

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

Location of Construction: 252 Commercial St		Owner: Waterfront Maine		Phone: 729-7970		Permit No: 98-0756 PERMIT ISSUED Permit Issued: JUL 15 1998 CITY OF PORTLAND Zone: CBL: 041-A-016 Zoning Approval: OK 7/13/98 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"/>		
Owner Address: 14 Maine St Brunswick, ME 04011		Lessee/Buyer's Name:		Phone:			BusinessName:	
Contractor Name: SAA		Address:		Phone:				
Past Use:		Proposed Use:		COST OF WORK: \$ 20,000.00			PERMIT FEE: \$ 120.00	
Proposed Project Description: Rehabilitation of existing building				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		
				Signature: <i>WJM</i>		Signature: <i>BOC 7/13/98</i>		
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____		
Permit Taken By: SP		Date Applied For: 13 July 1998						

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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 13 July 1998 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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: *S*

CEO DISTRICT 2
A. Rowl

COMMENTS

7/23/98 Meeting in office w/ Tony Geddi, PS Hoppers
re: terms of permit - OK

9/7/98 Called by P.F.D & P.P.D - fear of Collapse - Could
not locate Contractor - D.P.W Blocked Street, CMP Shored pole until
~~to~~ ^{time} when Contractor gets back

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTE** 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 (include Portion of Building): 252 Commercial Street, Portland			
Total Square Footage of Proposed Structure: 7394*		Square Footage of Lot: 7541	
Tax Assessor's Chart, Block & Lot Number Chart: 041 Block: AG-15 Lot: 001 016		Owner: <input checked="" type="checkbox"/> Waterfront Maine	Telephone: 207-729-7970
Owner's Address: 14 Maine Street Brunswick, ME 04011		Lessor/Buyer's Name (If Applicable): N/A	Cost Of Work: \$ 20,000 Fee: \$ 120
Proposed Project Description: (Please be as specific as possible) Rehabilitation of existing building			
Contractor's Name, Address & Telephone: Same as owner			Rec'd By: <i>[Signature]</i>
Current Use: All historic uses. This property is in the WCZ		Proposed Use: Same	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

-All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.

-All plumbing must be conducted in compliance with the State of Maine Plumbing Code.

-All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.

-HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1996 National Mechanical Code as amended by Section 6-Art IV.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/ framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

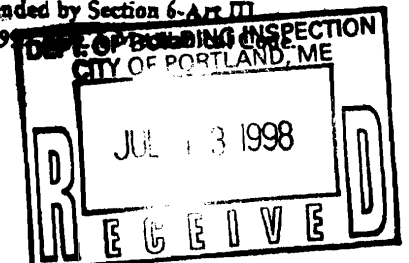
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 come all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>[Signature]</i>	Date: 7/10/98
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

* Our projection is that within 3 to 4 years the existing structure, totalling 22,182 square feet, will be rehabilitated.



BUILDING PERMIT REPORT

DATE: 15 July 98 ADDRESS: 250 Commercial / St 1041-A-26
REASON FOR PERMIT: To raise building -
BUILDING OWNER: Water Front Marine
CONTRACTOR: Owner
PERMIT APPLICANT: ↑
USE GROUP _____ BOCA 1996 CONSTRUCTION TYPE _____

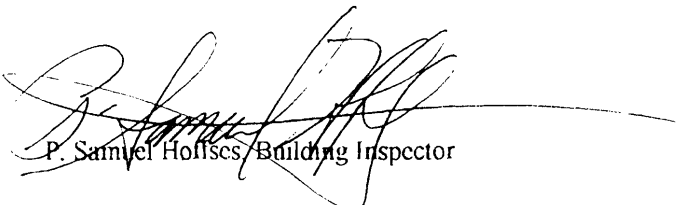
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *29

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. 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)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material.
- 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 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 means of 1/2 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, 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. (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

