

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that **NGL TERMINAL**

Located At **2 WEST COMMERCIAL ST**

Job ID: **2012-07-4442-NEWCOM**

CBL: **059- A-002-001**

has permission to Install an Electrical Vault 8' x 10'

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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

\_\_\_\_\_  
**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**



# PORTLAND MAINE

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

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-07-4442-NEWCOM

Located At: 2 WEST  
COMMERCIAL ST

CBL: 059- A-002-001

## **Conditions of Approval:**

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

### **Fire**

1. Installation shall comply with City Code Chapter 10.
2. Private fire mains and fire hydrants shall be maintained, tested and painted in accordance with Fire Department Regulations.
3. Fire extinguishers are required per NFPA 1.
4. A Knox 3502 key switch is required on the electric access gate.
5. The facility address must be marked in a manner that can be seen from Commercial Street (2 West Commercial Street).
6. An annual fire permit is required for *Special Type Dispensing Systems*. Application can be downloaded from <http://www.portlandmaine.gov/voter/firepermit.pdf> and submitted to the City Clerk's Office.

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

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

Job No: 2012-07-4442-NEWCOM	Date Applied: 7/11/2012	CBL: 059- A-002-001	
Location of Construction: 2 (40) WEST COMMERCIAL ST	Owner Name: PORTLAND GASLIGHT COMPANY	Owner Address: 6 LIBERTY LANE WEST HAMPTON, NH 03842	Phone:
Business Name:	Contractor Name: NGL Terminal	Contractor Address: 48 Bull Ring RD Denmark ME 04022	Phone:  (207) 221-8906
Lessee/Buyer's Name: Kevin Fitzgerald	Phone: 207-252-3970	Permit Type: BLDG - Building	Zone:  WPDZ
Past Use:  Propane Tank Storage – leased property	Proposed Use:  Same – propane tank storage – build 8'x 10' electrical vault to house electrical meter, panels etc. for leased property	Cost of Work: 15000.00	CEO District:
		Fire Dept: 7/31/12  Signature: <i>Bjorned</i> (SB)	Inspection: Use Group: U Type: 2 IBCO9 Signature: <i>[Signature]</i>
Proposed Project Description: Electrical Vault 8' x 10'		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building Permits do not include plumbing, septic or electrical work.</li> <li>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.</li> </ol>	<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland <i>property not structure</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Admin Author. 2012-541</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK 7/11/12 JPA</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>ASU</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 appication 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
------------------------	---------	------	-------

WPDZ  
Shorland

2012-7-4442 59.A.2 admin. author 2012-541

# General Building Permit Application *Lamin*



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: <b>40 WEST Commercial ST</b>			
Total Square Footage of Proposed Structure/Area <b>5180</b>		Square Footage of Lot	Number of Stories <b>1</b>
Tax Assessor's Chart, Block & Lot Chart# <b>59</b> Block# <b>A</b> Lot# <b>2</b>		Applicant * <u>must</u> be owner, Lessee or Buyer* Name <b>NGL TERMINAL LLC</b> Address <b>P.O Box 300</b> City, State & Zip <b>DENMARK, ME 04022</b>	Telephone: <b>207-221-8906</b> <b>207-252-3970</b>
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <b>15,000.00</b> C of O Fee: \$ <b>75</b> Total Fee: \$ <b>245</b>
Current legal use (i.e. single family) <b>Comm / Ind</b> Number of Residential Units <b>0</b>			
If vacant, what was the previous use? _____			
Proposed Specific use: <b>House Electrical EQUIP</b>			
Is property part of a subdivision? <b>NO</b> If yes, please name _____			
Project description: <b>ELECTRICAL VAULT 6X10 to ATTACH <del>new</del> ELECTRICAL</b>			
Contractor's name: <b>NGL TERMINAL</b>			
Address: <b>4E Bull Run Rd</b>			
City, State & Zip <b>DENMARK, ME 04022</b>		Telephone: <b>207221-8906</b>	
Who should we contact when the permit is ready: <b>LEVIN FITZGERALD</b>		Telephone: <b>207-252-3970</b>	
Mailing address: <b>P.O BOX 300 DENMARK, ME 04022</b>			

