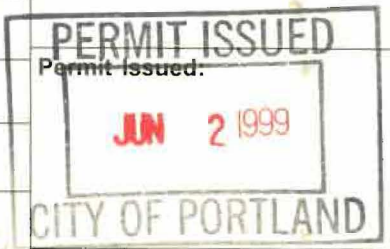


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 389 Congress Street 04101		Owner: Anthony Regiou		Phone: 839-7014	Permit No: 990552
Owner Address: 19 Veranda Drive Gorham, ME 04038		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: Ken Poucher		Address: 12 Kennedy Drive Biddeford, ME 04005		Phone: 283-8508	
Past Use: Restaurant		Proposed Use: Same		COST OF WORK: \$ 4,000	PERMIT FEE: \$ 40.00
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: 3
Proposed Project Description: Raised, open air deck to be enclosed with wall/fence to accommodate outdoor dining.				Signature: [Signature]	Signature:
Permit Taken By: SP		Date Applied For: 5-20-99		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ 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"/> 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 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: _____	



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

5-21-99

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT



COMMENTS

0/12/99 Checked platform + fencing around platform
OK to close permit *Wally*

Inspection Record

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

Housing & Neighborhood Services Division
Mark B. Adelson
Director



Dept. of Planning and Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

June 1, 1999

Anthony Regios
19 Veranda Drive
Gorham, ME 04038

RE: 940 Congress St., Portland, ME., CBL 065-G-003

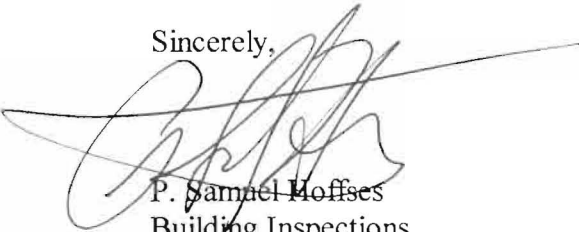
Dear Sir:

After my review of your building permit application dated May 20, 1999, and placed on my desk for review on May 27, 1999, I found the following items that DO NOT meet building code requirements. Therefore, not allowing me to issue your building permit.

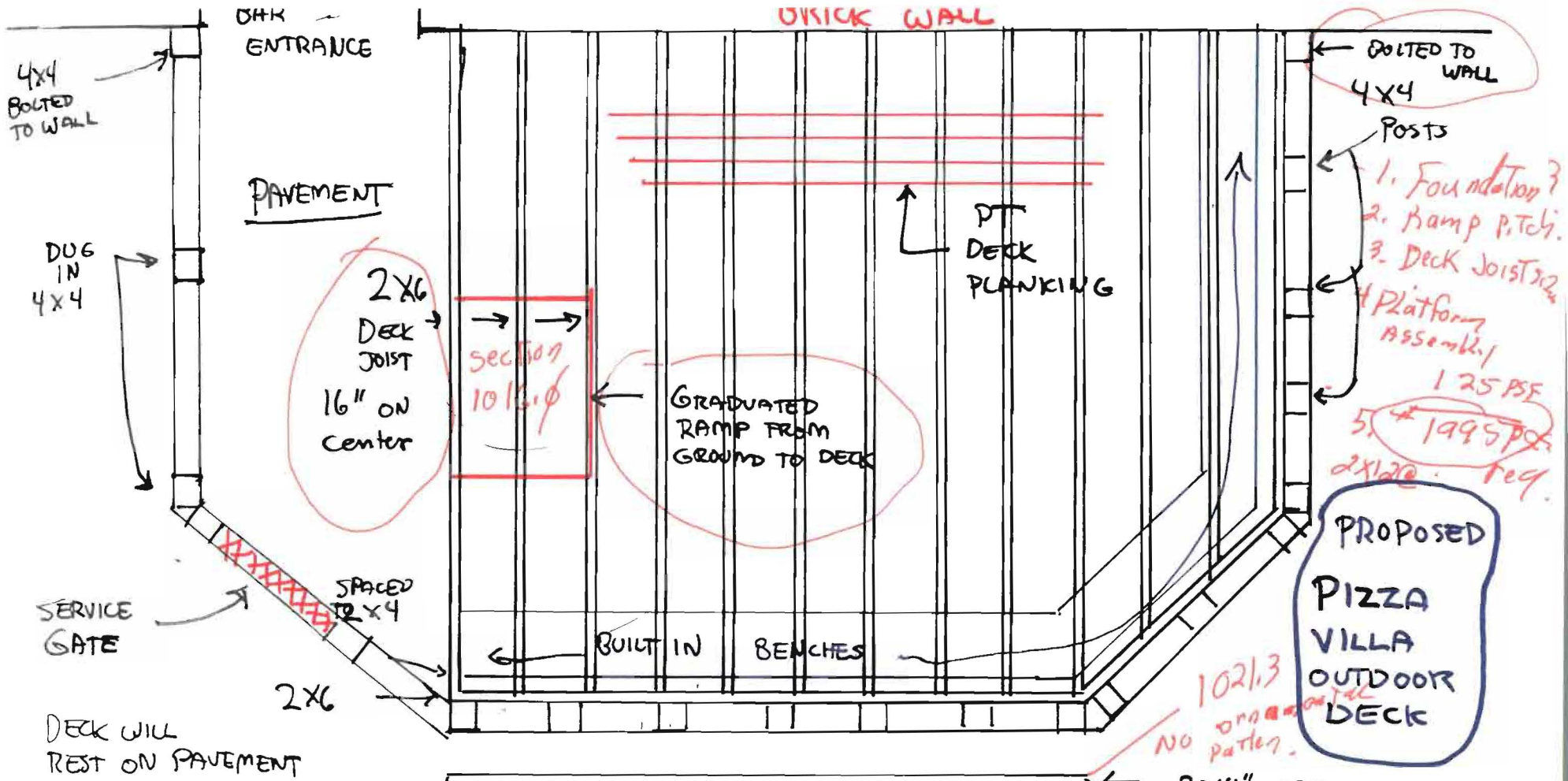
1. The proposed floor joists are 2"x6" spanning 12'. The minimum requirement for a span of 12' carrying a 125 PSF live load (assembly platform) would be 2"x12" at 12" O.C.
2. Your application did not show any type of foundation - 10" piers on footings 4' below grade with anchors between footing, piers and framing would be a minimum requirement.
3. The proposed ramp does not have any details - Section 1016.0 of the building code has these requirements.
4. The proposed guard around the deck does not meet the requirement of Section 1021.0 of the building code (Section 1021.3 opening limitations).

