



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1 Congress Sq (039-A-C17)

Issued to Maine Radio & TV

Date of Issue 31 January 1996

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. 950791, 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.

FOR OF BUILDING OR PREMISES

APPROVED OCCUPANCY

1st floor/rear

Office

Limiting Conditions:

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 buyer when property changes hands. Copy will be furnished to owner or lessee for one dollar.

**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04111, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <b>1 Congress Sq</b>		Owner: <b>CSA/Maize Radio &amp; TV</b>	Phone:	Permit No: <b>950791</b>
Owner Address:	Leasee/Buyer's Name:	Phone:	Business Name:	<b>PERMIT ISSUED</b> Permit Issued: <b>AUG - 2 1995</b>
Contractor Name: <b>Ledgewood, Inc.</b>	Address: <b>P.O. Box 8107 Portland, ME 04104</b>		Phone: <b>767-1866</b>	
Past Use: <b>Office</b>	Proposed Use: <b>Same w/addition (4th fl)</b>	COST OF WORK: <b>\$ 580,000.00</b>	PERMIT FEE: <b>\$ 300. + 2,920.00</b>	<b>CITY OF PORTLAND</b> Zone: <b>B-2</b> CBL: <b>039-A-017</b> Zoning Approval: <b>7/26/95</b> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: <b>Construct 4th Floor</b>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>B</b> Type: <b>B</b> <b>30-C-93</b> Signature: <i>[Signature]</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> Date: <i>[Date]</i>	
Permit Taken By: <b>Mary Gralik</b>	Date Applied For: <b>14 Nov 94 - Site Plan</b>			

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

(3) 20 Yard Containers: 20-0132 - 00266  
20-0133 - 00267  
20-0134 - 00268

**PERMIT ISSUED WITH LETTER**

*see, req* →

**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 issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT <i>[Signature]</i> <b>William J. Alason</b>	ADDRESS: <b>Tia Barthelme</b>	DATE: <b>14 Nov 94</b>	PHONE: <b>19 July 1993 - Permit App</b>
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>[Signature]</i> <b>White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector</b>		PHONE:	

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: **7/28/95**  
*[Signature]*

**CEO DISTRICT** **2**  
*T. Minion*

COMMENTS

Nov. - Work going well - All framed - Starting interior finish

Jan. 25, 1996 - Still need to add exit signage, submit certification of welds - need to fire rate wall on right side of building which leads to bathrooms - need to label floors and area of refuge in fire rated stairwells.

2/8/96 - Work complete - OK to occupy ✓

Inspection Record

Type	Date
Foundation: O.K.	Nov 95
Framing: O.K.	2/8/96
Plumbing: O.K.	2/8/96
Final: Work complete - OK	2/8/96
Other: _____	_____

W I L L I A M J. B I S S O N  
A R C H I T E C T P. A.

Architecture/Delineation/Planning/Engineering

155 Gray Road  
Falmouth, Maine 04105  
Telephone: (207) 878-5304  
FAX: (207) 878-2364

10-11-94

ONE CONGRESS SQUARE: PROPOSED EXTERIOR ALTERATIONS:

(Note: see also attached photographs and drawings. All alterations are to parts of the building which were originally constructed in 1967-68, and have not been substantially modified since then.)

1. ADA/MHRA mandated accessibility modifications : Install a new enclosed- shaft platform lift at the main entrance, beside the existing stairs from High Street. The lift enclosure and all windows, doors and frames to be glazed to match the original storefront glazing system. Materials: prefinished metal frames w/ bronze glazing (vandal resistant). Installation will involve partial removal of original yellow brick masonry pier and plain concrete stairs at the entrance, refinishing of cut and/or exposed masonry surfaces to match original.

Purpose: to provide wheelchair access into the main lobby of the building.

2. Window spandrels: Remove existing stone-aggregate-surfaced stucco panels from front (east) and left side (south) of building. Replace with colored EIFS (Dry-Vit) panels, color and texture to match new wall system on expanded fourth floor.

