

Location of Construction: 654 Commercial St Owner Address: 654-520 Commercial St Contractor Name: ATLANTIC GREAT CONTRACTORS Past Use: Marine Terminal	Owner: City of Portland Lessee/Buyer's Name: P.O. Box 7 Address: 04104 Proposed Use: Same	Phone: Business Name: Phone: 761-8468/761-9468 PERMIT FEE: \$ 75,000.00 INSPECTION: Use Group: / Type: Signature:	Permit No: <b>981071</b> PERMIT ISSUED SEP 23 1998 CITY OF PORTLAND Zone: CBL: 043-D-005 Zoning Approval:
Proposed Project Description: 270 FT Office Addition & 500 Sq Ft Int Fit-Up		Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>	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"/>
Permit Taken By: SP Date Applied For: 01 Sept 98/08 5:45 PM (Rec'd from Planning)		Signature: Date:	Zoning Appeal <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
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	
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		Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date:	
SIGNATURE OF APPLICANT RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		ADDRESS: 10 Sept 98 DATE:	
Signature of applicant: <i>David Bisson</i>		Date: 9-1-98	

checklist outlines the minimum standards for a site plan.

**4) Building Plans**

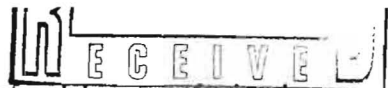
Unless exempted by State Law, construction documents must be designed by a registered design professional.

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 enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.



Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
 Additional Site review and related fees are attached on a separate addendum

*David Bisson*

CEO DISTRICT

LAND USE - ZONING REPORT

ADDRESS: 454 Commercial St DATE: 9/21/98

REASON FOR PERMIT: construct 270<sup>#</sup> office Addition & 500<sup>#</sup> mt. fit-up

BUILDING OWNER: City of Portland C-B-L: \_\_\_\_\_

PERMIT APPLICANT: DAVE BISSON/Atlantic Coast Contract.

APPROVED: with conditions DENIED: \_\_\_\_\_

#9 #10

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.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition requires A 5' setback from The Pier line

10. The attached flood hazard permit forms shall be filled out and returned to this office:  
 ① Flood Hazard Dev. Permit Appl.  
 ② Flood Hazard Dev. Permit - PART I  
 ③ Elevation Certificate

Marge Schmuckal

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

Applicant: Atlantic Coast Contractors Date: 9/18/98

Address: 454 Commercial St C-B-L: 43-D-5

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Exist

Zone Location - WPDZ

Interior or corner lot -

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage -

Front Yard -  
Rear Yard -  
Side Yard - none req - requires a 5' setback from the  
Pier line

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - exempt from

Shoreland Zoning/ Stream Protection - Exempt from Shoreland Setback per ordinance

Flood Plains - Panel 13 - A2 - E10

see elevation certificates req.  
Application -> Flood Hazard Dept Permit in Part 1

**APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW**

Atlantic Coast Contractors

9-3-98

Applicant  
PO Box 10792 Portland, ME

Application Date  
ITO Building Renovations

Applicant's Mailing Address

Project Name/Description  
454-520 Commercial St.

Address of Proposed Site  
Portland, ME

Description of Proposed Development:

Addition of 270 sq. office space and interior renovations

Please Attach Sketch/Plan of Proposal/Development

Applicant's Assessment  
(Yes, No, N/A)

Planning Office  
Use Only

Criteria for Exemptions:

See Section 14-523 (4)

a) Within Existing Structures; No New Buildings, Demolitions or Additions

N/A

b) Footprint Increase Less Than 500 Sq. Ft.

YES

OK

c) No New Curb Cuts, Driveways, Parking Areas

YES

OK

d) Curbs and Sidewalks in Sound Condition/ Comply with ADA

YES

OK

e) No Additional Parking / No Traffic Increase

YES

OK

f) No Stormwater Problems

YES

OK

g) Sufficient Property Screening

YES

OK

h) Adequate Utilities

YES

OK

Planning Office Use Only:

Exemption Granted  Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

Planner's Signature Richard Knobel

Date 8-5-98

# FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)  
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications

Owner: City of Portland Address: \_\_\_\_\_

Ph. No: \_\_\_\_\_  
Applicant: DAVE BISSON / ATLANTIC COAST CONTRACTORS Address: \_\_\_\_\_

Ph. No: 761-9468 / ~~761-9468~~

Contractor: ATLANTIC COAST CONTRACTORS Address: \_\_\_\_\_

Ph. No: SAME

## LEGAL DESCRIPTION

Is this lot a part of a subdivision?  Yes  No If yes, give the name of the subdivision and lot number:

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_

Tax Map: 43-D-5 Lot #: \_\_\_\_\_

Address: 454 Commercial St  
Street/Road Name

Zip Code: Portland, ME 04101  
Town/Zip Code

General explanation of proposed development: 270<sup>th</sup> office Addition to Terminal