- 13 shall be 20 inches (508mm) and a minimum net clear opening of 5 7/8 sq ft
- 14 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.
- 15 All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closers. (Over 3 stories in height requirements for fire rating is two (2) hours.)
- 16 The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment
- 17 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 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. (Interconnection is required)
- 18 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.
- 19 The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 20 The Sprinkler System shall maintained to NFPA #13 Standard.
- 21 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)
- 22 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".
- 23 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.
- 24 Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 25 All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 26 All requirements must be met before a final Certificate of Occupancy is issued.
- 27 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).
- 28 Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 29 Please read and implement the attached Land Use-Zoning report requirements.
- 30 *The demolition of any structure shall follow the requirements of Chapter 33 Site Work, Demolition and Construction of the City's Building Code. The BOCA National Building Code/1996 - Section 3310.0 Demolition and excavation - See attached*
- 31 _____
- 32 _____
- _____
- _____
- _____
- _____
- _____
- _____



P. Samuel Hoffses, Building Inspector

cc: Lt McDougall, PFD
Marge Schmuckal

Also: Steppely process...

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 252 Commercial St

Owner: WATERBURY MAINE

Structure Type: WOOD

Contractor: NEW England Demco

UTILITY APPROVALS

	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>Diane Hunt / 6/3/98</u>
NYNEX	878-7000	<u>Kathy White / 6/3/98</u>
Northern Utilities	797-8002 X6241	<u>Carolyn Small / 6/3/98</u>
Portland Water District	761-8310	<u>Serija / 6/3/98</u>
Public Cable Co.	775-3431 X257	<u>Brenda / 6/3/98</u>
Dig Safe***	1-888-344-7233	<u>KATHY / 6/3/98</u>

*** (After call, there is a wait of 72 bus hrs before digging can begin) perm: #982306726

CITY APPROVALS

	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	<u>Tom Markle / 7/2/98</u>
DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>Jim Vance / 6/3/98</u>
DPW/Forestry Division(J.Tarling)	874-8300 X8389	
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>Carol Merritt / 6/3/98</u>
Building Inspections(insp required)	874-8300 X8703	<u>Sam Hoffses / 7/10/98</u>
Historic Preservation	874-8300 X8726	<u>Deborah Andrews / 6/3/98</u>
Fire Dispatcher	874-8300 X8676	<u>Devoe / 6/4/98</u>

Written Notice to Adjoining Owners

ASBESTOS

	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>Ed Antz / 7/2/98</u>

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: [Signature] DATE: 7/2/98

commenced. During the demolition, the party wall shall be maintained weatherproof and structurally safe by adequate bracing until such time as the permanent structural supports have been provided.

3309.3.2 Beam holes: Where a structure involving a party wall is being demolished, the owner of the demolished structure shall, at his or her own expense, bend over all wall anchors at the beam ends of the standing wall and shall brick up all open beam holes and otherwise maintain the safety and usefulness of the wall.

3309.3.3 Party wall exits: A party wall balcony or *horizontal exit* shall not be destroyed unless and until a substitute *means of egress* has been provided and approved.

3309.4 Adjoining roofs: Where a new building or demolition of an existing building is being conducted at a *greater height*, the roof, roof outlets and roof structures of adjoining buildings shall be protected against damage with adequate safeguards by the person doing the work.

SECTION 3310.0 DEMOLITION AND EXCAVATION

3310.1 Notice of intent: The person intending to cause a demolition or an excavation shall deliver *written* notice of such intent to the owner of each potentially affected adjoining *lot*, building or structure at least one week prior to the commencement of work. The notice shall request license to enter the potentially affected *lot*, building or structure prior to the commencement of work and at reasonable intervals during the work to inspect and preserve the *lot*, building or structure from damage.

3310.2 Protection of adjoining property: If afforded the necessary license to enter the adjoining *lot*, building or structure, the person causing the demolition or excavation to be made shall at all times and at his or her own expense preserve and protect the *lot*, building or structure from damage or injury. If the necessary license is not afforded, it shall be the duty of the owner of the adjoining *lot*, building or structure to make safe his or her own property, for the prosecution of which said owner shall be granted the necessary license to enter the premises of the demolition or excavation.