Purpose: to improve visual integration and consistency between the proposed fourth floor wall system colors and other parts of the building. Also, to reduce the number of materials and colors visible from the street.

At Owners Option: replace all existing single-glazed window walls with insulated storefront system. Duplicate original storefront materials, colors and finishes.

Purpose: to improve thermal efficiency of the glazing system without altering the appearance of the building.

1  
Congress Sq.

3. Fourth floor: Remove existing masonry parapet and patio. Expand existing fourth floor to full footprint of third floor below. Finish new walls with EIFS (Dry-Vit). Color: warm brown. Glaze with new insulated storefront system, to match original.

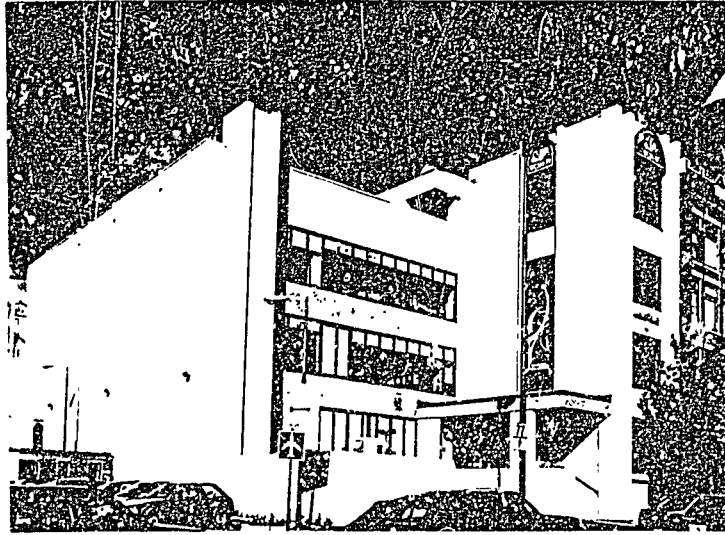
Purpose: to provide vital additional space for WCSH-TV offices.

4. Upper roof/clerestory: Construct new pyramid-shaped roof with insulated clerestory windows, above center bays of the expanded fourth floor. Construct roof with prefinished standing-seam metal panels, colored dark bronze. Clerestory windows and frames to be storefront, to match others on exterior of building.

Purpose: To provide additional light and improve spatial qualities of executive office area.

WILLIAM J. BISSON ARCHITECT P.A.

