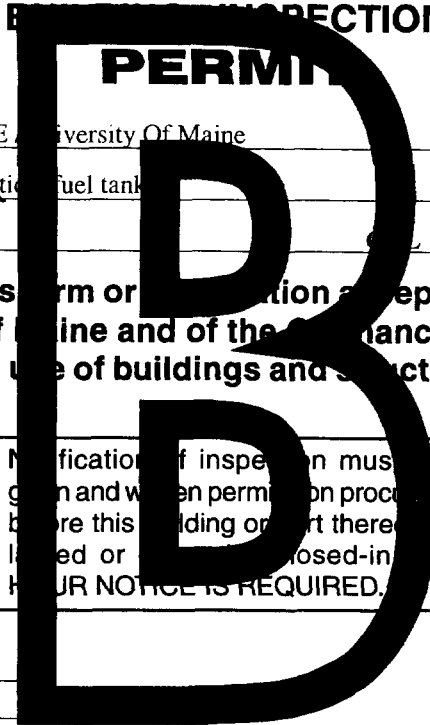


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 060615
JUN 21 2006
CITY OF PORTLAND

This is to certify that UNIVERSITY OF MAINE University Of Maine
has permission to Insulate double walled vertical fuel tank
AT 18 DURHAM ST 114A G006001



provided that the person or persons who perform or supervise the work accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. 4 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Jerry Kelley, P.F.D. 5/19/06
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0615	Issue Date: JUL 11 2006	CEL: 114A G006001
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Location of Construction: 18 DURHAM ST	Owner Name: UNIVERSITY OF MAINE	Owner Address: 107 MAINE AVE	Phone:
Business Name:	Contractor Name: University Of Maine	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: USM

Past Use: Commercial	Proposed Use: Commercial insulate double walled ventical fuel tank <i>base Tank = 56'3" high</i>	Permit Fee: \$2,091.00	Cost of Work: \$230,000.00	CEO District: 2	<i>USM OVERLAY Zone</i>
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Proposed Project Description: Insulate double walled ventical fuel tank	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>JLK: P.D. 5/19/06</i>	INSPECTION: Use Group: Type: <i>TANK 6/20/06</i>
	Signature: <i>JLK</i>	Signature: <i>[Signature]</i>

Permit Taken By: dmartin	Date Applied For: 04/28/2006	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>85' in The AREA Allow per overlay</i> <input type="checkbox"/> Flood Zone <i>USM Zone</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Given to Planning Dept for review</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>all with conditions</i> Date: <i>5/19/06</i>	Zoning Appeal <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District 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:
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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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

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: <u>Dunham St Portland Maine</u>		
Total Square Footage of Proposed Structure <u>360 SQ FT</u>		Square Footage of Lot <u>546,044 S.F.</u>
Tax Assessor's Chart, Block & Lot Chart## Block# Lot# <u>114A AG 006</u>	Owner: <u>UNIVERSITY OF SOUTHERN MAINE</u>	Telephone: <u>207-780 4660</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	cost Of Work: \$ <u>230,000</u> Fee: \$ <u>2091.00</u> C of O Fee: \$ _____
Current Specific use: <u>CENTRAL HEAT PLANT</u> Proposed Specific use: <u>CENTRAL HEAT PLANT</u>		
Project description: <u>INSTALLATION OF DOUBLE WALLED, VERTICAL FUEL TANK</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>RAYMOND F. BLAND</u> Mailing address: _____ Phone: <u>207-780-4660</u>		

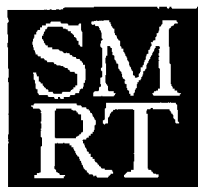
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 authorizes the proposed work 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.

<u>Raymond F. Bland</u>	
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This is not a permit; you may not commence ANY work until the permit is issued.