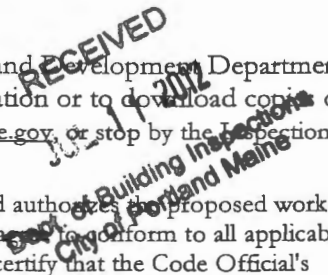
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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 authorized me 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: *[Signature]* Date: **7/11/12**

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





### American Concrete Industries

1717 Stillwater Ave. Veazie, ME  
Tel: 207-947-8334  
Fax: 207-947-3580

1022 Minot Ave. Auburn, ME  
Tel: 207-784-1388  
Fax: 207-783-4039

### BILL OF MATERIALS

Qty	Item
1	Roof Slab (9'-4" x 11'-4" x 8") wt = 10,800 #
1	Floor Slab (9' x 11' x 8") wt = 9,900 #
1	Rear Wall (9' x 8' x 6") wt = 5,400 #
1	Front Wall (9' x 8' x 6") wt = 3,000 #
1	Side Wall (10' x 8' x 6") wt = 6,000 #
1	Side Wall (10' x 8' x 6") wt = 6,000 #
1	3' x 6'-8" Steel Door

#### Design Notes:

1. Concrete
  - 1.1. Comp. strength min. 4,000psi @ 28 days
  - 1.2. Cement to be Type III per ASTM C-150
  - 1.3. Air-Entrainment min. 5.5%
2. Structural Reinforcement:
  - 2.1.1. Reinforced for H-30 loading
3. Bar Clearance / Protection:
  - 3.1. Interior 2" CLR
  - 3.2. Exterior 2" CLR
4. Manufacturing & Materials
  - 4.1. Conform strictly to ASTM C1433

#### Installation Requirements:

5. To be installed on 12" thick bed crush 1/2" stone
6. Use 1" Con-seal 102 on joints
7. Joint gaps >0.5", Grout to fill voids

STRUCTURE NAME: 8' x 10' Building

JOB NAME:

LOCATION:

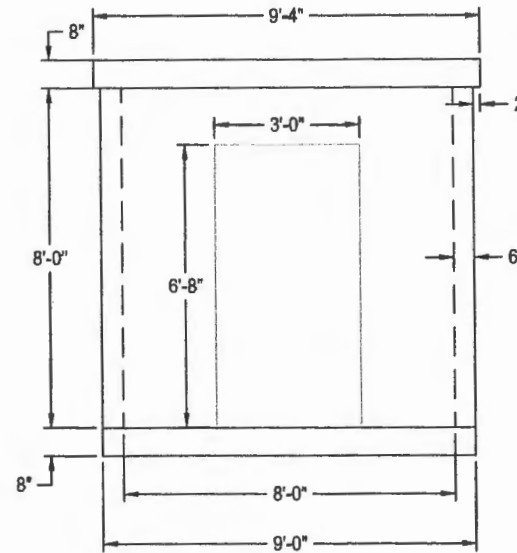
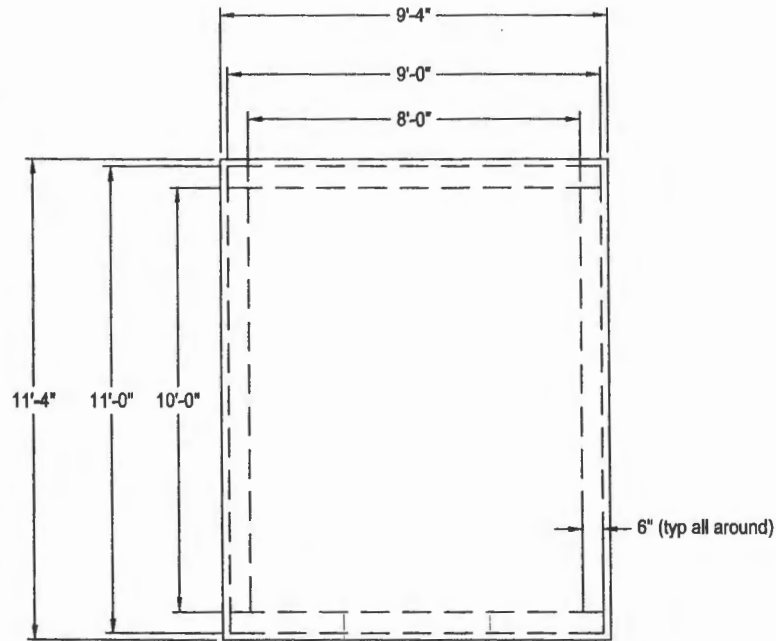
CONTRACTOR:

