

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

370602

Location of Construction: 403-413 Forest Ave		Owner: Irving Oil Co.		Phone:		Permit No: 370602	
Owner Address:		Lessee/Buyer's Name: University Credit Union		Phone:		Business Name:	
Contractor Name: Maine State Builders		Address: 245 Warren Ave Portland, ME 04103		Phone: 773-5504		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN 16 1997 CITY OF PORTLAND </div>	
Past Use: Auto Sales		Proposed Use: Drycleaning Pick-up		COST OF WORK: \$ 30,000.00 PERMIT FEE: \$ 170.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: [Signature] Signature: [Signature]			
Proposed Project Description: Change Use Make Interior Renovations				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____			
Permit Taken By: Mary Gresh		Date Applied For: 03 June 1997					

Zone: CBL: 111-C-006/7/8

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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

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

15616/30-3641

SIGNATURE OF APPLICANT: Bill Skoolieas ADDRESS: _____ DATE: 03 June 1997 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT

COMMENTS

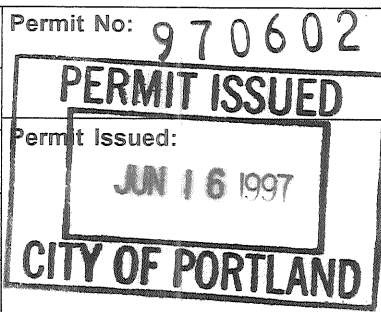
6-19-97 Pb - Move ~~Rest~~ Rain leader / Change to PVC /
3 member 2x12 x 25 span 8'6" Vertical support / 2 breaks in
2x12 @ middle span / close to PT 4x6" Submit Header location + size
to Insp. Services + Carry Beam Center Wall
7-17-97 - Grab rail behind Flush - + protect - sink w/ast Drain + Heating Units
- CaFO sign at Eloc. - CaFO mail to - MSB. -

Inspection Record

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

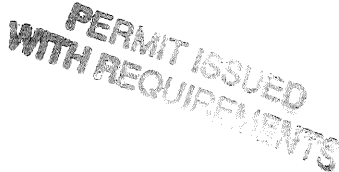
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Permit Taken By: Mary Gresik		Date Applied For: 03 June 1997			



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..

15616/30-3641



CERTIFICATION

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[Signature]
 SIGNATURE OF APPLICANT **Bill Skoolicas** ADDRESS: _____ DATE: 03 June 1997 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

Permit No: **970602**
 Permit Issued:
JUN 16 1997
 CITY OF PORTLAND

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: 6/4/97
[Signature]

CEO DISTRICT 5
D. Jorda



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 403-413 Forest Ave (111-C-006/007/008)

Issued to University Credit Union

Date of Issue 17 July 1997

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. 970602, 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

Entire

Drycleaning Pick-Up

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

17 July 1997

(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.

Handwritten initials and stamp in the bottom left corner.

BUILDING PERMIT REPORT

DATE: 6/16/97 ADDRESS: 403413 Forest Ave

REASON FOR PERMIT: Change of use

BUILDING OWNER: Irony Oil Co

CONTRACTOR: Maine State Builders

PERMIT APPLICANT: Bill Skoelice APPROVAL: ~~X1~~ ~~X6~~ ~~X2~~ *16 *~~15~~ *20 **DENIED**
X20

CONDITION(S) OF APPROVAL

- X1. 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. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X6. 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) U.L. 103.
- X7. Guardrail & 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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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 basementsIn 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)

- 16. 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.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. 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)
- X20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 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. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- X26. Your plan show Two New insulated glass windows - but doesn't show the size headers over the windows, please submit a plan showing header size before installing window
- 28. _____

P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

M. Hoffses

PAINT EXTERIOR TWO-TONE

NEW INSULATING GLASS WINDOW

EXISTING LIGHT

EXISTING DOOR

NEW INSULATING GLASS WINDOW

Approx 25 x 50 = 1250 SF.

150 LF ext. wall

INSULATE EXISTING PATCHED-IN WINDOW OPENINGS AND COVER WITH PLYWOOD (TIP ALL EXISTING PATCHED-IN WINDOW OPENINGS)

WALL MOUNT EXHAUST FAN

EXISTING CONCRETE FLOOR TO REMAIN

FLUORESCENT TROFFER LIGHTING TYPICAL

1/2" DRYWALL WITH PAINTED FINISH INSIDE (TIP ALL WALLS)

A/C

BATHROOM FAN/LIGHT VENTED THROUGH WALL

REMOVE LIGHT

REMOVE CHIMNEY

EXISTING LIGHT

REPLACE DOOR AND FRAME

NON-OPERABLE FROSTED GLASS WINDOW

NEW HANDICAP ACCESSIBLE BATHROOM - TOILET IN SAME LOCATION AS EXISTING

3/2" Fiberglass Insulation in walls (NEW)

