
  - c. Voice
  - d. Women's Creative Classes
  - e. Twenty something's Art History Class
  - f. Acting Workshops
  - g. Self Awareness Multidiscipline
8. Rental space for: Film Photography, Events: Commercial Rates and Not-For-Profits Rates
9. Facility has sprung Floors, full kitchen and wash room and wifi
10. Technical equipment and Workshop space, Plenty of Windows

Utopia Sound Stage

Woodstock, NY

*Summary: Warehouse type venue, focusing on full Sound Production with capabilities for Video/TV/Promotional Productions. Pros: Full functioning facility with 2 Wash rooms including Showers and a Steam room. Lighting Grid, Green Screen. Cons: Specializes and focuses on Sound Engineering and Music Industry.*

1. Audio Rehearsals and Recording
2. Video Soundstage
3. Event Space
4. Music Videos
5. Rehearsal Space
6. Post Production Packages
7. 2 Full baths with Shower and Steam room
8. Perimeter of space draped top to bottom
9. Lighting Grid
10. Huge Refinished Green Screen
11. Staging Equipment
12. Full Sound Production capabilities
13. Events:
  - A. Showcases
  - B. Screenings
  - C. Parties
  - D. Conferences
  - E. Large Projection TV
  - F. Woodstock Film Festival

## Santa Monica Art Studios

Santa Monica, California

*Summary: Large Hanger space divided mostly into smaller open ceiling gallery and artists' studio space. Focuses on visual artists more than performance based artist, some fundraising and events. Pros: Location, Location, Location. Facility has parking available. Cons: Large space extensively divided into smaller spaces. Not ideal for Large Video Production, or live theatrical performances or musicians. Limited Public Hours, main focus is on visual arts.*

1. 22,000 sq. feet, Airplane Hanger
2. Limited public hours w - sat. Noon - 6pm
3. Art Receptions/Shows
4. Gallery Space
5. Lecture Series
6. Fund raisers
7. Art Walks
8. Film Shoots Sound Services Included
9. Parking for 500 Parking nearby
10. Mostly for Artist Studio space and Galleries

### **Breakdown of Events:**

1. Video Production
2. Private Parties
3. Fundraisers
4. Lectures
5. Workshops
6. Classes
7. Rehearsal Space
8. Artist Studio Space
9. Sound Studios and services
10. Theatrical Performances
11. Independent Screenings
12. Live Music Performances
13. Gallery Space
14. Conference Space