3310.2.1 Removal of debris: All waste materials shall be removed in a manner which prevents injury or damage to persons, adjoining properties and public rights-of-way.

3310.3 Notice to the code official: If the person causing a demolition or excavation to be made is not afforded license to enter an adjoining structure, that person shall immediately notify in *writing* both the code official and the owner of the adjoining property that the responsibility of providing support to the adjoining *lot*, building or structure has become the exclusive responsibility of the owner of the adjoining property.

3310.4 Grading of lot: Where a structure has been demolished or removed and a building permit has not been approved, the vacant *lot* shall be filled, graded and maintained in conformity to the established elevation of the street grade at curb level nearest to the point of demolition or excavation. Provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

3310.5 Utility connections: All service utility connections shall be discontinued and capped in accordance with the *approved rules* and the requirements of the authority having jurisdiction.

SECTION 3311.0 RETAINING WALLS AND PARTITION FENCES

3311.1 General: Where the adjoining grade is not higher than the legal level, the person causing an excavation to be made shall erect, where necessary, a retaining wall at his or her own expense and on his or her own land. Such wall shall be built to a height sufficient to retain the adjoining earth, shall be properly coped as required in Section 1825.0 and shall be provided with a guardrail or fence not less than 42 inches (1067 mm) in height.

SECTION 3312.0 STORAGE OF MATERIALS AND CONSTRUCTION EQUIPMENT

3312.1 General: The term "construction equipment" shall mean the machinery, tools, derricks, hoists, scaffolds, platforms, runways, ladders and all material-handling equipment, safeguards and protective devices used in construction operations. The term "runway" shall mean an aisle or walkway constructed or maintained as a temporary passageway for pedestrians or vehicles. All construction materials and equipment required for the permitted construction shall be stored and placed so as not to endanger the public, the workers or adjoining property.

3312.2 Design capacity: Construction materials and equipment stored within the building, or on sidewalks or sheds, shall be placed so as not to overload any part of the construction beyond the design capacity, nor interfere with the safe prosecution of the work.

3312.3 Pedestrian walkways: Construction materials and equipment shall not be stored on the street without a permit issued by the administrative authority having jurisdiction. Where so stored, such materials or equipment shall not unduly interfere with vehicular traffic or the orderly travel of pedestrians on the highway or street. The piles shall be arranged to maintain a safe walkway not less than 4 feet (1219 mm) wide, unobstructed for its full length, and adequately lighted at night and at all necessary times for the use of the public.

3312.4 Obstructions: Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, *standpipes*, fire or police alarm boxes, utility boxes, catch basins or manholes, nor shall such material and equipment be located within 20 feet (6096 mm) of a street intersection, or placed so as to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.

SECTION 3313.0 REMOVAL OF WASTE MATERIAL

3313.1 General: Material shall not be dropped by gravity or thrown outside the exterior walls of a building during demolition or erection. Wood or metal chutes shall be provided for the removal of such materials. Where the removal of any material will cause an excessive amount of dust, such material shall be wet down to prevent the creation of a nuisance.

SECTION 3314.0 STAIRWAYS

3314.1 Temporary stairways: Where a building has been constructed to a *height* greater than 50 feet (15240 mm) or four stories, or where an existing building exceeding 50 feet (15240

commenced. During the demolition, the party wall shall be maintained weatherproof and structurally safe by adequate bracing until such time as the permanent structural supports have been provided.

3309.3.2 Beam holes: Where a structure involving a party wall is being demolished, the owner of the demolished structure shall, at his or her own expense, bend over all wall anchors at the beam ends of the standing wall and shall brick up all open beam holes and otherwise maintain the safety and usefulness of the wall.

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3310.5 Utility connections: All service utility connections shall be discontinued and capped in accordance with the *approved rules* and the requirements of the authority having jurisdiction.

