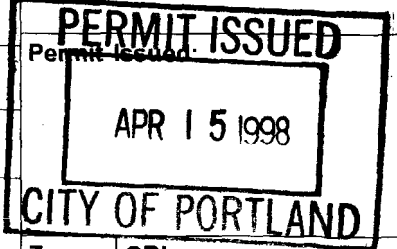


City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction:		Owner:		Phone:		Permit No: 000363	
Owner Address: 3		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:					
Past Use:		Proposed Use:		COST OF WORK: \$ _____ FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ # _____		PERMIT FEE: \$ _____ INSPECTION: U Use Group: / Type: Signature: _____	
Proposed Project Description:				Signature: _____ Date: _____ Toning Approval 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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>			
Permit Taken By:		Date Applied For: _____					



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..

**PERMIT ISSUED
WITH REQUIREMENTS**

CERTIFICATION

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

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: _____

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



COMMENTS

4/27/98 Contacted Charles Sheenan NA

" Men at job site not starting until summer

5-24-98 Checked partial demo left existing wall
left side + rear + partial right side

5-3-99 Check underground plumbing test on OK No leaks

6/98 Checked WIP INTERIOR Framing for bearing partitions

6/98 Trusses installed with crane + roof sheathing started

7/98 Installing gas tubes + piping for

7/98 Framing canopy for gas pumps

8/1/98 Did final check checked Fire extinguishers

Coolers Hot water, Walk-in, exit signs

3-Bay sub + bathroom OK

Painting Complete

Need to paint spaces

Inspection Record

Date

Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

LAND USE - ZONING REPORT

ADDRESS: 16 Washington Ave DATE: 4/13/98

REASON FOR PERMIT: Add canopy to convenience store

BUILDING OWNER: C N Bow C-B-L: 13-G-3

PERMIT APPLICANT: Charles Sheehan

APPROVED: with conditions #7 DENIED: _____

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the **garage** in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and **approval**.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage. on Building & on canopy
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

DATE: 13 APRIL 98 ADDRESS: 16 Washington Ave. #13-E-003
REASON FOR PERMIT: Change Use / Make Reno / Install Carport
BUILDING OWNER: C. N. Brown
CONTRACTOR: C. N. Brown
PERMIT APPLICANT: Charles Sheehan
USE GROUP M BOCA 1996 CONSTRUCTION TYPE 1B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: ~~1~~ *24 *26 *27 *28 *29 *17

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (**A24** hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, **R-2**, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed **with** not less than I-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" .except Use Group R which is 36". In occupancies in Use Group **A, B, H-4, I-1, 1-2M** and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group **R-3 & R-4** is a minimum of 10" tread and **7 3/4"** maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. **A** single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

In the immediate vicinity of bedrooms

In all bedrooms

In each story within a dwelling unit, including basements

In addition to the required AC primary power, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1

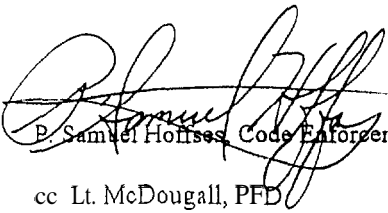
shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- X 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to **NFPA #13** Standard.
- X 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- X 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- X 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- X 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- X 28. Please read and implement the attached Land Use-Zoning report requirements.
- X 29. *The City of Portland, ME, adopted The 1996 BOCA National Building Code. You plan (submitted) is designed under the 1994 UBC which does not meet The BOCA 1996 requirement for wind load - Before work begins on this project a Reg. Professional Engineer must review these plans and submit to me a letter stating that the proposed submit plans meet The 1996 BOCA Requirements.*

37

Self source requires a suppression system

*Talked to
ENG. OK
15/APR/98*


P. Samuel Holmes, Code Enforcement

cc Lt. McDougall, PFD
Marge Schmuckal

Henry C. Oatley, P.E.

OATLEY
ENGINEERING ASSOCIATES

May 16, 1997

Ms. Tammie Munson
Inspection Department
City Hall
390 Congress Street
Portland, Maine, 04101

Re: Big Apple Convenience Store at Cumberland and Washington Avenues, Portland

Dear Ms. Munson:

The Roof trusses on this **project** are specified to support the roof-top units at any location on the roof

Very truly yours,
Oatley Engineering Associates


Henry Oatley, P.E.



From: Kandi Talbot
To: SPH, MJN, MES
Date: Thu, Jul 2, 1998 12:12 PM
Subject: CN Brown, 16 Washington Avenue

We are working with CN Brown regarding a small issue with the performance guarantee and so the sign-off sheets have not been brought down to your office yet. They will be starting site work on Monday and we have told them to go ahead. As soon as the pg issue is resolved the paper work will be brought down. Thanks.

CC: AQJ

By G-3



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement
FROM: Jim Wendel, Development Review Coordinator
DATE: August 11, 1998
SUBJECT: Request for Certificate of Occupancy
C.N. Brown d.b.a. OK Gas
16 Washington Avenue

AR/De

On August 10, 1998 a site visit was made to review the completion of the requirements of the site plan approval. My comments are:

- 9/21* 1. Pavement markings have not been completed.
- 2. Confirmation of acceptance from Public Works of the public improvements is needed.
- 9/21* 3. The "no parking" signs need to be mounted to the dumpster enclosure.
- 4. The dumpster enclosure is a chain link fence with slats; the site plan required a stockade style fence. Kandi Talbot will review this item.
- 5. It is not clear that the canopy lights are the required "cut-off" style light. Kandi Talbot will review this requirement.

Items 1 and 3 must be completed by August 20, 1998.

It is my opinion that a temporary Certificate of Occupancy could be issued assuming Code Enforcement has no outstanding issues.