ARCHITECTURE
ENGINEERING
PLANNING

Fax Transmission

To: Donna (City of Portland)	Fax #: 874-8716
To: Ray Bland - USM	Fax #: 780-4538
To:	Fax #:
To:	Fax #:
To:	Fax #:
To:	Fax #:
To:	Fax #:
From: Janet Hansen	Date: 4-21-06
Re: Permit	Job #: 06050
4 pages, including cover.	

REMARKS: Building Permit certificates for USM Boiler Plant - Fuel Tank

CC:
06050/15.2
SLB

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0615	Date Applied For: 04/28/2006	CBL: 114A G006001
------------------------------	--	-----------------------------

Location of Construction: 18 DURHAM ST	Owner Name: UNIVERSITY OF MAINE	Owner Address: 107 MAINE AVE	Phone:
Business Name:	Contractor Name: University Of Maine	Contractor Address: Portland	Phone:
Tenant/Ressee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial insulate double walled vertical fuel tank	Proposed Project Description: Insulate double walled vertical fuel tank
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/19/2006
Note: no site plan attached - called Ray Bland - 5/4/06 - also need a site plan exemption with planning **Ok to Issue:**

1) Your site plan exemption has been partially approved with conditions: USM shall submit for Planning and City Arborist for review, a landscape plan to screen tank as best as possible from front and side facing Falmouth Street. Sidewalk shall be provided along frontage of heating plant. Specifications and color for the exterior tank finish material shall be provided for Planning Authority to review and approve. Work may begin while these issues are being addressed.

2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 06/20/2006
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 05/19/2006
Note: **Ok to Issue:**

1) Install tank to manufactures specifications
2) Assure all DEP approvals are met

Comments:
5/1/2006-dmartin: This permit has not been paid for, I have the yellow slip at my desk pending a check/dm
5/19/2006-GG: received partial site exemption. /gg
5/19/2006-mjn: Called SMRT...Need statement of Special Inspections and PERMIT FEE!!!!!!!!!!!!!!
6/7/2006-GG: received payment today of \$2,091.00. /gg
6/15/2006-mjn: Still waiting for Statement of Special Inspections, spoke with USM and left message w/ SMRT

SCHEDULE OF STRUCTURAL TESTS AND SPECIAL INSPECTIONS

Project Name: USM Exterior Fuel Tank
Page 1 of 5

Project : 06050

MATERIAL/ACTIVITY		SERVICE	Y/N	EXTENT (All, Sample, Other, None)		COMMENTS	AGENT #	DATE COMPLETED	REV #
APPLICABLE TO THIS PRODUCT									
IBC 1704.3 – STEEL CONSTRUCTION (See also IBC 2003 Table 1704.3)									
STRUCTURAL STEEL - Fabrication NOTE: Structural Engineer of Record (SER) may waive Fabricator shop inspection if Fabricator is currently certified through the AISC Quality Certification Program.	1.1a	Review Fabricator QA/QC procedures manual.	N	One shop inspection required.					
	1.1b	Review Fabricator QA/QC procedures implementation and conformance.	N	One shop inspection required. Visual inspection of shop conformance.					
	1.1c	Review material certificates of compliance (bolts, nuts, washers, structural steel and weld filler material).	N	Obtain copies of mill certificates for all structural steel, bolts and weld material.		From contractor.			
	1.1d	Review welder certification.	N	Obtain certification numbers for all welders and all steel.		From contractor.			
	1.1e	Review structural steel and fabrication for conformance to approved shop drawings.	N	Verify member sizes, piece marks and connection details match approved shop drawings. Visually inspect bolts and welds. Magnetic particle test all welds.		Obtain copy of approved shop drawings from SMRT.			
	1.1f	Review welding of seismic-resisting systems in Category "C" buildings.	N						
	1.2a	Review welder certification.	Y	Obtain certification numbers for all welders and all steel not already obtained from 1.1d.		From contractor.			
STRUCTURAL STEEL - Erection	1.2b	Review material certificates of compliance (bolts, nuts, washers, and weld filler material).	Y	Obtain copies of mill certificates for all structural steel, bolts and weld materials not already obtained from 1.1c.		From contractor.			
	1.2c	Review structural steel and erection for conformance to approved shop drawings.	N	Verify member sizes, piece marks and connection details.		Obtain copy of approved shop drawings from SMRT.			
	1.2d	Inspect field bolting installation in accordance with Section 9 of RCSC <i>Specification for Structural Joints Using ASTM A325 or A490 Bolts</i> .	Y	Random check 10% of connections.		Testing agency to check connections. Special Inspector to review inspection reports.			
	1.2e	Review Shear connections.	N	Visually inspect.					
	1.2f	Review Moment connections and Category "C" seismic connections.	N	Visually inspect all.					
	1.2g	Review Bracing connections.	N	Visually inspect all.					
	1.2h	Review Column splices.	N	Visually inspect all.					
	1.2i	Review base metal testing for t > 1.5"	N	Ultrasonic testing of all welds per Aws D1.1					
	1.3a	Review Fabricator QA/QC procedures manual.	N	One shop inspection required.					
	1.3b	Review Fabricator QA/QC procedures implementation and conformance.	N	One shop inspection required. Visual inspection of shop conformance.					
STEEL JOIST AND JOIST GIRDERS - Fabrication NOTE: SER may waive Fabricator shop inspection if Fabricator is currently a member of the Steel Joist Institute.	1.3c	Review material certificates of compliance (bolts, nuts, washers, structural steel and weld filler material).	N	Obtain copies of mill certificates for all structural steel, bolts and weld material.		From contractor.			
	1.3d	Review welder certification.	N	Obtain certification numbers for all welders and all steel.		From contractor.			

All Structural Inspections have been completed in accordance with applicable IBC 2003 requirements.

Special Inspector:

Date:

SCHEDULE OF STRUCTURAL TESTS AND SPECIAL INSPECTIONS

Project Name: USM Exterior Fuel Tank
Page 2 of 5

Project No.: 06050

MATERIAL/ACTIVITY		ITEM	SERVICE	APPLICABLE TO THIS PRODUCT			
				Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #
STEEL JOIST AND JOIST GIRDERS - Fabrication (continued)	1.3e	Review connections. Visually inspect bolts and welds.	N	Verify member sizes, piece marks and connection details match approved shop drawings.	Obtain copy of approved shop drawings from SMRT.		
	1.4a	Review welder certification.	N	Obtain certification numbers for all welders and all steel not already obtained from 1.3d.	From contractor.		
	1.4b	Review materials certificates of compliance (bolts, nuts, washers, and weld filler material).	N	Obtain copies of mill certificates for all structural steel, bolts, and weld materials not already obtained from 1.3c.	From contractor.		
	1.4c	Review steel joist and erection for conformance to approved shop drawings.	N	Verify member sizes, piece marks and connection details.	Obtain copy of approved shop drawings from SMRT.		
	1.4d	Review joist bearing connection, bearing length, and bridging.	N	Visually inspect.			
SECONDARY/MISC STRUCTURAL STEEL	1.5a	Review Stair connections.	N	Visually inspect.			
	1.5b	Review Girt connections.	N	Visually inspect all.			
	1.5c	Verify number, type and location of steel deck connection to framing and side lap fasteners.	N	Visually inspect.			
	1.5d	Review Lintel connections/installation.	N	Visually inspect all. Verify bearing length.			
	1.5e	Review installation of shear studs.	N	Visually inspect all. Verify number and location. Random test 20% of studs per AWS Chapter 5.			
	1.5f	Review details of steel frames.	N	Visually inspect.			
	IBC 1704.4 - CONCRETE CONSTRUCTION (See also IBC Table 1704.4)						
CONCRETE MATERIALS	2.1a	Test concrete materials in accordance with contract documents and Chapter 3 of ACI 318.	Y	As directed by SER in accordance with specifications.	Testing by testing agency. Special Inspector to review test results for compliance.		
	2.1b	Review concrete mix design.	Y	As directed by SER in accordance with specifications.	SER to review mix designs and supply copy of approved mix design to Special Inspector.		
	2.1c	Review reinforcing certifications & weldability (ASTM 706).	Y	As directed by SER in accordance with specifications.	From contractor.		
REINFORCING AND PROCESSING STEEL	2.2	Inspect condition and placement of reinforcing steel for conformance with contract documents and Chapters 3 and 7 of ACI 318.	Y	Visually inspect reinforcing steel.	SER		