SECTION 3311.0 RETAINING WALLS AND PARTITION FENCES

3311.1 General: Where the adjoining grade is not higher than the legal level, the person causing an excavation to be made shall erect, where necessary, a retaining wall at his or her own expense and on his or her own land. Such wall shall be built to a height sufficient to retain the adjoining earth, shall be properly coped as required in Section 1825.0 and shall be provided with a guardrail or fence not less than 42 inches (1067 mm) in height.

SECTION 3312.0 STORAGE OF MATERIALS AND CONSTRUCTION EQUIPMENT

3312.1 General: The term "construction equipment" shall mean the machinery, tools, derricks, hoists, scaffolds, platforms, runways, ladders and all material-handling equipment, safeguards and protective devices used in construction operations. The term "runway" shall mean an aisle or walkway constructed or maintained as a temporary passageway for pedestrians or vehicles. All construction materials and equipment required for the permitted construction shall be stored and placed so as not to endanger the public, the workers or adjoining property.

3312.2 Design capacity: Construction materials and equipment stored within the building, or on sidewalks or sheds, shall be placed so as not to overload any part of the construction beyond the design capacity, nor interfere with the safe prosecution of the work.

3312.3 Pedestrian walkways: Construction materials and equipment shall not be stored on the street without a permit issued by the administrative authority having jurisdiction. Where so stored, such materials or equipment shall not unduly interfere with vehicular traffic or the orderly travel of pedestrians on the highway or street. The piles shall be arranged to maintain a safe walkway not less than 4 feet (1219 mm) wide, unobstructed for its full length, and adequately lighted at night and at all necessary times for the use of the public.

3312.4 Obstructions: Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, *standpipes*, fire or police alarm boxes, utility boxes, catch basins or manholes, nor shall such material and equipment be located within 20 feet (6096 mm) of a street intersection, or placed so as to obstruct normal observations of traffic signals or to hinder the use of public-transit loading platforms.

SECTION 3313.0 REMOVAL OF WASTE MATERIAL

3313.1 General: Material shall not be dropped by gravity or thrown outside the exterior walls of a building during demolition or erection. Wood or metal chutes shall be provided for the removal of such materials. Where the removal of any material will cause an excessive amount of dust, such material shall be wet down to prevent the creation of a nuisance.

SECTION 3314.0 STAIRWAYS

3314.1 Temporary stairways: Where a building has been constructed to a *height* greater than 50 feet (15240 mm) or four stories, or where an existing building exceeding 50 feet (15240

049271

KNOW ALL MEN BY THESE PRESENTS, That PROPERTY EXCHANGE PARTNERSHIP, a Maine general partnership with a principal place of business in Portland, County of Cumberland, State of Maine,

In consideration of One (\$1.00) Dollar and other valuable considerations

Paid by WATERFRONT, MAINE, a Maine Limited Partnership, having an office at Main Street, Brunswick, Maine 04011.

The receipt whereof PROPERTY EXCHANGE PARTNERSHIP does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said WATERFRONT, MAINE, its successors and assigns forever,

A certain lot or parcel of land with the buildings and other improvements now or hereafter situated thereon, situated at and near 252 Commercial Street, Portland, County of Cumberland and State of Maine, more particularly described as follows:

Beginning at a point on the southerly sideline of Commercial Street in the City of Portland, Maine at the property line as agreed to by the Proprietors of Union Wharf and John Q. Twitchell and James P. Champlin as recorded in Book 514, Page 180 of the Cumberland County Registry of Deeds. Said point of beginning also being One Hundred Thirty-Nine and 44/100 (139.44) feet easterly along Commercial Street from the division line established between Twitchell and Champlin and John Bradford by agreement recorded in Book 494, Page 433 of said Registry. Thence by the following courses and distances:

1. S 23° 09' E along a party wall as described in an agreement between Morris & Co. and Twitchell and Champlin Co., recorded in Book 813, Page 87 of said Registry and along the line of agreement recorded in Book 514, Page 180 of said Registry Two Hundred Eight (208) feet to the end of a stone pier or retaining wall.
2. S 67° 00' W along the face of the wall Eighty-Two Hundredths (0.82) feet to a dock and building.
3. S 23° 09' E along the dock and building Nine and 55/100 (9.55) feet to a corner.
4. S 67° 09' W along the dock and building Thirty-Five and 40/100 (35.40) feet to the corner of the building as it now exists.
5. N 23° 08' 32" W along the building line One Hundred Eighty-Seven and 27/100 (187.27) feet to a corner.
6. N 10° 08' E along the building line Thirty-Two and 18/100 (32.18) feet to a corner at Commercial Street.