ENGINEER:

DRAWN BY: B.R.W	DATE: 6/25/12
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REV.#:	DATE:
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Scale (Unless Otherwise Noted): 1/4"=1'



#### Notes:

- 1) Location of door as required
- 2) Exterior finish to be exposed aggregate with 6" smooth border around corners

# EASI-SET®

The nationwide network of licensed manufacturers ensures availability of the highest quality buildings where you want them and when you want them.

## Practical

- **Gets your site operational fast:** quick installation and simple site preparation. With built-in floor, no foundations are necessary unless required by local codes. Buildings can also be delivered preassembled, without a floor, and placed on a pre-poured concrete slab.
- **Reduces maintenance expenses:** durable and vandal resistant with lifetime finishes.
- **Saves money:** costs much less than comparable built-in-place construction.
- **Relocatable:** can be moved when needs change.



Quick installation of Navigational Aide Building at Dulles International Airport

## Weather-tight Features

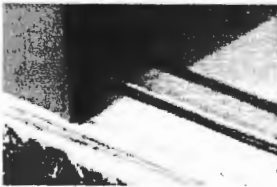


**Turn-Down Roof:** Prefabricated turn-down roof caps the walls with an architectural ribbed edge. This design protects the roof joint from direct exposure to driving rain, provides a drip edge which prevents moisture penetration, and ensures a watertight interior.

**Above-Door Rain Guard:** Drip edge protection increases watertightness.



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**Raised Aluminum Threshold:** Extruded aluminum threshold with integral neoprene seal provides unsurpassed moisture, dust and pest resistance.

**Step-Down Floor:** Perimeter of floor is recessed so that the wall joint is below top of floor, which ensures additional watertight integrity.

**Improved Radial Post-Tension Design:** Provides superior weather-tight construction.



## It Works!

*Thank you for your help in the purchase of two 12' x 16' precast concrete buildings. Due to network expansion, AT&T placed additional equipment at critical locations to satisfy customer requirements. My territory needed building expansion at two sites, and the due dates required quick delivery and short setup.*

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*I plan to utilize EASI-SET® Buildings for our future network needs.*

Sincerely,  
Gregory A. Carter  
Building Engineer, AT&T



# Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

\$ 50

PROJECT NAME: NGL Terminal Electrical Vault

PROJECT ADDRESS: 46 WEST Commercial ST CHART/BLOCK/LOT: 59-A-2

APPLICATION FEE: \_\_\_\_\_ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

OXIO Electrical Equip vault

### CONTACT INFORMATION:

#### OWNER/APPLICANT

Name: NGL Terminal  
Address: 48 Bull Ring Rd  
Denmark ME 04022  
Work #: 221-9906  
Cell #: 252-3976  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
E-mail: Kevin.Fitzgerald@NGLEP.com

#### CONSULTANT/AGENT

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

RECEIVED

JUL 11 2012

City of Portland  
Planning Division

### Criteria for an Administrative Authorization: (see section 14-523(4) on pg .2 of this appl.)

### Applicant's Assessment Y(yes), N(no), N/A

- a) Is the proposal within existing structures? No
- b) Are there any new buildings, additions, or demolitions? No
- c) Is the footprint increase less than 500 sq. ft.? Yes
- d) Are there any new curb cuts, driveways or parking areas? No
- e) Are the curbs and sidewalks in sound condition? Yes
- f) Do the curbs and sidewalks comply with ADA? N/A
- g) Is there any additional parking? No
- h) Is there an increase in traffic? No
- i) Are there any known stormwater problems? No
- j) Does sufficient property screening exist? Yes
- k) Are there adequate utilities? Yes
- l) Are there any zoning violations? No
- m) Is an emergency generator located to minimize noise? No
- n) Are there any noise, vibration, glare, fumes or other impacts? No

Signature of Applicant: [Signature] Date: 7/11/12

**IMPORTANT NOTICE TO APPLICANT:** The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

## Administrative Authorization Decision

Name: NGL Terminal Electrical Vault  
Address: 40 Commercial Street  
Project Description: adding an 8x10 electrical vault

