

godwin/hp/mas architect

44 Oak Street
Portland, Maine 04101
207-775-3164

May 29, 1995

To: Sam Hoffses
Code Enforcement Officer
City of Portland,
Portland, Maine 04101

Re: Portland Conservatory of Music occupancy on 4th, 5th floors at 44 Oak,
Portland, Maine

Dear Sam,

I spoke with you and, subsequently, Lt. Mac Dougal about the Portland Conservatory of Music occupying the 4th and partial 5th floor of our building at 44 Oak St., Portland. The building is currently business/ commercial. The building is about 14,000 sq. ft. total, is fully sprinklered and has a fire alarm system.

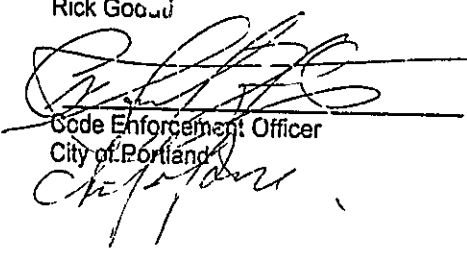
The Portland Conservatory of Music, newly established, will be providing private and small group music instruction for all ages within 13 rooms accommodating up to 40 people on an average busy time (after school/ weekends) and less on a typical weekday. One room, approx. 20'x30', will be used for groups of 5-8 performers and observers at 15 s.f. / seat occasionally.

As I discussed with both you and Lt. Mac Dougal, this is an acceptable use within the business occupancy as currently designated.

The Portland Conservatory of Music has asked for city's acceptance of this. I have provided a signature space below.

Best regards,

Rick Godwin


Code Enforcement Officer
City of Portland

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

Location of Construction: 41 Oak St.		Owner: Portland Cons. of Mass		Phone:	Permit No: 950742
Owner Address: same		Leasee/Buyer's Name:		Phone:	Business Name:
Contractor Name: The Thastar Co.		Address: 55 Bell St., Portland 04103		Phone: 878-5553	PERMIT ISSUED Permit Issued: JUL 19 1995 CITY OF PORTLAND
Past Use: offices		Proposed Use: office with int. renovations		COST OF WORK: \$ 33,000	
Proposed Project Description: to make inter. renov. as per plans. 2 sets submitted		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group Type:	
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zone: B-3 CBL:	
Date Applied For: 7/12/95		Signature: <i>[Signature]</i>		Date:	

1. This permit application doesn't 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.

NO CHANGE OF USE PER SAN HORSES
 Call 878-5553 and will pick up

PERMIT ISSUED WITH LETTER

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: *[Signature]* ADDRESS: **55 Bell St. Port** DATE: **7/12/95** PHONE: **878-5553**

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____
 Permit Desk Green-Assessor Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zone: **B-3** CBL: _____
 Zoning Approval: *[Signature]* **7/14/95**
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan map minor mm
 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: **7/14/95**
[Signature]
 GEO DISTRICT: **2**
T. Munson

COMMENTS

OK to occupy - area of refuge still needs to be finished - Also safety glass needs to be installed over window at stair landing.

	Type	Inspection Record	Date
Foundation:			
Framing:		N/A	
Plumbing:			
Final:		O.K.	9/15/95
Other:			

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 18, 1995

The Thaxter Co.
55 Bell Street
Portland, ME 04103

RE: 44 Oak St., Portland, ME

Dear Sir,

Your applications to make interior renovations 4th and 5th floor have been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

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

Building & Fire Code Requirements

1. The sprinkler system shall be maintained to NFPA 13 standards.
2. The fire alarm system shall be maintained to NFPA 72 standards.
3. Panic hardware shall be applied to all exit doors.
4. An area of refuge shall be provided.
5. A portable fire extinguisher shall be located as per NFPA §. They shall bear the label of an approved agency and be of an approved type.
6. 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. Balusters shall not have an ornamental pattern that would provide a tripping effect.
7. 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.

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

Sincerely,

P. Samuel Hoffoes
Chief of Inspection Services

cc: Lt. McDougal
M. Schmuckal - Assistant Chief of Inspections
M. O'Sullivan - Development Review Coordinator
S. Hopkins - Senior Planner



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 44 Oak St

Issued to Portland Conservatory of Music

Date of Issue 19 September 1995

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. 9-0742 has had final inspection, has been found to conform substantially to requirements of Zone 4 Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PURPORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

4th & 5th Floors

Music School

Limiting Conditions:

Area of refuge to be completed. Safety glass to be installed over window at landing of middle left stair that connects 4th floor to 5th floor.

This certificate supersedes
certificate issued

Approved: *[Signature]*
(Date) 19/9/95 Inspector

[Signature]
Inspector of Buildings

Notice: This certificate certifies legal use of building or premises, and ought to be transferred from owner to owner upon a party of change hereof. Copy will be furnished to owner or lessee if requested.