7. N 56° 49' E along Commercial Street Eighteen and 82/100 (18.82) feet to a point of beginning.

The description above is from a survey entitled "Plan of Property Merrill's Wharf" dated December 20, 1979 by Robert P. Titcomb, and recorded in the Cumberland County Registry of Deeds.

The bearings are magnetic of 1884.

ALSO the non-exclusive right, insofar as the Grantor has the power to grant the same, to use the lands and waters adjacent to the easterly sideline of the premises herein conveyed.

ALSO a right of way by vehicle and otherwise over the so-called Merrill's Wharf premises formerly of Poultry Processing, Inc. between the premises described herein and Commercial Street, such right of way to be in common with others for the purpose of entry and egress of the above-described premises. The non-exclusive right to locate underground utilities serving the premises described herein in the parcel between the above-described premises and the westerly boundary of said Merrill's Wharf, together with the right to connect to any common sewer pipe constructed or maintained by Poultry Processing, Inc., its successors or assigns, serving part or all of Merrill's Wharf, provided that Grantee shall be required to pay its fair and reasonable portion of the cost of such pipe and connection if Grantee elects to so connect, as well as its proportionate share of all assessments and charges made by the City of Portland or other governmental agency in relation to the use of said sewer.

ALSO the right to erect temporary scaffolding, store materials, park vehicles and conduct like activities incident to the repair, maintenance and alterations of the premises described herein on the Merrill's Wharf premises formerly of Poultry Processing, Inc. within ten (10) feet of the westerly sideline of the above-described premises, so long as such erections, storage, parking or activities do not unreasonably impede the use of said premises as a right of way for other owners, tenants and users of Merrill's Wharf.

Being part of the premises contained in the deed from the Executors of the Last Will and Testament of Benjamin Lewis to Cumberland Trading Co., Inc. dated November 24, 1961 and recorded in the Cumberland County Registry of Deeds in Book 2645, Page 423. Said Cumberland Trading Co., Inc. merged into Pine State Beef Company on June 1, 1973. Said Pine State Beef Company merged into Poultry Processing, Inc. on October 28, 1974.

Also being the same premises conveyed to Robert J. Levine, Trustee of the Levine Real Estate Trust, by deed of MOULTON REALTY CO., dated January 2, 1980, and recorded in said Registry of Deeds in Book 4549, Page 113 and the same premises conveyed to Grantor by

Robert J. Levine, Trustee of the Levine Real Estate Trust by deed dated December 13, 1985 and recorded in said Registry of Deeds in Book 7005, Page 104.

Also hereby conveying all of the Grantor's right, title and interest in and to all easements, rights-of-way and other rights appurtenant to the above-described premises and in and to the fee underlying all public or private rights of way contiguous to said premises, and also including all mooring, wharfage and dockage rights and fees associated with said premises (all hereinafter sometimes referred to as the "Premises").

TO HAVE AND TO HOLD the aforegranted and bargained Premises, with all the privileges and appurtenances thereof, to the said Waterfront Maine, its successors and assigns, to its and their use and behoof forever.

And Grantor does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the Premises, that they are free of all encumbrances, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it will and its successors shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said PROPERTY EXCHANGE PARTNERSHIP, a Maine general partnership, has caused this deed to be executed this 20th day of the month of August, 1987.

