

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

Location of Construction: 263 St. John Street		Owner: John Remondone, Sr., A. Ltd Food Stores		Phone: 207-878-4324		Permit No: 000038			
Owner Address: 100 Corporate Office Dr. (314) 982-9322		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A			
Contractor Name: DHI Inc. Dan Hebert		Address: 1 Pleasant St. Colebrook, N.H. 03576		Phone: 603-237-4454		Permit Issued: JAN 20 2000			
Past Use: Mercantile		Proposed Use: Mercantile		COST OF WORK: \$ 200,000		PERMIT FEE: \$ 1,224			
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: m Type: 313			
		Signature: [Signature]		Signature: [Signature]		Zone: CBL: 064-A-001			
Proposed Project Description: Interior renovation of existing mercantile space in existing strip mall. The Architect is: Michael Couture, P.O. 2086, N. Conway, NH 03860 603-356-9606				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: [Signature] Date: [Date]				Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: UN		Date Applied For: 1-14-00							

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..

**\*\*Send To:** Dan Hebert  
DHI Inc.  
1 Pleasant St.  
Colebrook, N.H. 03576

**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

1/14/00

SIGNATURE OF APPLICANT ADDRESS: DATE: 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: [Signature]

**PERMIT ISSUED WITH REQUIREMENTS**

**GEO DISTRICT**

3

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

Location of Construction: 268 St. John Street		Owner: John Hamont Bee. Save. A. Lot 70d S. Area		Phone: 207-875-4324		Permit No:	
Owner Address: 100 Corporate Office Dr. (314) 592-9322 Missouri 63045		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: DHI Inc. Dan Hebert		Address: 1 Pleasant St. Colebrook, N.H. 03576		Phone: 603-237-4454		Permit Issued: JAN 20 2000 CITY OF PORTLAND	
Past Use: Mercantile		Proposed Use: Mercantile		COST OF WORK: \$ 200,000		PERMIT FEE: \$ 1,224	
		SAUC A LT		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: M Type: 313 300996 Signature: Hebert	
Proposed Project Description: Interior renovation of existing mercantile space in existing strip mall. The Architect is: Michael Couture, P.O. 2086, N. Conway, NH 03850 603-356-9606				Signature: [Signature] PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
Permit Taken By: UB		Date Applied For: 1-14-00					

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\*\*Send To: Dan Hebert  
DHI Inc.  
1 Pleasant St.  
Colebrook, N.H. 03576

**SCANNED**

PERMIT ISSUED  
WITH REQUIREMENTS

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1/14/00

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	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: \_\_\_\_\_

PERMIT ISSUED  
WITH REQUIREMENTS

3

COMMENTS

- 1/23/00 Did Pre-Construction w/ Norman
  - 2/2/00 stopped in framing started getting ready to fire-rate wall w/ 5/8 sheetrock, went over ~~the~~ lighting + exit signs to be upgraded ~~and~~
  - 2/8/00 Checked Met w/ Plumber went over epoxy + new piping with him ~~some~~
  - 2/16/00 Checked sheetrock / fire-rated walls to roof line between units ~~and~~
  - 2-22-00 Did plumbing inspection w/ plumber Muling
  - 3/10/00 Checked additional plumbing + work in progress ~~walkthrough installed, OK~~
  - 3/28/00 Checked unit (refrigeration) walk-in in exit light fire extinguishers, electrical closed in apt'd by ~~state~~ Collins 3-30-00
- Ready for Cert. of Occupancy      CBL 04-A-1

31 Mar 2K  
was all conditions  
met? \$ yes

Type	Inspection Record	Permit #	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 268 St. John St. - 064-A-001

Issued to John Hammontree

Date of Issue 03/30/2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 000038, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Mercantile  
Grocery Store (Save A Lot)

Use Group M  
Type 3B  
BOCA 96'

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

04/03/00

**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): <b>268 ST. JOHN STREET</b>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <b>064</b> Block# <b>A</b> Lot# <b>001</b>		Owner: <b>JOHN HAMMANTREE</b> <b>SAVE-A-LOT FOOD STORES</b>	Telephone#: <b>(207) 878-4324</b>
Owner's Address: <b>100 CORPORATE OFFICE DR. EARTH CITY, MISSOURI 63045 (314) 592-9322</b>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$200K</b> Fee <b>\$1,224</b> <b>200,000</b>
Proposed Project Description: (Please be as specific as possible) <b>RENOVATION OF EXISTING MERCANTILE SPACE IN EXISTING STRIP MALL</b> <b>Den Hebest</b>			
Contractor's Name, Address & Telephone <b>DHI INC. 1 PLEASANT ST., COLEBROOK NH. (603) 837-4454 03576</b>			Rec'd By <b>ub</b>
Current Use: <b>MERCANTILE</b>		Proposed Use: <b>MERCANTILE</b>	

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

Architect:  
**Michael Couture**  
**603-356-9606**  
**PO Box 2086**

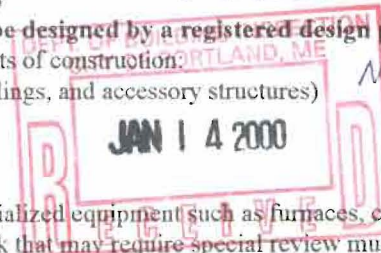
Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**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.



**N-Conway NH**  
**03860**

**Certification**

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Signature of applicant: <b>[Signature]</b>	Date: <b>01-13-14</b>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

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

BUILDING PERMIT REPORT

DATE: 15 January 2000 ADDRESS: 268 ST. John Street CBL: 064-A-001

REASON FOR PERMIT: Interior renovations

BUILDING OWNER: John Hammon Tres S., Save, A. Lot Food Stores

PERMIT APPLICANT: /CONTRACTOR

USE GROUP: M CONSTRUCTION TYPE: 3 B CONSTRUCTION COST: 200,000 PERMIT FEES: 1,224

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*11, \*20, \*21, \*22, \*23, \*27, \*29, \*31, \*34, \*30, \*37, 39

- 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.
3. 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.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. 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.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

19. 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 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

- \* 20. 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)
- \* 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- \* 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- \* 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \* 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
- \* 29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *New Signage requires a separate permit*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
- \* 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
- \* 36. *IF New Electrical work is to be done - A design professional in the electrical discipline shall prepare this schematic, (sign, date and seal).*
- + 37. *Your plan with your application did not bear the seal, date or signature of the design professional (Michael E. Couture) Please fine attach three Form for him to complete and return the me. Thanks for cooperation.*
- \* *State Fire Marshal approval required for this project*

P. Samuel Hoffses, Building Inspector  
Cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

P. Samuel Hoffses  
389 Congress St Rm 215  
City Hall  
Portland, ME 04101

PSH 10/25/99

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.