FROM HIGH STREET



FROM CONGRESS SQUARE



EXISTING CONDITIONS:  
ONE CONGRESS SQUARE  
PORTLAND ME

WILLIAM J. BIGSON ARCHITECT, P.A.  
133 Gray Road  
Falmouth, Maine 04105

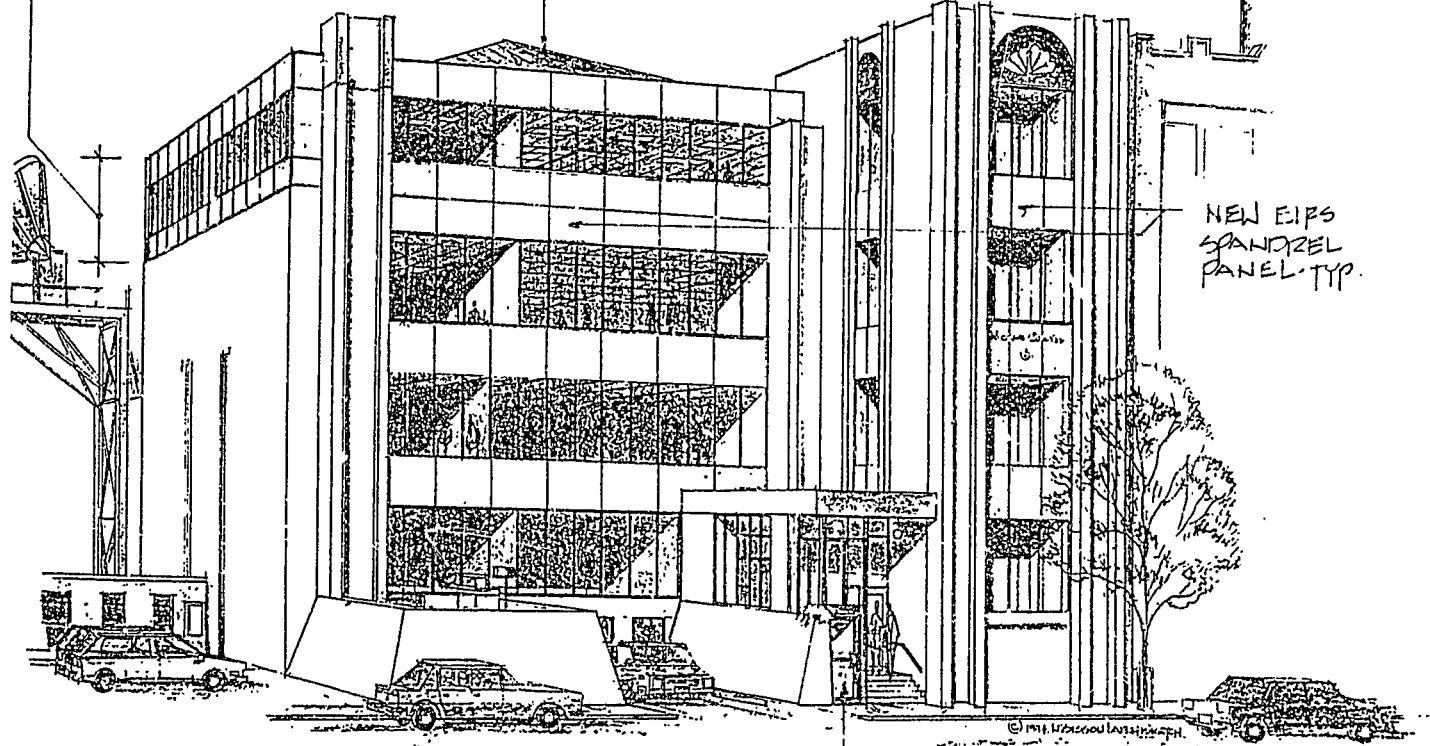
Telephone: (207) 878-5304



EXPANDED 4TH FLOOR  
W/ EIFS WALLS

METAL PYRAMIDAL ROOF

NEW EIFS  
SPANDREL  
PANEL TYP.



PROPOSED VIEW FROM HIGH STREET

NEW WHEELCHAIR LIFT  
@ FRONT ENTRY

# MAINE BROADCASTING

One Congress Square Portland Maine 04101-3800 (207) 828-6566

Frederic L. Thompson  
President & Chairman of the Board

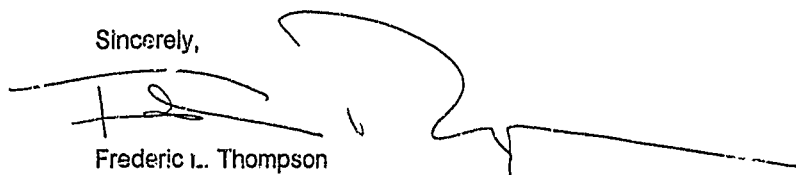
November 15, 1994

To Whom It May Concern:

We certify that we have the resources available for the construction project at One Congress Square.

If you need further information, please contact Brad Hunter at Fleet Bank at 207-791-2301.

Sincerely,



Frederic L. Thompson

WCSH-TV  
Portland, Maine



WLBZ-TV  
Bangor, Maine



KME-TV  
Sioux City, Iowa





We have and to hold the aforegranted and bargained premises,  
with all privileges and appurtenances thereof to the said  
Maine Radio and Television Company, its successors and assigns

~~Heirs and Assigns~~ to its and their use and behoof  
forever.

