

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that BAYSIDE VENTURES II

Located At 202 KENNEBEC ST

Job ID: 2011-10-2552-ALTCOMM/AMEND

CBL: 034- A-011-001

has permission to Install Oil/Water/Sand separator unit for Enterprise bucket car wash provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

*[Handwritten signature]* 1/11/12

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

*closed*

**SCANNED**

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

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

Job No: 2011-10-2552-ALTCOMM 2011-13147-AMEND	Date Applied: 10/31/2011	CBL: 034- A-011-001	
Location of Construction: 202 KENNEBEC ST	Owner Name: BAYSIDE VENTURES II	Owner Address: 50 PORTLAND PIER STE 400  PORTLAND, ME 04101	Phone:  207-553-2000
Business Name:	Contractor Name: Greg Shinberg	Contractor Address: 477 Congress St., Portland, ME 04101	Phone:  (207) -653-7510
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  B-2b
Past Use:  Warehouse	Proposed Use:  Same – Warehouse – install oil water separation unit (connected to change of use permit 2011-12-2966 to convert 960 sf of warehouse to bucket wash & car cleaning)	Cost of Work: 2000.00	CEO District:
		Fire Dept:  <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A  Signature:	Inspection: Use Group: <i>SI/B</i> Type: <i>SB</i> <i>ME Plumbing code</i> Signature: <i>JMB</i>
Proposed Project Description: install oil water separation unit		Pedestrian Activities District (P.A.D.)  <i>1/11/12</i>	
Permit Taken By:		<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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition 1/6/12 ABM</i>	<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 checked="" type="checkbox"/> Not in Dist 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: <i>ABM</i>
	<b>CERTIFICATION</b>		

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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Plumbing Inspection prior to covering

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2552-ALTCOMM

Located At: 202 KENNEBEC ST

CBL: 034- A-011-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved in conjunction with the change of use permit (2011-12-2966) to change 960 square feet of warehouse space to bucket wash and car cleaning.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. A plumbing permit is required for this installation and shall be per the 2009 Maine Internal Plumbing Code.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Any cutting and welding done will require a Hot Work Permit from Fire Department.

B26

~~2011-01-11~~ / 2011-10-2552 - child 2011-13147



# General Building Permit Application

2011-12-2566  
charges of use

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>202 KENNEBEC ST.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>034</u> Block# <u>A</u> Lot# <u>11</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>BAYSIDE VENTURES II</u> Address <u>50 PORTLAND PIER SITE 7012</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207 553 2000</u> <u>x213</u>
Lessee/DBA (If Applicable) <u>OCT 31 2011</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,305.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>WAREHOUSE</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>INSTALL OIL WATER SEPARATION UNIT - SEE BACKUP</u> <u>ADD 1 LAUNDRY SINK IN SMALLER SECTION</u> <u>CEMENT MEND TO WAREHOUSE PERMITS</u>		
Contractor's name: <u>PEP PLUMBING</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>GREG SHIMBERG</u>		Telephone: <u>653 7510</u>
Mailing address: <u>477 CONGRESS ST. PORTLAND ME 04101</u>		

11/11/11 0207

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: \_\_\_\_\_ Date: 10/31/2011