Please call me if you have any questions on these requirements.

Sincerely,


P. Samuel Hoffses
Building Inspections

*6/June/99 Talked with owner and contractor
The 2x6" Joist will be resting the entire length on
The ground - no opening between grade on joists.
All material to be P.T. Wood*

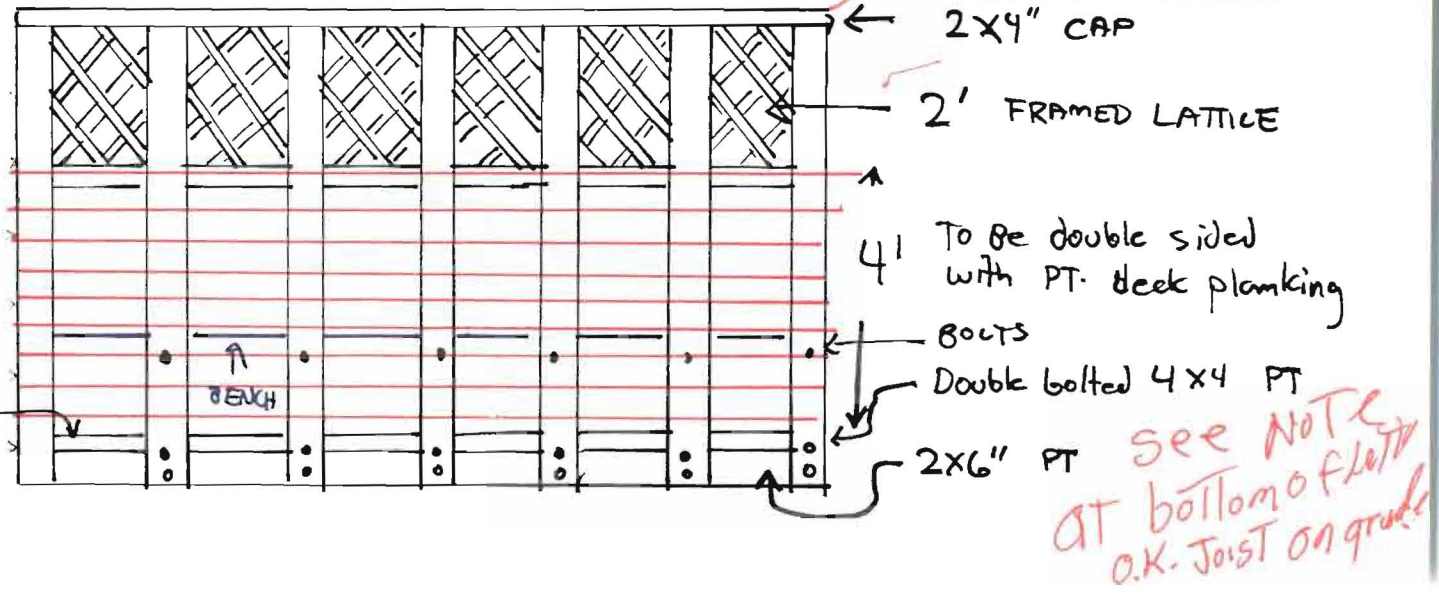


PROPOSED PIZZA VILLA OUTDOOR DECK

- 1. Foundation?
- 2. Ramp Pitch.
- 3. Deck Joists?
- 4. Platform Assembly
- 1.25 PSF
- 5. ~~1995~~ req.

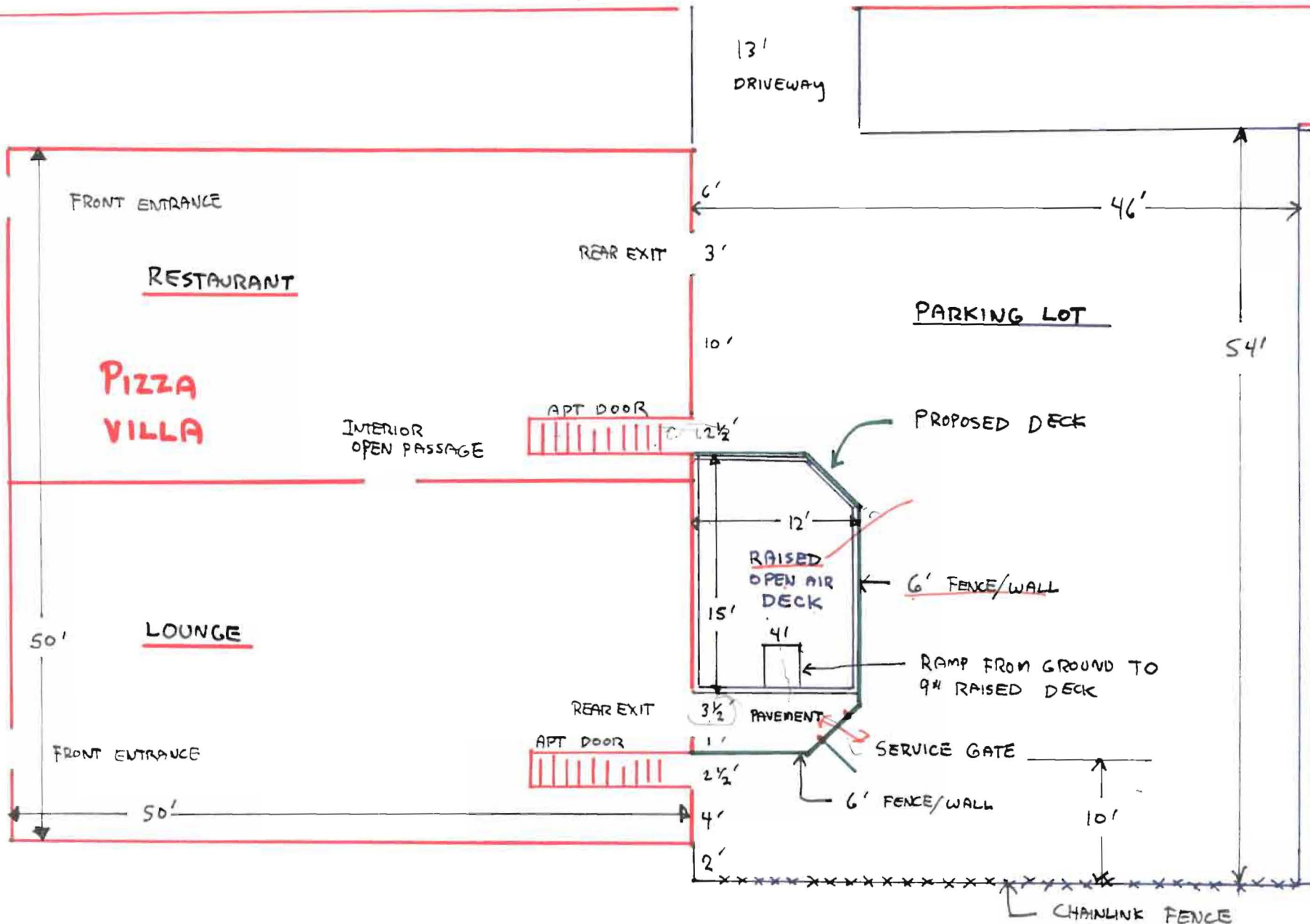
TOTAL WALL HEIGHT
6'8"

TOTAL DISTANCE OF DECK TO PAVEMENT - **6 1/2" (Inches)**



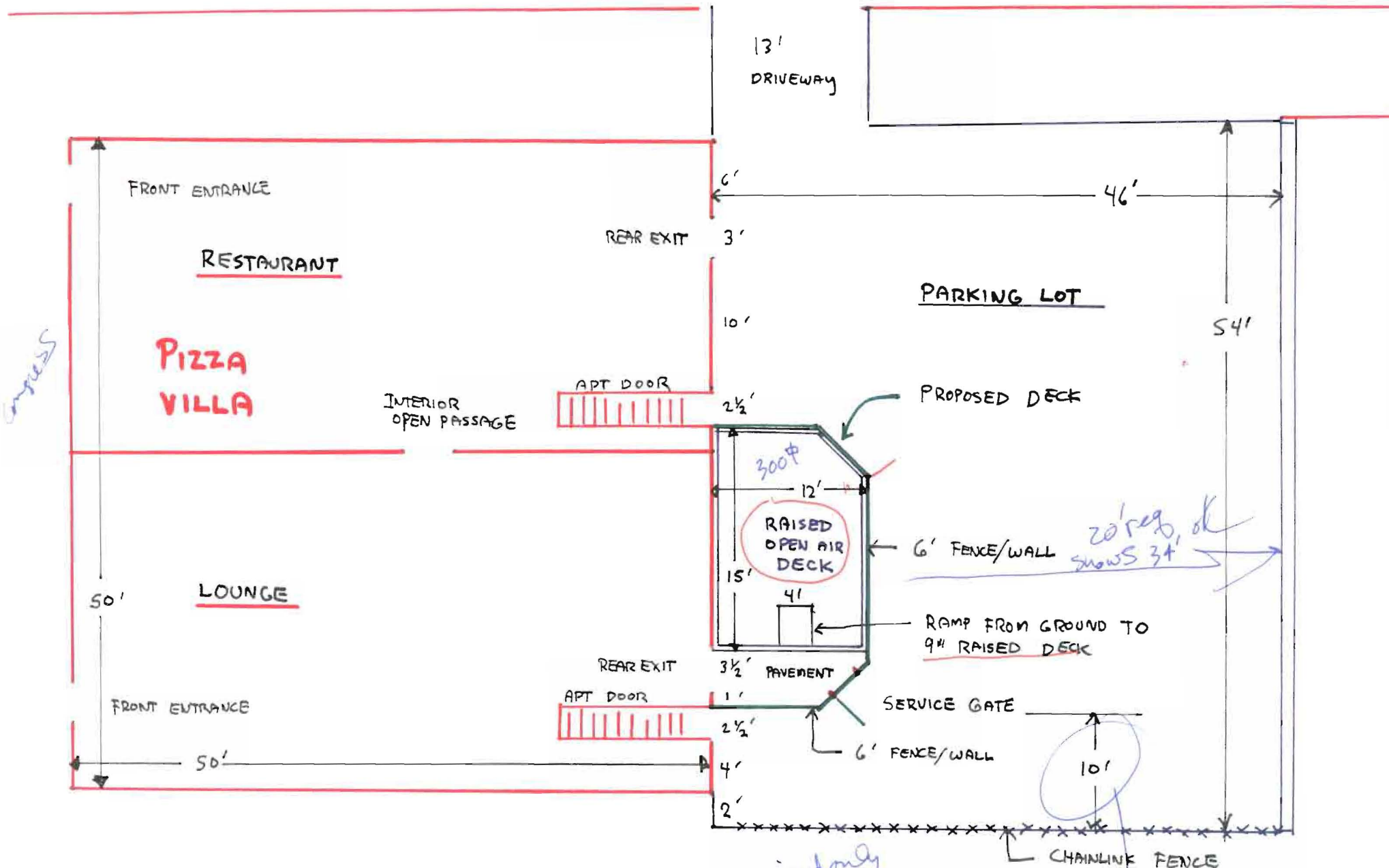
102/1.3
NO DRIP PATTERNS

see NOTE AT bottom of floor O.K. JOIST ON grade



GREYHOUND

Valley



Impress

PIZZA VILLA

FRONT ENTRANCE

RESTAURANT

REAR EXIT

13'
DRIVEWAY

PARKING LOT

54'

INTERIOR
OPEN PASSAGE

APT DOOR

PROPOSED DECK

300 ϕ

RAISED
OPEN AIR
DECK

6' FENCE/WALL

20' req. of
shows 34'

LOUNGE

RAMP FROM GROUND TO
9" RAISED DECK

50'

PAVEMENT

REAR EXIT

APT DOOR

SERVICE GATE

FRONT ENTRANCE

3 1/2'

1'

2 1/2'

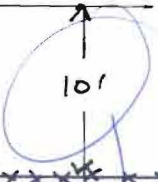
4'

2'

2'

6' FENCE/WALL

10'



CHAINLINK FENCE

20' from rear required only

GREYHOUND

not required

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.

NOTEIf 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): 940 CONGRESS ST. 04102		
Total Square Footage of Proposed Structure: 180	Square Footage of Lot: 2484	
Tax Assessor's Chart, Block & Lot Number Chart# 065 Block# G Lot# 003	Owner: Anthony Regios	Telephone#: 839-7014
Owner's Address: 19 Veranda Dr. Gorham, Me. 04038	Lessee/Buyer's Name (If Applicable): N/A	Cost Of Work: \$4000.00 Fee: \$40
Proposed Project Description:(Please be as specific as possible) Raised, open air deck to be enclosed with wall/fence to accomodate outdoor dining		
Contractor's Name, Address & Telephone: Dan Brucher 17 Kennedy Drive Biddeford		Rec'd By: [Signature]
Current Use:	Proposed Use:	

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, Ventililation 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:

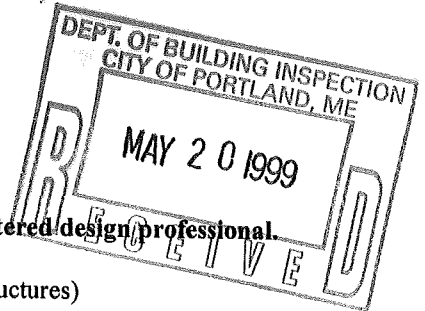
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: Anthony Regios	Date: 5/20/99
---	----------------------

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



BUILDING PERMIT REPORT

DATE: 2/June/99 ADDRESS: 940 Congress ST. CBL: 065-64003

REASON FOR PERMIT: To Construct deck on grade (P.T. Wood)

BUILDING OWNER: Anthony Regios

PERMIT APPLICANT: _____ /Contractor Dan Baucher

USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 5B

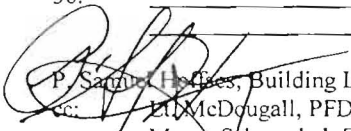
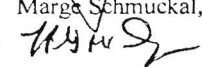
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *11, *13, *20, *23, *27, *32, *33

- *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)
- 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. 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
- 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. (Section 2305.17)
- 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. Section 1908.0
- 7. 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.
- 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. 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)
- 9. 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
- 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. 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 3e4" 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) - Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 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. 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 shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
- 16. 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)
- 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. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. 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)
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
 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.
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.
- X 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).
- X 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.
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 34. _____
35. _____
36. _____


 P. Samuel Hoopes, Building Inspector
 cc: E. McDougall, PFD
 Marge Schmuckal, Zoning Administrator


PSH 12-14-98

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

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

THE PIZZA VILLA INC. 5/13/99
 Applicant Application Date
940 CONGRESS ST. 04102
 Applicant's Mailing Address RAISED OPEN AIR DECK
DON ROUCHER 774-1777 Project Name/Description
 Consultant/Agent/Phone Number 940 CONGRESS ST
 Address of Proposed Site

Description of Proposed Development:
9' RAISED OPEN AIR DECK (12' x 15') TO BE ENCLOSED
WITH 6' WALL/FENCE TO ACCOMMODATE OUTDOOR DINING

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
N/A	✓
yes	✓
yes	✓
yes	✓
yes	✓
yes	✓
yes	✓
yes	✓

Planning Office Use Only:

Exemption Granted Partial Exemption _____ Exemption Denied _____

Planner's Signature 

Date 5/14/99