2x4 SUSPENDED ACOUSTICAL CEILING THROUGHOUT INTERIOR

PATCH HOLE

PATCHED-IN OPENING

RELOCATE LIGHT

PATCHED-IN OPENING

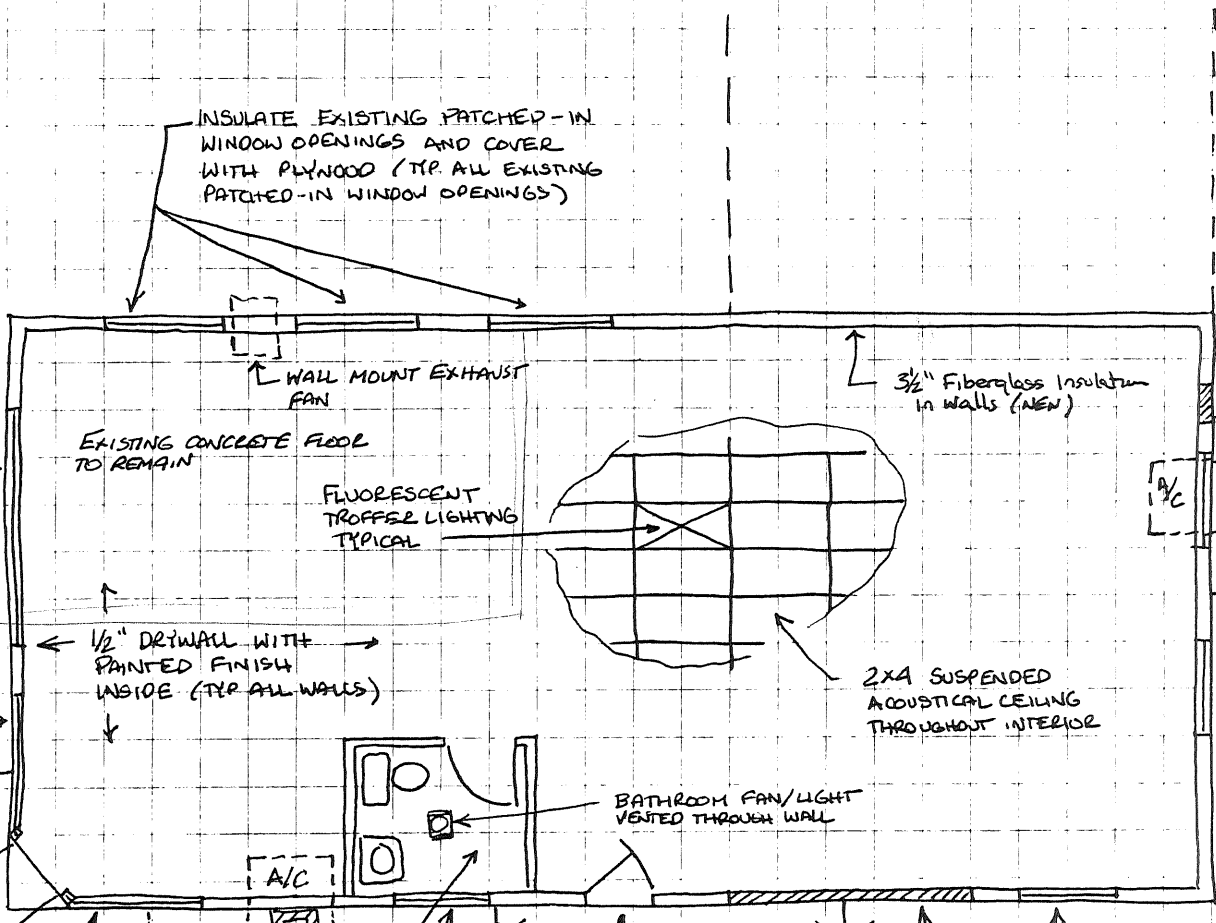
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6

REMOVE LIGHT

PATCHED-IN OPENING

PATCH WALL & SIDING AT EXISTING GARAGE DOOR

UNIVERSITY CREDIT UNION
TRI-STATE BUILDING
5-1-97



PAINT EXTERIOR
TWO-TONE

INSULATE EXISTING PATCHED-IN
WINDOW OPENINGS AND COVER
WITH PLYWOOD (TYP ALL EXISTING
PATCHED-IN WINDOW OPENINGS)

NEW INSULATING
GLASS WINDOW

EXISTING CONCRETE FLOOR
TO REMAIN

WALL MOUNT EXHAUST
FAN

3/2" Fiberglass Insulation
in Walls (NEW)