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

\* OIL WATER SEPARATOR PART OF ORIG. PERMIT COST



PLUMBING, HEATING, COOLING, AND INDUSTRIAL SUPPLIES  
SERVING NEW ENGLAND & NEW YORK SINCE 1866

## F.W. WEBB COMPANY

**P&P Plumbing & Heating**

**Watts Drainage**

**Jim Senter @ FW Webb Co.  
09/02/11**

**150 Postal Service Way • South Portland, Maine**

**Phone: (207) 772-8364 Fax: (207) 773-4571**

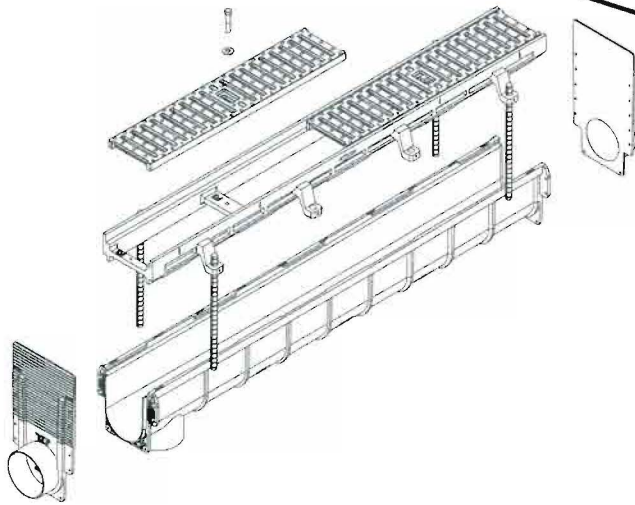


# Dead Level™ D

Tag: \_\_\_\_\_

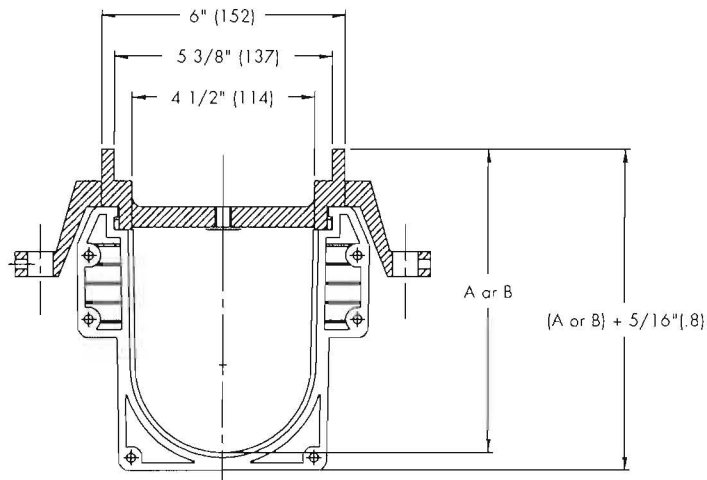
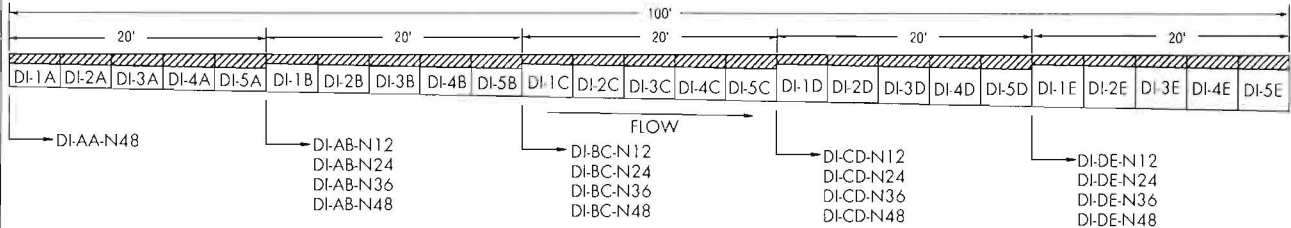
## Pre-Sloped Polypropylene Trench Drain System w/Ductile Iron Frame

**SPECIFICATION:** Watts Dead Level™ D Pre-Sloped Trench Drain System with 6" (152) wide x 48" (1219) long (standard) ductile iron frame, UV stabilized talc-filled polypropylene channels with integral 4" (102) No Hub bottom outlet(s). System shall be frame-anchored, with (specify) grating to suit DIN Class (specify) load rating. System to include frame connectors, grate lockdowns, and construction covers. Installation to be performed in accordance with manufacturer's recommendations.