Estimated value of proposed development: \$ 75,000

Proposed lowest floor elevation [for new or substantially improved structure]: \$ \_\_\_\_\_

## OTHER PERMITS

Are other permits required from State or Federal Jurisdictions?  Yes  No  
If yes, are copies of these permits attached?  Yes  No  Not Applicable

Federal and State Permits may include but are not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

## SEWER AND WATER

Sewage Disposal:  Public  Private  
 existing  proposed  not applicable Type \_\_\_\_\_

Water Supply:  Public  Private

(This section to be completed by Municipal Official)

**LOCATION**

Flooding source (name of river, pond, ocean, etc):

- V1-30 Zone     VE Zone     AE Zone     A1-30 Zone     AO Zone     A Zone
- FRINGE     FLOODWAY (1/2 width of floodplain in A Zone)

Base Flood Elevation (bfe) at the site 10 NGVD [Required for New Construction or Substantial Improvements]

Lowest floor elevation of existing structure \_\_\_\_\_ NGVD [Required for New Construction or Substantial Improvements]

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study, please note the Nearest Cross Section Reference Letter and Elevation of Base Flood at Nearest Cross Section above and below the site.

Cross Section Letter	Base Flood Elevation
Above Site _____	Above Site _____
Below Site _____	Below Site _____ <u>e 10</u>

Basis of unnumbered A Zone bfe determination:

- From a Federal Agency:  USGS  USDA/NRCS  USACE  Other \_\_\_\_\_
- From a State Agency:  MDOT  Other \_\_\_\_\_
- Established by Professional Land Surveyor
- Established by Professional Engineer  HEC II  HY 7  Quick-2  Other \_\_\_\_\_
- Highest Known Water Level
- Other (Explain) \_\_\_\_\_

**VALUE**

If the development involves work on an existing structure, enter the **Market Value** of existing structure before improvements: \$8,646,714.00

- New Construction or Substantial Improvement:  Minor improvement or minor addition to existing development:

**TYPE OF DEVELOPMENT**

Check the appropriate box to the left of the type(s) of development requested, and complete information for each applicable line:

- |  |                    |   |                       |
|--|--------------------|---|-----------------------|
| <input type="checkbox"/> 1. Residential Structure            | Dimensions         |   | Cubic Yards           |
| <input type="checkbox"/> 1a. New Structure                   | _____              | <input type="checkbox"/> 5. Filling <sup>1</sup>  | _____                 |
| <input type="checkbox"/> 1b. Addn. to Structure              | _____              | <input type="checkbox"/> 6. Dredging  | _____                 |
| <input type="checkbox"/> 1c. Renovations/repairs/maintenance |                    | <input type="checkbox"/> 7. Excavation  | _____                 |
| <input type="checkbox"/> 2. Non-Residential Structure        |                    | <input type="checkbox"/> 8. Levee   | _____                 |
| <input type="checkbox"/> 2a. New structure                   |                    | <input type="checkbox"/> 9. Drilling  | _____                 |
| <input checked="" type="checkbox"/> 2b. Addn. to Structure   | <u>270 sq. ft.</u> | <input type="checkbox"/> 10. Mining:  | Number of Acres _____ |
| <input type="checkbox"/> 2c. Renovations/repairs/maintenance |                    | <input type="checkbox"/> 11. Dam: Water surface to be created   | _____                 |
| <input type="checkbox"/> 2d. Floodproofing                   |                    | <input type="checkbox"/> 12. Water Course Alteration  |                       |
| <input type="checkbox"/> 3. Water Dependent use:             |                    | Detailed description must be attached with copies of all applicable notifications, state and federal permits. |                       |
| <input type="checkbox"/> 3a. Dock                            | _____              | <input type="checkbox"/> 13. Storage of equipment or materials  |                       |
| <input type="checkbox"/> 3b. Pier                            | _____              | <input type="checkbox"/> 14. Sewage disposal system   |                       |
| <input type="checkbox"/> 3c. Boat Ramp                       | _____              | <input type="checkbox"/> 15. Water supply system  |                       |
| <input type="checkbox"/> 3d. Other                           | _____              | <input type="checkbox"/> 16. Other: Explain _____   |                       |
| <input type="checkbox"/> 4. Paving                           | _____              |   |                       |

<sup>1</sup>Certain prohibitions apply in Velocity Zones

**Attach a Site Plan** - Drawn to scale with north arrow.

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

**Attach Statement** - describing in detail how each applicable development standard in Article VI will be met.

**For New Construction or Substantial Improvements also show:**

- Include existing and proposed grade elevations adjacent to the walls of the structure done by a Professional Land Surveyor, Architect or Engineer.
- Location and elevation of temporary elevation reference mark on the site.

**Special Note:**

**Substantial Improvement** is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

**Structures in Velocity Zones** are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VI.L.3. of the floodplain management ordinance.