**Criteria for an Administrative Authorizations:**  
Section 14-523 (4) on page 2 of this application)

**Applicant's Assessment**  
Y(yes), N(no), N/A

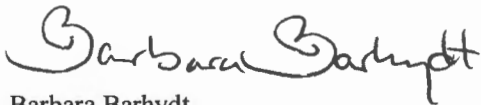
**Planning Division**  
Use Only

(See

a) Is the proposal within existing structures?	No	No
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l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	No	No
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for the electrical generator at 40 Commercial Street was approved by Barbara Barhydt, Development Review Services Manager on July 20, 2012 with the following condition(s) of approval:

1. **Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



Barbara Barhydt  
Development Review Services Manager  
Date of Approval: July 20, 2012





American Concrete Industries

1717 Stillwater Ave. Veazie, ME

Tel: 207-947-8334

Fax: 207-947-3580

1022 Minot Ave. Auburn, ME

Tel: 207-784-1388

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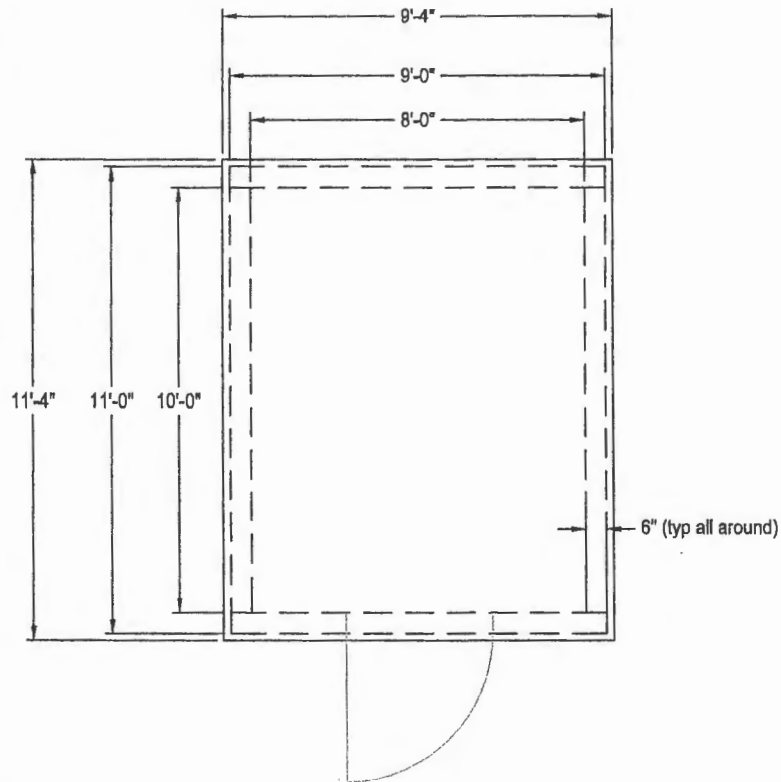
CONTRACTOR:

ENGINEER:

DRAWN BY: B.R.W	DATE: 6/25/12
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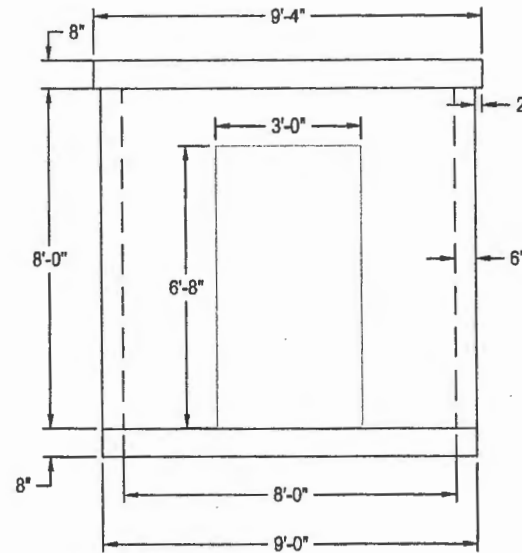
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Scale (Unless Otherwise Noted): 1/4"=1'



Plan View

(Scale: 1/4"=1')