Grate Options:		
Suffix	Description	
DI	Ductile Iron	Class E <input type="checkbox"/>

Patent Pending



Job Name \_\_\_\_\_ Contractor \_\_\_\_\_

Job Location \_\_\_\_\_ Contractor's P.O. No. \_\_\_\_\_

Engineer \_\_\_\_\_ Representative \_\_\_\_\_

## Dead Level™ P Dimensional Data

Part #	Configuration	Length	Weight (lbs.)	Dim. A	Dim. B
DI-AA-N48	Neutral	48" (1219)	31	5-5/8" (143)	5-5/8" (143)
DI-1A	Sloped	48" (1219)	31	5-5/8" (143)	5-15/16" (151)
DI-2A	Sloped	48" (1219)	38	5-15/16" (151)	6-1/4" (159)
DI-3A	Sloped	48" (1219)	40	6-1/4" (159)	6-9/16" (167)
DI-4A	Sloped	48" (1219)	43	6-9/16" (167)	6-7/8" (175)
DI-5A	Sloped	48" (1219)	45	6-7/8" (175)	7-3/16" (183)
DI-AB-N12	Neutral	12" (305)	9	7-3/16" (183)	7-3/16" (183)
DI-AB-N24	Neutral	24" (610)	18	7-3/16" (183)	7-3/16" (183)
DI-AB-N36	Neutral	36" (914)	26	7-3/16" (183)	7-3/16" (183)
DI-AB-N48	Neutral	48" (1219)	32	7-3/16" (183)	7-3/16" (183)
DI-1B	Sloped	48" (1219)	32	7-3/16" (183)	7-1/2" (191)
DI-2B	Sloped	48" (1219)	39	7-1/2" (191)	7-13/16" (198)
DI-3B	Sloped	48" (1219)	41	7-13/16" (198)	8-1/8" (206)
DI-4B	Sloped	48" (1219)	44	8-1/8" (206)	8-7/16" (214)
DI-5B	Sloped	48" (1219)	46	8-7/16" (214)	8-3/4" (222)
DI-BC-N12	Neutral	12" (305)	9	8-3/4" (222)	8-3/4" (222)
DI-BC-N24	Neutral	24" (610)	18	8-3/4" (222)	8-3/4" (222)
DI-BC-N36	Neutral	36" (914)	26	8-3/4" (222)	8-3/4" (222)
DI-BC-N48	Neutral	48" (1219)	32	8-3/4" (222)	8-3/4" (222)
DI-1C	Sloped	48" (1219)	33	8-3/4" (222)	9-1/16" (230)
DI-2C	Sloped	48" (1219)	40	9-1/16" (230)	9-3/8" (238)
DI-3C	Sloped	48" (1219)	42	9-3/8" (238)	9-11/16" (246)
DI-4C	Sloped	48" (1219)	45	9-11/16" (246)	10" (254)
DI-5C	Sloped	48" (1219)	47	10" (254)	10-5/16" (262)
DI-CD-N12	Neutral	12" (305)	9	10-5/16" (262)	10-5/16" (262)
DI-CD-N24	Neutral	24" (610)	18	10-5/16" (262)	10-5/16" (262)
DI-CD-N36	Neutral	36" (914)	26	10-5/16" (262)	10-5/16" (262)
DI-CD-N48	Neutral	48" (1219)	32	10-5/16" (262)	10-5/16" (262)
DI-1D	Sloped	48" (1219)	34	10-5/16" (262)	10-5/8" (270)
DI-2D	Sloped	48" (1219)	41	10-5/8" (270)	10-15/16" (278)
DI-3D	Sloped	48" (1219)	43	10-15/16" (278)	11-1/4" (286)
DI-4D	Sloped	48" (1219)	46	11-1/4" (286)	11-9/16" (294)
DI-5D	Sloped	48" (1219)	48	11-9/16" (294)	11-7/8" (302)
DI-DE-N12	Neutral	12" (305)	10	11-7/8" (302)	11-7/8" (302)
DI-DE-N24	Neutral	24" (610)	19	11-7/8" (302)	11-7/8" (302)
DI-DE-N36	Neutral	36" (914)	27	11-7/8" (302)	11-7/8" (302)
DI-DE-N48	Neutral	48" (1219)	33	11-7/8" (302)	11-7/8" (302)
DI-1E	Sloped	48" (1219)	35	11-7/8" (302)	12-3/16" (310)
DI-2E	Sloped	48" (1219)	42	12-3/16" (310)	12-1/2" (318)
DI-3E	Sloped	48" (1219)	44	12-1/2" (318)	12-13/16" (325)
DI-4E	Sloped	48" (1219)	47	12-13/16" (325)	13-1/8" (333)
DI-5E	Sloped	48" (1219)	49	13-1/8" (333)	13-7/16" (341)