And we do covenant with the said Grantee, its <sup>successors</sup> ~~Heirs~~  
and Assigns, that we are lawfully seized in fee of the premises;  
that they are free of all incumbrances;

that we have good right to sell and convey the same to the said  
Grantee to hold as aforesaid; and that we and our Heirs, shall  
and will warrant and defend the same to the said Grantee, its successors

~~Heirs~~ and Assigns forever, against the lawful claims and demands  
of all persons.

In Witness Whereof, We, the said Joseph A. E. Paulin and Tania Paulin, being husband and wife

and ~~xxxxxx of the said~~

joining in this deed as Grantors, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 24th day of August in the year of our Lord one thousand nine hundred and seventy-six

Signed, Sealed and Delivered in presence of

*Paul M. White*  
*Margaret A. Hedder*

*Joseph A. E. Paulin*  
*Tania Paulin*

State of Maine,  
CUMBERLAND

} ss.

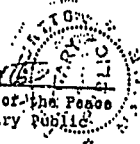
August 24, 1976

Personally appeared the above named  
Joseph A. E. Paulin

and acknowledged the above instrument to be his free and  
dread.

Before me,

*Paul M. White*  
Justice of the Peace  
Notary Public



My Commission Expires  
JUNE 26, 1981

AUG 25 1976

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 1:11 06 P.M., and recorded in

BOOK 4898 PAGE 126

*Margaret Hedder* Acting Notary

Inspection Services  
Samuel P. Hoffman  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

November 4, 1994

RE: WCSH-TV Building  
1 Congress Square

Dear Mr. Bisson,

After reviewing the documents for the existing conditions and proposed new work at this site, I have decided that my Division will permit construction of the work as you presented at our meeting of November 3, 1994.

This decision is based on my observations that the building is presently four stories in height, of either BOCA Type 2b or 2c construction, and the following:

If it is Type 2b, the proposed work will not cause the building to exceed the height and area limitations imposed by BOCA '93.

If it is Type 2c, the building is already too tall for the current Code but obviously is "grandfathered". The proposed work will not materially affect the degree to which the building exceeds the BOCA '93 height restrictions, since it involves only the roofing-over and weatherizing of a walled patio which is already a use-space.

The proposed renovations will substantially improve conditions of egress, fire-safety and handicap-accessibility throughout the building by the additions of stairwell fire screens and doors, accessible bathrooms, a wheelchair lift, a full fire alarm system, and other features.

Given these facts, I think that the benefits of the proposed work will likely outweigh any drawbacks to the City, and intend to issue a Building Permit at the appropriate time, providing the elements of the design as reviewed are retained.

Sincerely,

S. Samuel Hoffman  
Chief of Inspection Services

/s/

2437 (1968)

## Know all Men by these Presents

That MIDTOWN ASSOCIATES,

a Corporation organized and existing under the laws of the State of Maine and located at Portland in the County of Cumberland and State of Maine in consideration of one dollar and other valuable considerations

paid by MAINE RADIO AND TELEVISION COMPANY, a Maine corporation having a place of business at Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said

MAINE RADIO AND TELEVISION COMPANY, its successors HEWLETT and assign forever,

A certain lot or parcel of land with the buildings thereon, situated on High Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the southwesterly line of High Street, distance southeasterly on said line thirty-three (33) feet nine (9) inches from the monument at the most southerly corner of High Street and Congress Street; thence southwesterly on an angle to the right from the line of High Street of 91°47' a distance of one hundred forty-six (146) feet; thence southeasterly on a line parallel with said High Street twenty-five (25) feet nine (9) inches to the division line between the lots formerly of Joseph Walker, Jr., and Gardner Ludwig; thence northeasterly on said line four (4) feet six (6) inches; thence southeasterly adjoining said Walker land forty-three (43) feet; thence northeasterly on a line parallel with the first described line one hundred forty-six (146) feet to the center of a stone post on the line of High Street; thence northwesterly on the line of High Street seventy (70) feet two (2) inches to the point of beginning.

Being the same premises conveyed to Midtown Associates by Eugene S. Martin and Christy H. Pachios by deed dated September 11, 1968, and recorded in the Cumberland County Registry of Deeds in Book 3056, Page 685.