PATCH HOLE

FLUORESCENT
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ACOUSTICAL CEILING
THROUGHOUT INTERIOR

RELOCATE LIGHT

PATCHED-IN
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EXISTING
LIGHT

BATHROOM FAN/LIGHT
VENTED THROUGH WALL

G
G

EXISTING DOOR

REMOVE
LIGHT

REMOVE
CHIMNEY

EXISTING
LIGHT

EXISTING
LIGHT

REMOVE LIGHT

NEW INSULATING
GLASS WINDOW

REPLACE DOOR
AND FRAME

PATCH WALL & SIDING
AT EXISTING GARAGE
DOOR

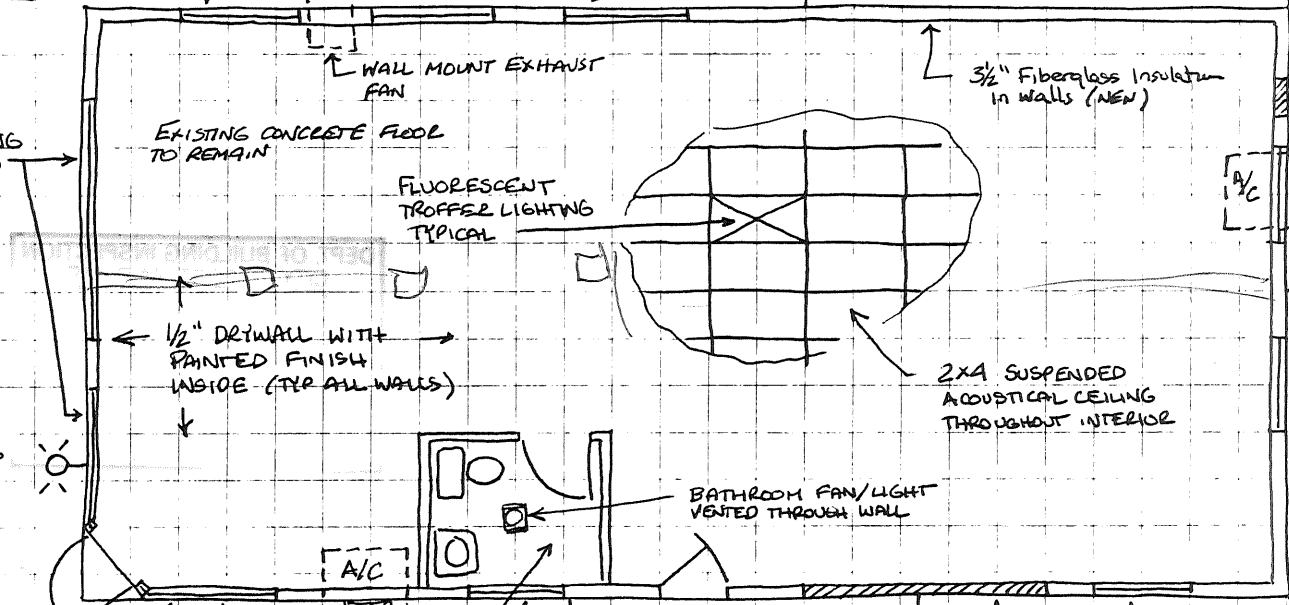
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FROSTED GLASS WINDOW

NEW HANDICAP ACCESSIBLE
BATHROOM - TOILET IN SAME
LOCATION AS EXISTING

Approx 25 x 50 = 1250 SF.

150 LF ext. wall

UNIVERSITY CREDIT UNION
TRI-STATE BUILDING
5-1-97



RE: Building Permit No 970602
403 - 413 Forest Avenue

SUBJ: Permit Condition No 26 - Header Design

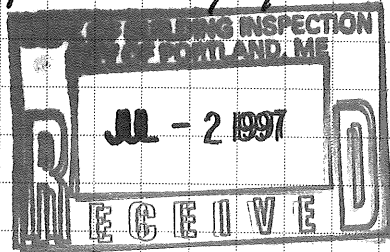
All headers above windows in this building were existing headers. No windows were enlarged. We added structural mullions to two of the windows (to accommodate new glass, not because there were any signs of a problem). The only window opening on a joist bearing wall has had a supporting mullion installed.

Nevertheless, for the record, the existing headers are:

- a) at joist-bearing wall: 7' span, Full 4" x 12" header with 2x4 mullion added at mid span.
- b) at end wall of building: 7' span and 8'-10" span, Full 4x8 header, 2x4 mullion added at mid span of 7' window.

We also had to add a center beam support where a supporting partition was removed. We used a triple 2x12 girded and gung-nailed with 8'-1" between columns. This represents a 65 lb/sf LL+DL on the roof. (minimum).

If you have any questions, please give me a call.



William S. Skodukas
WILLIAM S. SKODUKAS, BSCE