Signed, Sealed and Delivered
in Presence of:

Diane R. Souza

Diane R. Souza

Diane R. Souza

PROPERTY EXCHANGE PARTNERSHIP,
a Maine general partnership

By: John R. Gendron
John R. Gendron,
its General Partner

By: Richard N. Gendron
Richard N. Gendron,
its General Partner

By: Roger J. Gendron
Roger J. Gendron,
its General Partner

Diane R. Souza

By: Charles P. Gendron
Charles P. Gendron,
its General Partner

STATE OF MAINE
CUMBERLAND, ss.

August 20 , 1987

Then personally appeared the above-named John R. Gendron, Richard N. Gendron, Roger J. Gendron and Charles P. Gendron, and acknowledged the foregoing instrument to be their free act and deed in their said capacities, and the free act and deed of said general partnership.

Before me,

Diane R. Souza
Notary Public
Attorney-at-Law
DIANE R. SOUZA
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 21, 1992

RECORDED
RECORDED REGISTRY OF DEEDS
1987 AUG 20 PM 1:09
CUMBERLAND COUNTY
James J. Walsh

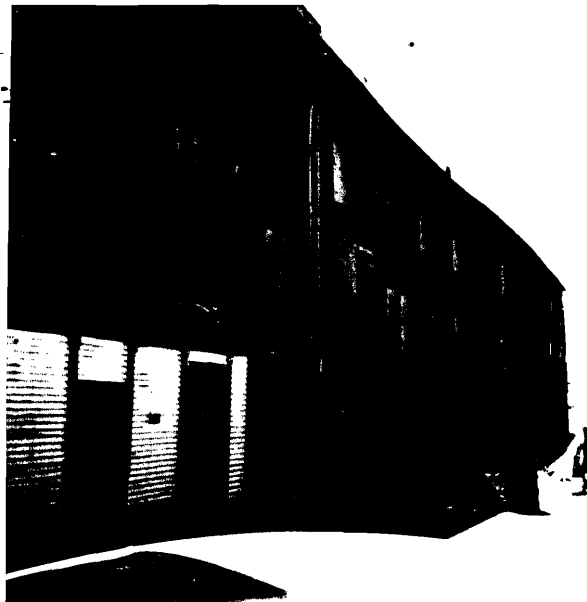
Print Name



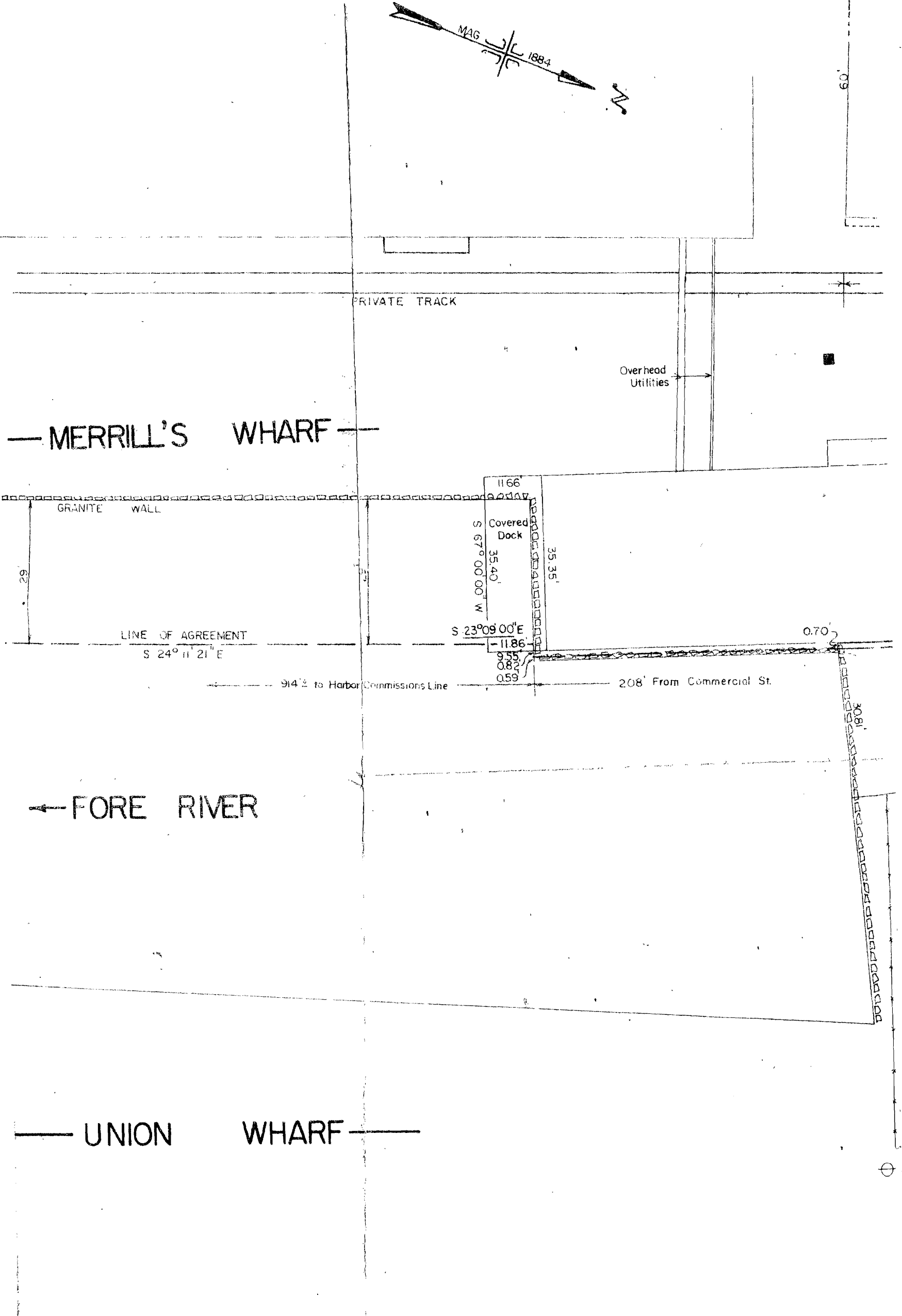
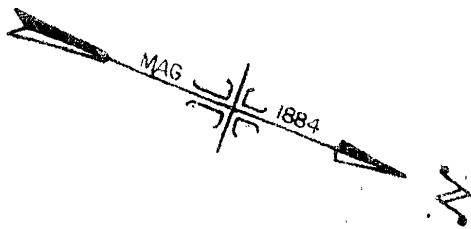
Front:
252 Commercial St.



BACK
252 Commercial St



side
252 Commercial St.



REFERENCES

- PROPERTY LINE AGREEMENT BETWEEN PROPRIETORS OF UNION WHARF, JOHN Q. TWITCHELL & JAMES P. CHAMPLIN 5/14/180
- COMMON WALL AGREEMENT BETWEEN MORRIS & Co. and TWITCHELL CHAMPLIN Co 8/3/87
- PLAN OF MERRILL'S WHARF 10/93
- AGREEMENT TO CUMBERLAND POWER & LIGHT CO 1485/311