**The applicant understands and agrees that:**

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner \_\_\_\_\_ Date \_\_\_\_\_  
signature

or  
Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_  
signature

(This Section to be completed by Municipal Official)		
Date: Submitted _____;	Fee Paid _____;	Reviewed by CEO _____; Reviewed by Planning Board _____
Permit # _____	Issued by _____	Date _____

# FLOOD HAZARD DEVELOPMENT PERMIT

## PART I

PORTLAND, Maine

(For New Construction or Substantial Improvements)

For New Construction or Substantial Improvement of any structure, this Flood Hazard Development Permit allows construction only up to the establishment of the lowest floor. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance. Once the lowest floor is established, the permittee must provide an elevation certificate establishing the as built lowest floor elevation. When the Code Enforcement Officer finds the documentation in the Elevation Certificate to be in compliance with the Floodplain Management Ordinance, the Part II Flood Hazard Development Permit shall be issued. The Part II Permit must be issued in order for construction to continue. [Article V.F.I.]

A Part I Flood Hazard Development Permit is hereby issued as provided under Article V.F. of the Floodplain Management Ordinance of PORTLAND, Maine, for development as defined in said ordinance.

Tax Map: 43-D-5 Lot #: \_\_\_\_\_

[Recommended but not required by FPMO]

Project Description: 270<sup>#</sup> office Addition

[Recommended but not required by FPMO]

### The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: City of Portland  
signature

Date: Recommended but not required by FPMO

Authorized Agent: Recommended but not required by FPMO  
signature

Date: Recommended but not required by FPMO

Issued by: Recommended but not required by FPMO

Date: Recommended but not required by FPMO

Permit #: Recommended but not required by FPMO



# BUILDING PERMIT REPORT

DATE: 9/12/58 ADDRESS: 454 Commercial St (043-D-005)  
REASON FOR PERMIT: Construct addition  
BUILDING OWNER: City of Portland  
CONTRACTOR: Atlantic Coast Const  
PERMIT APPLICANT: \_\_\_\_\_  
USE GROUP M 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, \*17, \*18, \*19, \*20, \*24, \*26, \*28

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. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of From corners of foundation and a maximum 6'o.c. between bolts. ( Section 2305.17 )
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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). Chapter 12 & NFPA 211
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". (Sections 1021 & 1022.0)
9. Headroom in habitable space is a minimum of 7'6". ( Section 1204.0 )
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.( Section 1014.0 )
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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

**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): <i>454 Commercial St</i>			
Total Square Footage of Proposed Structure <i>270</i>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>43</i> Block# <i>D</i> Lot# <i>5</i>		Owner: <i>City of Portland</i>	Telephone#:
Owner's Address: <i>454-520 Commercial St. Portland, ME</i>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$75,000</i> Fee <i>\$N/A</i>
Proposed Project Description:(Please be as specific as possible) <i>270 St Office Addition &amp; 500 St Interior Fit-up</i> <i>as per plans</i>			
Contractor's Name, Address & Telephone: <i>J. J. Atlantic Coast Contractors 761-9468 PO Box 10792 04104</i> Rec'd By <i>[Signature]</i>			
Current Use: <i>Marine Terminal</i>		Proposed Use: <i>Saw</i>	

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 1993 BOCA Mechanical Code.

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**

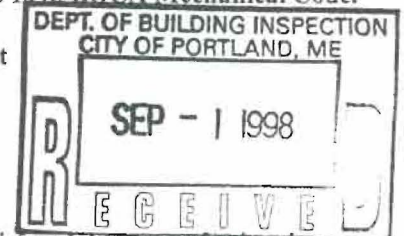
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 enter 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: <i>9-1-98</i>
--	---------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.


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

*David Bisson*



COMMENTS

#981071  
PBL 43-D-5

10/5/98 Checked rebar on outer deck  
checked underpinning & slab inside  
with compacted grout  
3/14/01 Mark Campbell 

Inspection Record  
Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

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. ( Section 1018.6 )

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. Section 1010.1

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.) Section 710.0

15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1

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 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) Section 920.3.2

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. Section 921.0

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

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".

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. (crawl spaces & attics)

24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

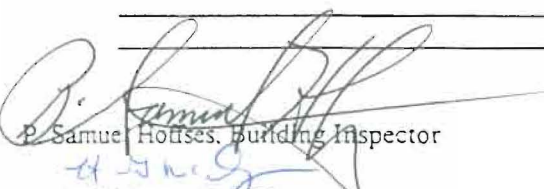
25. All requirements must be met before a final Certificate of Occupancy is issued.

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).

27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). ( Chapter M-16 )

28. Please read and implement the attached Land Use-Zoning report requirements.

- 29. \_\_\_\_\_
- 30. \_\_\_\_\_
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_

  
P. Samuel Hottises, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator