

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

Location of Construction: <i>1109 Congress Street</i>		Owner: <i>M. V. Sewall</i>		Phone: <i>1-508-540-7994 ext</i>		Permit No: <b>001163</b>	
Owner Address: <i>152 Mount Street South NE</i>		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: <i>Scott Dugas Trucking and Excavation</i>		Address: <i>387 E. Elm St Yarmouth ME</i>		Phone:		Permit Issued: <b>OCT 17 2000</b>	
Past Use: <i>station/store</i>		Proposed Use: <i>demo</i>		COST OF WORK: \$ <i>5,000</i>		PERMIT FEE: \$ <i>90.00</i>	
Proposed Project Description: <i>demo of existing store at station</i>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <i>Demo</i> Use Group: <i>BOCA99</i> Type:		Zone: CBL:	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: <i>[Signature]</i>	
Permit Taken By:		Date Applied For: <i>Oct 17 2000</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	

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: <i>Oct 17 2000</i>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**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

CEO DISTRICT 3

COMMENTS

11/2/00 Demo complete. No construction started yet. JN  
Close-out

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



Demolition

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.

Form with fields: Location Address of Construction (include Portion of Building): 1199 Congress St., Total Square Footage of Proposed Structure, Square Footage of Lot, Tax Assessor's Chart, Block & Lot Number, Owner: M. W. Sewall + Co., Telephone#: 2142-7994, 1-800-540-7994, Owner's Address: 259 Front St. Bath, Me., Lessee Buyer's Name (If Applicable), Cost of Work: \$8000, Fee: \$900, Proposed Project Description (Please be as specific as possible): Demolition of Building, Contractor's Name, Address & Telephone: Scott Dugas Trucking and Excavation, 387 E Elm St, Yarmouth Me. 04096, Rec'd By: [Signature], Current Use: Convenience Store, 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, 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: [Signature] Date: 10/12/00

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

Handwritten notes: W. Jon 18005407994, (Tuesday)



BUILDING PERMIT REPORT

DATE: 13 OCT. 2000 ADDRESS: 1199 Congress St. CBL: 078-A-001

REASON FOR PERMIT: To Demo - Store

BUILDING OWNER: M. W. Sewall

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Scott Dugas Trucking Co.

USE GROUP: Demo CONSTRUCTION TYPE: \_\_\_\_\_ CONSTRUCTION COST: \$8,000.00 PERMIT FEES: \$900.00

The City's Adopted Building Code (The BOCA National Building Code/1999 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 shall be met: \* / \*36

- 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 dampproofing 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.
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". (Section 1204.0)
13. 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)
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.
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 closure'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. (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/1999), 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 be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be installed and 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/1999)

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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

27. All electrical, plumbing and HVAC permits must be obtained by 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.

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 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

\* 36. Demolition of structures shall comply with the following building code sections 110.0 thru 110.5.0 amendments, section 9110.0.1

P. Samuel Hodges, Building Inspector

Cc: D. McDougall, PFD

Marge Schmuclal, Zoning Administrator

PSH 1/26/00

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, OR EQUIVALENT.

\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00





Must Have Photo!

11

City of Portland  
Inspection Services Division  
Demolition Call List

1199 Congress St.

Site Address: Portland Me.

Owner: M. W. Sewall + Co.

Structure Type: Wood + Cement Block Contractor: Scott Dugas Trucking and Excavation

UTILITY APPROVALS

	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<sup>Eric</sup> <del>Eric</del> <u>10/12/00</u> <sup>828-2870</sup> <sup>Jim</sup> <sup>Admin</sup>
NYNEX	878-7000	<u>Cathy O'Connell</u>
Northern Utilities	797-8002 X6241	<u>NO GAS</u>
Portland Water District	761-8310	<sup>10/18</sup> <u>MARY CALDER</u>
Public Cable Co.	775-3431 X257	<u>NO CABLE</u>
Dig Safe***	1-888-344-7233	<u>PAT 20004205731</u> <sup>10/12</sup> <sup>9:15</sup> <sup>A.M.</sup>

\*\*\*(After call, there is a wait of 72 bus hrs before digging can begin)