This conveyance is made subject to:

1. Certain leases and tenancies heretofore described in a Purchase and Sale Agreement by and between this corporation and Maine Radio and Television Company dated October 23, 1975, and,
2. Utility, sewer, drainage, and other easements and restrictions of record, and,
3. A certain first mortgage and the note secured thereby given by the said Eugene S. Martin and Christy H. Pachios to the Main Savings Bank, Portland, Maine, under date

of August 30, 1968, in the original principal amount of \$535,000.00, which mortgage and the indebtedness thereby secured this Grantee, by accepting delivery thereof, agrees and assumes to pay; and to hereafter hold this Grantor and the said Eugene S. Martin and Christy H. Pachios indemnified and harmless therefrom.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to it, the said

MAINE RADIO AND TELEVISION COMPANY, its successors ~~XXXX~~ and Assigns forever.

And the said Grantor Corporation does covenant with the said

MAINE RADIO AND TELEVISION COMPANY, its successors ~~XXXX~~ and Assigns, that it will Warrant and Forfeit Extend the promises to it, the said Grantee, its successors ~~XXXX~~ and Assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it, except as aforesaid.

In Witness Whereof, the said

MIDTOWN ASSOCIATES

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

Eugene S. Martin, its President thereunto duly authorized, this thirtieth day of October in the year one thousand nine hundred and seventy-five.

Signed, Sealed and Delivered in presence of

Barbara A. Cook

MIDTOWN ASSOCIATES  
Eugene S. Martin  
President



State of Maine, }  
Cumberland } ss.

October 30, 1975.

Personally appeared the above named Eugene S. Martin, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me

Barbara A. Cook  
Justice of the Peace

OCT 30 1975

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 3 35 PM, and recorded in

BOOK 3764 PAGE 296

Margaret Hodder Acting Registrar

No. 111  
2031

## Know All Men by these Presents,

That We, JOSEPH A. E. PAULIN and TANIA PAULIN of Portland, County of Cumberland and State of Maine, being husband and wife,

in consideration of One Dollar and other valuable consideration

paid by MAINE RADIO and TELEVISION COMPANY, a corporation organized and existing under the laws of the State of Maine and located at said Portland,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Maine Radio and Television Company, its successors and assigns forever

~~Witness and Assessor's Consent~~

the following described property:

A certain lot or parcel of land situated southwesterly of High Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southwesterly side line of land conveyed by Middtown Associates to Maine Radio and Television Company by deed dated October 30, 1975 and recorded in Cumberland County Registry of Deeds in Book 3764, Page 296, at a point eighteen and forty-seven hundredths (18.47) feet northwesterly thereon from a spike at the southerly corner of said land of Maine Radio and Television Company; thence southwesterly at right angles with said side line twenty-five (25) feet to a point; thence northwesterly at right angles twenty-eight and sixteen hundredths (28.16) feet to the southerly side line of land conveyed by Home For Aged Women to Schwartz Bros. Inc. by deed dated February 3, 1959 and recorded in said Registry of Deeds in Book 2455, Page 336; thence easterly with an included angle of 82° 48' and by said land of Schwartz Bros. Inc. and by said land of Maine Radio and Television Company twenty-five and twenty hundredths (25.20) feet to a spike; thence southeasterly with an included angle of 97° 12' and by said land of Maine Radio and Television Company twenty-five (25) feet to the point of beginning; containing six hundred sixty-four and five tenths (664.5) square feet, more or less.

Being a portion of the premises conveyed to us by Joseph A. E. Paulin, doing business as Congress Building Realty by deed dated June 11, 1976 and recorded in said Registry of Deeds in Book 3858, Page 1.



**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
**Processing Form**

Applicant WCSH Maine Radio & TV  
 Mailing Address 1 Congress Sq Ptld, ME 04101  
 Office \_\_\_\_\_  
 Proposed Use of Site 10,850 +/- 9,249 sq ft  
 Acreage of Site / Ground Floor Coverage \_\_\_\_\_  
 Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No  
 Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

Date 14 Nov 94  
 Address of Proposed Site 1 Congress Sq  
039-A-017  
 Site Identifier(s) from Assessors Maps \_\_\_\_\_  
 Zoning of Proposed Site \_\_\_\_\_  
 Proposed Number of Floors \_\_\_\_\_  
 Total Floor Area B-3

**BUILDING DEPARTMENT SITE PLAN REVIEW**  
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action
  - Requires Planning Board/City Council Action

Explanation \_\_\_\_\_  
 Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

COMPLIES  
 COMPLIES CONDITIONALLY  
 DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA, USE, FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW  
 REASONS SPECIFIED BELOW

REASONS: 7/26/95 WBS

[Signature]  
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL



CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

WCSH Maine Radio & TV  
 Applicant: 1 Congress Sq Ptld, ME 04101  
 Mailing Address: Office  
 Proposed Use of Site: 10,850 +/- / 9,249 sq ft  
 Acreage of Site / Ground Floor Coverage

14 Nov 94  
 Date: 1 Congress Sq  
 Address of Proposed Site: 033-A-017  
 Site Identifier(s) from Assessors Maps  
 Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors: \_\_\_\_\_  
 Total Floor Area: B-3

Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

FIRE DEPARTMENT REVIEW

11/15/94  
 (Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

H. Hamid  
 SIGNATURE OF REVIEWING STAFF/DATE  
 FIRE DEPARTMENT COPY

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

Applicant WFSH Maine Radio & TV  
1 Congress Sq Ptd, ME 04101  
 Mailing Address Office  
 Proposed Use of Site 10,857 / 9,249 sq ft  
 Acreage of Site / Ground Floor Coverage

Date 14 Nov 94  
 Address of Proposed Site 1 Congress Sq  
U39-A-017  
 Site Identifier(s) from Assessors Maps  
 Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_  
 Total Floor Area \_\_\_\_\_

Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

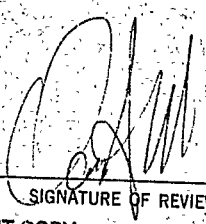
**PUBLIC WORKS DEPARTMENT REVIEW**

11/17/94  
 (Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	Approved with conditions per															CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY	approval letter and attached															
DISAPPROVED	conditions															

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

 12/2/94  
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
 Processing Form

WCSR Maine Radio & TV

Applicant: 1 Congress Sq Fld, ME 04101 Date: 14 Nov 94

Mailing Address: Office Address of Proposed Site: 1 Congress Sq

Proposed Use of Site: 10,850 +/- / 9,249 sq ft Site Identifier(s) from Assessors Maps: C39-A-017

Acreage of Site:      Ground Floor Coverage:      Zoning of Proposed Site:     

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors:     

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area: B-3

Planning Board Action Required: ( ) Yes ( ) No

Other Comments:     

Date Dept. Review Due:     

**PLANNING DEPARTMENT REVIEW** 11/17/94  
 (Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	Approved with conditions											
APPROVED CONDITIONALLY	Per approval letter and attached											
DISAPPROVED	conditions											
												CONDITIONS SPECIFIED BELOW
												REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

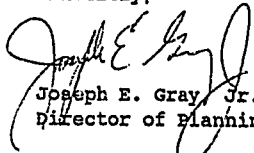
(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE  
 PLANNING DEPARTMENT COPY

2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

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

Sincerely,



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

cc: Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Building Inspections  
William Giroux, Zoning Administrator  
George Flaherty, Director of Environmental/Intergovernmental Services  
Ruthi Staples, Project Engineer, Parks and Public Works  
Owens McCullough, P.E., Acting Development Review Coordinator  
William Bray, Deputy Director of Public Works  
Jeff Tarling, City Arborist  
Paul Niehoff, Materials Engineer  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
✓ Mary Gresik, Building Permit Secretary  
Approval Letter File  
William J. Bisson, AIA, 155 Gray Road, Falmouth, ME 04105