Elevation View

**Notes:**

- 1) Location of door as required
- 2) Exterior finish to be exposed aggregate with 6" smooth border around corners

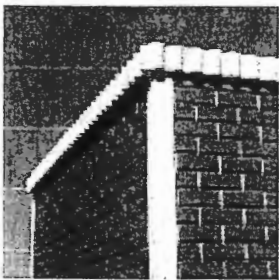
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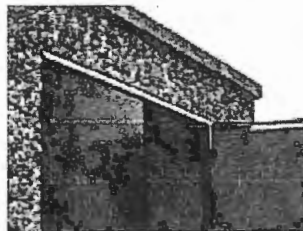
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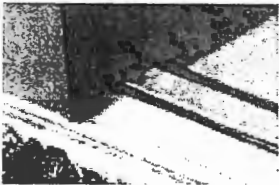


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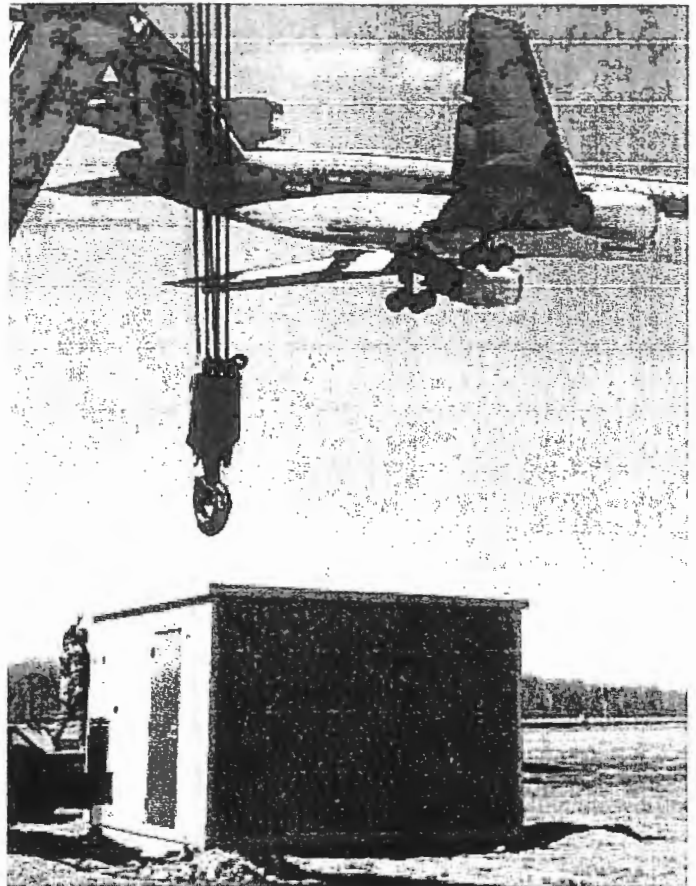
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# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: Kevin Fitzgerald, Check Number: 94588  
**Tender Amount:** 50.00

## Receipt Header:

**Cashier Id:** ldobson  
**Receipt Date:** 7/11/2012  
**Receipt Number:** 45860

## Receipt Details:

Referance ID:	1678	Fee Type:	PEZ-ADAUTH
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-541 - 40 West Commercial St.; 8' x 10' Electric Vault			
Additional Comments: 40 West Commercial			

Thank You for your Payment!

LOT LINE

WPDZ zone - no setbacks  
max lot coverage 100%

EXIST. BUILDING  
1 STORY BLOCK

T. POLE  
60-1

UNDER  
GROUND  
PIPES  
TANK  
TANK  
TANK

50'  
8x10  
METAL STRUCTURE  
PRELIMINARY PRINT  
280' 400'

GUARD  
RAIL  
12" PIPE  
EXIST.  
BUILDING  
BLOCK  
1 STORY

OVERHEAD  
WIRES  
TANK  
TANK

EXIST.  
BUILDING  
BLOCK  
1 STORY  
D/H PIPES  
ELEC.  
FROM  
GROUND

BOLLARD

BOLLARD

T. POLE  
60-2

GUY

CONCRETE  
PAD  
CONCRETE  
& CURB  
& STAIRS

AREA B  
FUTURE

60DH-F