CITY APPROVALS <sup>John Merritt</sup> NUMBER CONTACT NAME/DATE

DPW/Sewer Division( <del>J. Merritt</del> )	874-8300 <del>88467</del> <u>8833</u>	<u>NANCY KNAUER</u>
DPW/Traffic Division(K. Doughty)	874-8300 X8437	<u>GALY O'BRIEN 10/12</u>
DPW/Forestry Division(J. Tarling)	874-8300 X8389	<u>JEFF 10/12/00</u>
DPW/Sealed Drain Permit(C. Merritt)	874-8300 X8822	<u>CAROL MERRITT 10/12/00</u>
Building Inspections(insp required)	874-8300 X8703	<u>JOHN REED / CATHY</u>
Historic Preservation	874-8300 X8726	<u>BILL NEUBERMAN 10/12</u>
Fire Dispatcher	874-8300 X8676	<u>DISPATCHER PLIMPTON</u>

Written Notice to Adjoining Owners

ASBESTOS

	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>Northeast Test (John Boilard) 9/13</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:

DATE: 10/12/00

JOHN VAN HOOGENSTYN  
442-7994



## NORTHEAST TEST CONSULTANTS

October 11, 2000

Mr. Dana Waterman  
M. W. Sewall Company  
259 Front Street  
Bath, Maine 04530

RE: Asbestos Containing Building Materials Survey  
1199 Congress Street Portland, Maine  
NTC # 4370

Dear Mr. Waterman:

Please find enclosed the project documentation for the Asbestos Containing Building Materials Survey conducted on September 21, 2000 at 1199 Congress Street complex located in Portland, Maine, Maine.

The asbestos materials inspection involved destructive sampling techniques in order to properly assess each homogenous material located at the 1199 Congress Street complex, located in Portland, Maine.


The sampling performed was in accordance with State of Maine Asbestos Sampling Protocol Techniques and destructive in nature, so as to ensure all building components were sufficiently examined in order to identify the presence of asbestos. A total of nineteen (19) samples were collected to be analyzed by Polarized Light Microscopy, in accordance with the Maine Regulations for Asbestos Control. Clayton Collins, a Maine Licensed Asbestos Inspector, performed the asbestos materials inspection at the 1199 Congress Street property.

Samples collected throughout the property consist of the following building components: pipe insulation, wall and ceiling components, flooring and mastic, roofing materials, and other miscellaneous materials.

A review of the results did not indicate the presence of asbestos-containing building components present at the 1199 Congress Street property located in Portland, Maine. Based on the sample analytical results, any renovation or demolition activity that occurs will not impact asbestos-containing building components.

The project report includes the analysis results for each sample collected throughout the areas examined and a CADD drawing illustrating sample locations.

Should you have any questions or require further assistance in this matter please don't hesitate in calling.

Sincerely,  
  
James Guzelian  
General Manager



SEALING SEWER DRAINS  
PRIVATE DISPOSAL SYSTEMS

CITY OF PORTLAND, MAINE

DEPARTMENT OF PUBLIC WORKS

PERMIT FEE \$50.00

*Per. 50.00*  
*XXXXXXX CH # 068953*  
*\$250.00*

PERMIT NO. S 0132  
DATE: 10/12/2000 .19

PERMISSION IS HEREBY GIVEN TO \_\_\_\_\_

NAME ADDRESS  
Scott Dugas Trucking & Excavating, Inc., Yarmouth

TO (Seal drain or close private disposal system) at \_\_\_\_\_

ADDRESS  
1199 - 1199 Congress St @ Massachusetts Ave

SAID WORK SHALL BE PROPERLY DONE ACCORDING TO Chapter 308, Plumbing Code, and Section 24-57, Sewer Use Ordinance, of the Municipal Code of the City of Portland, Maine.

THE WORK IS BEING DONE BY:

CONTRACTOR: \_\_\_\_\_

NAME ADDRESS  
Scott Dugas Trucking & Excavating, Inc., Yarmouth

THE PROPERTY OWNER IS \_\_\_\_\_

NAME ADDRESS

*George A. Flaherty*

GEORGE A. FLAHERTY,  
Director of Public Works

SKETCH OF LOCATION OF WORK:

Date Completed \_\_\_\_\_

*Sealing on Private Property for now. See attached letter.*

*C. Merritt*

Authorized Sewer Division Inspector

Date of Seal \_\_\_\_\_

PERMITTEE'S COPY