WATTS Drainage reserves the right to modify or change product design or construction without prior notice and without incurring any obligation to make similar changes and modifications to products previously or subsequently sold. See your WATTS Drainage representative for any clarification. Dimensions are subject to manufacturing tolerances.



Specification Drainage Products

USA: 100 Watts Road, Spindale, NC, 28160-2298; TEL: 828-288-2179 TOLL-FREE: 1-800-338-2581 www.watts.com



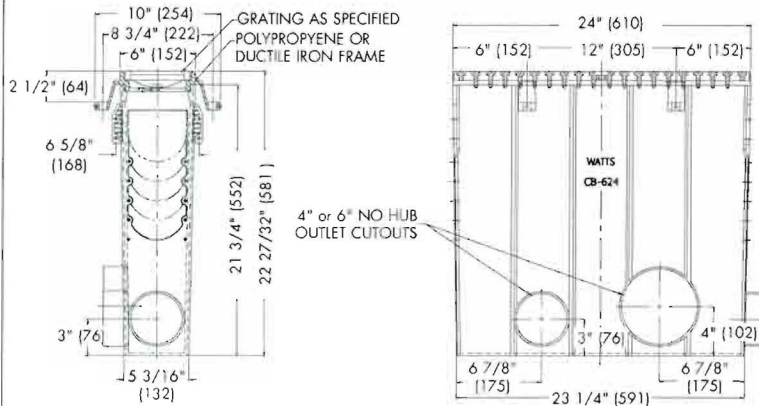


**CB-624/**  
 Tag: \_\_\_\_\_

**Dead Level Trench  
 Drain System Catch Basins**

**SPECIFICATION:** CB-624 or CB-2424 Catch Basin for Watts Dead Level Pre-Sloped Trench Drain System, 6"(152) or 24"(610) (specify) wide x 24"(610) long x 24"(610) deep, with UV stabilized talc-filled polypropylene body with 4"(102) and 6"(152) no hub outlet connections, and polypropylene (6" wide only) or ductile iron frame. Catch Basin shall be frame-anchored, with (specify) grating and lockdowns to suit DIN Class (specify) load rating. Installation to be performed in accordance with manufacturer's recommendations.

**CB-624**



Grate Options:	
Suffix	Desc.
<p>CB-624D 6x24x24" w/Ductile Iron Frame</p>	
Options:	
Suffix	Desc.
-T	Trash Basket <input type="checkbox"/>

Job Name \_\_\_\_\_ Contractor \_\_\_\_\_

Job Location \_\_\_\_\_ Contractor's P.O. No. \_\_\_\_\_

Engineer \_\_\_\_\_ Representative \_\_\_\_\_

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Specification Drainage Products