OWNER OF RECORD

CUMBERLAND
LOADING Co., Inc 2645/423

NOTE

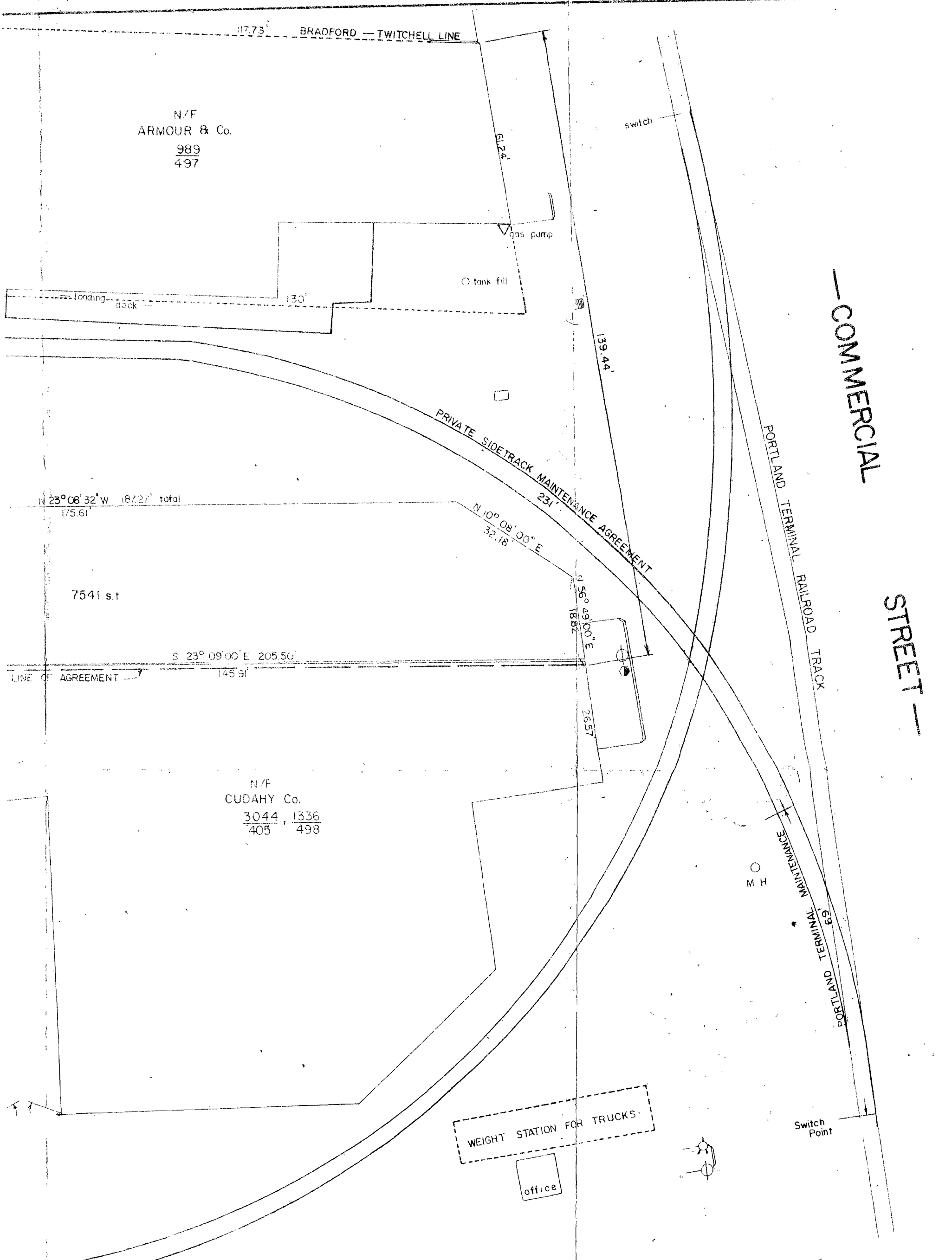
BEARINGS S. MAG. 1884

LEGEND

- UTILITY POLE
- ⊙ FIRE HYDRANT
- ▣ CATCH BASIN
- CHAIN LINK FENCE
- WATER SHUTOFF
- N/F NOW OR FORMERLY OF
- sf. SQUARE FEET

STATE OF MAINE
CUMBERLAND COUNTY SS REGISTRY OF DEED
RECEIVED JAN. 2, 1980 AT 2 h 15 m
AND RECORDED IN PLAN BOOK 125 PAGE

ATTEST _____ registrar



P. M.
3



I hereby certify that the information shown on this plan is correct to the best of my knowledge

**PLAN OF PROPERTY
MERRILLS WHARF**

PORTLAND,

MADE FOR

ROBERT LEVINE TR
PORTLAND, MAINE

Job 7966	Scale Horz. 1" = 20'	Drawn By	Checked By	Date 12/
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