Inspection Services  
P. Samuel Hofftes  
Chief



Planning and Urban Development  
Joseph E. Gray  
Director

## CITY OF PORTLAND

July 31, 1995

Ledgewood Inc.  
P.O. Box 8107  
Portland, ME 04104

Re: 1 Congress Square

Dear Sir:

Your application to construct 4th floor at 1 Congress Square has been reviewed and a permit is herewith issued subject to the following requirements: This permit doesn't preclude the applicant from meeting applicable state and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

### Site Plan Review Requirements

Inspection Division	Approved - Marge Schmuckal
Fire Department	Approved - Lt. Dougall
Public Works	Approved with conditions per approval letter and attached conditions - M. O'Sullivan, PRC
Planning Division	Same requirements - M. O'Sullivan, DR

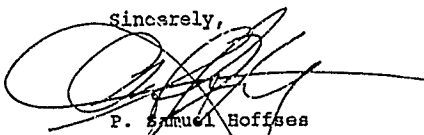
### Building and Fire Code Requirements

1. Any change in plans or specification will require amendment to permits - any change in original building permit date, July 19, 1995 will require Historic Preservation Committee Review.
2. The area of refuge shall comply with Sections 5-2.12 of NFPA (Life Safety Code.)
3. A fire alarm system shall be installed in accordance with NFPA 72.
4. A fire alarm acceptance report shall be submitted to the Portland Fire Department.

5. NO alteration from plan shall be made with the approval from the desi-req. architect (William Bisson #1026) and this office.
6. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section and subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993.)
7. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
8. Fire and draft stopping shall be done in accordance with Section 720.0 of the City's building code. (The BOCA National Building Code/1993.)

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffes  
Chief of Building Inspection Services

cc: Lt. Gaylen McDougal, Fire Prevention  
Marge Schmuckal, Zoning Administrator  
Gary Hamilton, Historic Preservation Officer

CITY OF PORTLAND

November 3, 1994

William Bisson  
155 Gray Road  
Falmouth, ME 04105

RE: 1 Congress Square

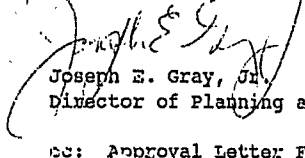
Dear Bill:

On November 2, 1994, the Historic Preservation Committee voted 7-0 to approve your application for a Certificate of Appropriateness. The approval is for: Exterior alterations as submitted.

All improvements shall be carried out as shown on the submitted plans and specifications. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



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

cc: Approval Letter File  
Deborah Andrews, Senior Planner  
Gary Hamilton, Historic Preservation Officer



W I L L I A M J . B I S S O N  
A R C H I T E C T P . A .

Architecture/Delineation/Planning/Engineering

155 Gray Road  
Falmouth, Maine 04105  
Telephone: (207) 878-5304  
FAX: (207) 878-2364

11-15-94

Re: Additions and alterations to WCSH-TV building at One Congress Square;

The following information is submitted in accordance with the requirements of the Portland Land Use Code, Article V, Section 14-525 (c):

A. NAME AND ADDRESS OF OWNER: Maine Radio and Television Company  
One Congress Square  
Portland ME 04101

B. ESTIMATED COST OF PROJECT: Approximately \$615,000.

C. NARRATIVE DESCRIPTION OF PROPOSED WORK

1. Proposed use of on-site building: expansion of present office functions, by enclosing and roofing an existing fourth floor outdoor patio. Also, provision of enclosed wheelchair platform lift at front entry, renovation of public lobby, and provisions of handicap-accessible bathrooms on first and fourth floors.

2. Total land area of site: approximately 10,800 s.f. Total building footprint: approximately 9250 s.f.

3. Existing/proposed easements or other burdens: none known.

4. Solid waste generation: primarily paper products. No significant increase from present levels is anticipated. Removal will continue to be provided by private contractors, as is presently done.

5. Evidence of off-site facilities: Additions and alterations will tie into existing building systems, with no changes to connections with or impacts upon public utilities.

6. Surface drainage and stormwater management: No site work is to be done and roof areas will not change. New roof drains will connect to existing, and present runoff amounts will not change. Stormwater management will also be unchanged.