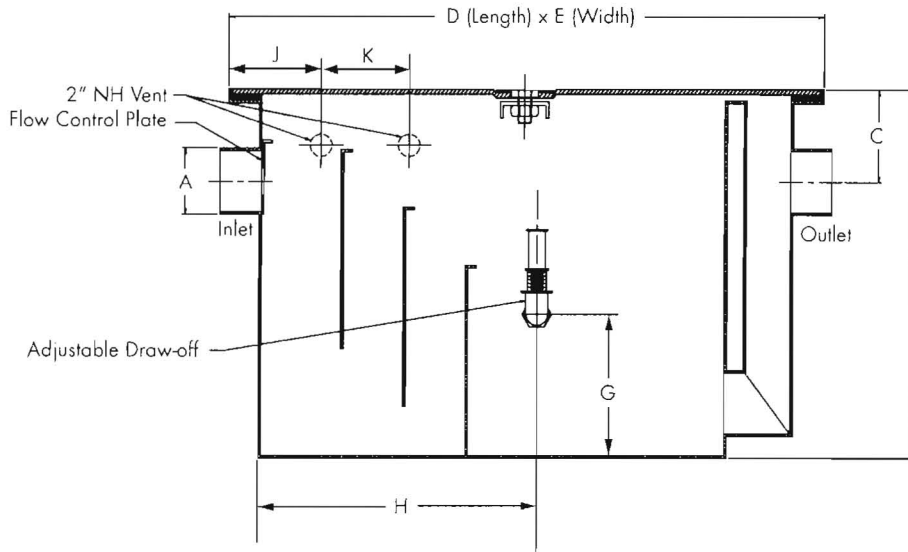
USA: 100 Watts Road, Spindale, NC, 28160-2298; TEL: 828-288-2179 TOLL-FREE: 1-800-338-2581 www.watts.com



Tag: **OI** \_\_\_\_\_

**Oil Interceptor**

**SPECIFICATION:** Watts Drainage OI Series recessed or floor mounted epoxy coated steel oil interceptor with gasketed epoxy coated steel skid-proof cover secured with hex head center bolt(s), double wall deep seal trap, draw-off connection and dual vent connections, integral stainless steel flow control plate, and no hub (standard) connections.



Flow Rate (Select One)	
Suffix	Description
25	25 GPM <input type="checkbox"/>

Interceptor Catalog Number	Flow Rate GPM	A	C	D	E	F	G	H	J	K
		Inlet & Outlet	Top to Center	Length	Width	Height	Base to Center			
OI-25	25	3"(76)	4"(102)	27-1/4"(692)	19-1/4"(489)	18-1/4"(464)	9-1/2"(241)	14-1/4"(362)	6"(152)	4"(102)
										4"(102)
										5"(127)
										5"(127)

Job Name \_\_\_\_\_ Contractor \_\_\_\_\_

Job Location \_\_\_\_\_ Contractor's P.O. No. \_\_\_\_\_

Engineer \_\_\_\_\_ Representative \_\_\_\_\_

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Specification Drainage Products

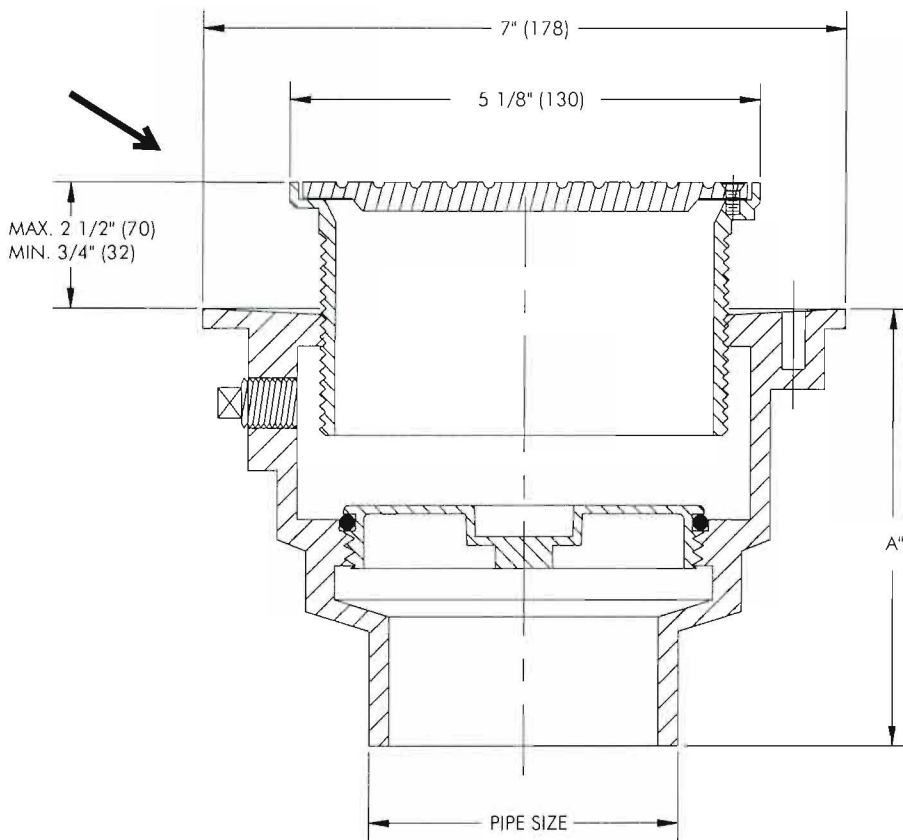
USA: 100 Watts Road, Spindale, NC, 28160-2298; TEL: 828-288-2179 TOLL-FREE: 1-800-338-2581 www.watts.com



CO-200-R

Floor Cleanout with Round Top

**SPECIFICATION:** Watts Drainage Products CO-200-R epoxy coated cast iron floor cleanout with 5" (127) round adjustable nickel bronze top, removable gas tight gasketed brass cleanout plug, and no hub outlet.



Components	
B4-34	R
34B	
Pipe Sizing (Select One)	
Suffix	Description
4	4"(102) Pipe Size <input type="checkbox"/>
Outlet Type (Select One)	
Suffix	Description
NH	No Hub (MJ) <input type="checkbox"/>

Chart A

	Std.	P	60/61
Pipe Size	No Hub	Push On	PVC/ABS
4"(102)	4"(102)	4-3/4"(121)	3-1/2"(89)

Load Rating
*MD

\* The load classifications are in accordance with the American National Standards ASME A112.21.1M ASME Ratings are as follows:  
 MD - Safe Live Load 2000-4999 lbs.(900-2250kg)  
 The above categories are given as a guide only. Please consult factory.

Job Name \_\_\_\_\_ Contractor \_\_\_\_\_

Job Location \_\_\_\_\_ Contractor's P.O. No. \_\_\_\_\_

Engineer \_\_\_\_\_ Representative \_\_\_\_\_

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USA: 100 Watts Road, Spindale, NC, 28160 TEL: 828-288-2179 TOLL-FREE: 1-800-338-2581 Website: www.wattsdrainage.com



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Urban Development Department  
Penny St. Louis, Director

October 18, 2011

Greg Shinberg  
Shinberg Consulting, LLC  
477 Congress Street, Suite 1012  
Portland, Maine 04101

Dear Mr. Shinberg:

I am in receipt of your letter to me dated October 4, 2011 requesting, on behalf of the owners of Bayside Ventures II, LLC, that the City allow an unpermitted drain and oil separator pit to remain in place within the floor of the warehouse and otherwise to issue a Certificate of Occupancy for the building, as built. Mr. Shinberg, while this request may seem fairly innocuous, there are grave concerns by the City with following this course of action, especially in light of the involvement this property has had with this City in the recent past. There have been two appeals to the Zoning Board of Appeals regarding the use of this property. A building permit has been filed. The appeals made no mention of the use of the property for other than strictly warehouse. Moreover, nowhere on the building permit was there any mention, depiction or demarcation of the installation of a drain and oil separator being installed in the floor of the building. One needs to question the reason for this omission, especially in light of the issues regarding the future use of this building that were raised this past summer.

You have represented the use of this building as “warehouse”. You have indicated that was its past use and its intended use. The use you applied for with the City was “storage”. Nowhere was it mentioned that a use was contemplated that would involve the need for an internal drain and oil separator. Requesting after-the-fact approval for this installation calls into question your initial approach to the City and the openness with which you approached the process.

I have made no final determination on this request absent the submission of plans amending your building permit application and showing the details of the installation of the plumbing for these improvements. Attached is an application for an amended building permit.

Please contact Tammy Munson, Director of Inspection Services, to finally resolve this issue.

Sincerely,

A handwritten signature in cursive script that reads "Penny St. Louis".

Penny St. Louis

Cc: Mark H. Rees  
Tammy Munson  
Marge Schmuckal  
Ann Machado