7. Construction Plan:

January - March 1995: Lobby and front entry renovations.

April - September 1995: Fourth floor addition and alterations.



The limits of work will be within the footprint of the existing building. Since no site work is to be done, no erosion control measures will be needed. Construction debris will be removed by the building contractor, who also will be responsible for a statement and disposal of any existing hazardous materials that may be found.

8. Status of regulatory approvals: State Fire Marshal and Portland Codes Enforcement Offices have given preliminary approvals and verified their intentions to issue Construction Permits upon completion of construction documents. The Portland Historic Preservation Committee has granted a Certificate of Appropriateness for the proposed work. There are no other known regulatory agencies involved with this project. (Please see attached letters.)

9. Evidence of financial and technical capacity: see attached letter.

10. Evidence of title to property: see attached Deed.

11. Unusual natural areas or archaeological sites: none.



**SDF MANAGEMENT, INC.**  
STEEL DETAILING AND FABRICATION

5 Industry Road  
South Portland, ME 04106  
(207) 874-6947  
Fax # (207) 874-6998

C E R T I F I C A T E O F C O M P L I A N C E

Manufactured or Fabricated Material

WE HEREBY CERTIFY THAT Field Welding and Bolting  
Description, Kind of Material, or Trade Name

Furnished to Ledgewood, Inc  
Contractor (Prime or Sub)

For Use on WCSH TV Ledgewood # 95287-07  
Project Name Federal No. State No.

Used for Item No. \_\_\_\_\_ Structural Steel  
Name of Item

Manufactured by \_\_\_\_\_

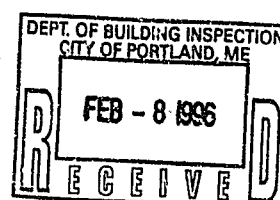
Supplied by SDF Management, Inc

MEETS THE REQUIREMENTS OF THE PERTINENT PROJECT PLANS, SPECIAL PROVISIONS AND SPECIFICATIONS OF AISC AND INSPECTION CONTROL OF RAW MATERIALS ARE IN CONFORMANCE WITH ALL APPLICABLE SPECIFICATIONS, DRAWINGS AND/OR STANDARDS OF ALL ARTICLES FURNISHED.

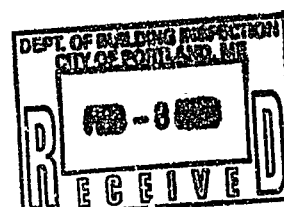
SDF Management, Inc.  
(Manufacturer, Supplier, or Contractor)

Signed by Richard M. Sawyer  
(Officer of Organization)

Title Pres



Post-It* Fax Note	7671	Date	2-7-96	# of pages	1
To	Bill Rowles	From	Bruce Sawyer		
Co./Dept.	Ledgewood	Co.	SDF		
Phone #		Phone #			
Fax #		Fax #			



BUILDING PERMIT REPORT

DATE: 21 July 95 ADDRESS: 1 Congress Sq. (wch)

REASON FOR PERMIT: To Construct 4th Story

BUILDING OWNER: WCH/MAINE Radio/TV

CONTRACTOR: Ledgewood, Inc. APPROVED: \*8 \*11 \*12 \*13

PERMIT APPLICANT: \_\_\_\_\_ DEFERRED: \*14 \*15 \*16

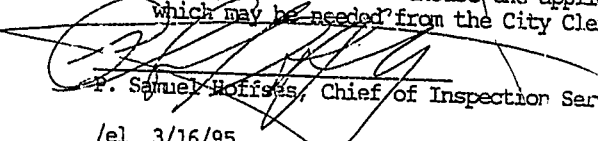
CONDITION OF APPROVAL ~~OR PERMIT~~

1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group I-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- X 11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- X 12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- X 14. Headroom in habitable space is a minimum of 7'6".
- X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
S. Samuel Hoffis, Chief of Inspection Services

el. 3/16/95

L.T. McDougal PFD