All Structural Inspections have been completed in accordance with applicable IBC 2003 requirements.

Special Inspector:

Date:

SCHEDULE OF STRUCTURAL TESTS AND SPECIAL INSPECTIONS

Project Name: USM Exterior Fuel Tank
Page 3 of 5

Project No. 06050

MATERIAL/ACTIVITY		ITEM	SERVICE	APPLICABLE TO THIS PRODUCT				REV #
				Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	
FORMWORK		2.3	Inspect installation of Formwork and removal in accordance with Section 6.1 and 6.2 of ACI 318.	Y	Visually inspect formwork.	SER		
	CONCRETE OPERATIONS	2.4a	Observe mix proportions and techniques for compliance with Chapter 5 of ACI 318.	N	Minimum one inspection of ready-mix plant or field batching per class of concrete.			
		2.4b	Observe field testing of concrete for compliance with contract documents.	Y	See contract documents for testing frequency.	Special inspector to monitor concrete testing for compliance with specifications.		
	CONCRETE OPERATIONS (continued)	2.4c	Observe concrete placement for compliance with contract documents and Chapter 5 of ACI 318.	Y		SER		
PRESTRESSING OPERATIONS	2.5a	Observe application of prestressing force for compliance with Section 18.18 of ACI 318.	N					
	2.5b	Observe grouting of bonded prestressing tendons in Category "C" seismic resisting systems.	N					
PRECAST MANUFACTURING	2.6a	Review Fabricator QA/QC procedures manual.	N	One shop inspection required.				
	2.6b	Review Fabricator QA/QC procedures implementation and conformance.	N	One shop inspection required. Visual inspection of shop conformance.				
	2.6c	Review material certificates of compliance (concrete, reinforcing, embedded items).	N	Obtain copies of mill certificates for all concrete components, reinforcing and embedded items.	From contractor.			
	2.6d	Review fabrication for conformance to approved shop drawings. Visually inspect embedded items.	N	Verify member sized, piece marks and connection details match approved shop drawings.	Obtain copy of approved shop drawings from SMRT.			
	2.7a	Review precast erection for conformance to approved shop drawings.	N	Verify member sizes, piece marks and connection details.	Obtain copy of approved shop drawings from SMRT.			
	2.7b	Inspect field bolting for conformance with contract documents.	N	Visually inspect connections.				
PRECAST CONCRETE ERECTION	2.7c	Inspect field welding for conformance with contract documents.	N	Visually inspect connections.				
	2.7d	Inspect key reinforcing and grouting.	N	Visually inspect joints.				

All Structural Inspections have been completed in accordance with applicable IBC 2003 requirements.

Special Inspector:

Date:

SCHEDULE OF STRUCTURAL TESTS AND SPECIAL INSPECTIONS

Project Name: USM Exterior Fuel Tank
Page 4 of 5

Project No.: 06Q50

APPLICABLE TO THIS PRODUCT		SERVICE	Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #	
MATERIAL/ACTIVITY	ITEM								
ELEVATED CONCRETE	2.8	Inspect placement of elevated concrete for compliance with contract documents.	N						
	IBC 1704.5 – MASONRY CONSTRUCTION (See also Table 1704.5.1)								
	MATERIALS	3.1a	Review material certification for compliance with contract documents and ACI 530.	N					
		3.1b	Review grout materials and mix design for compliance with ACI 530.	N					
		3.1c	Review mortar materials and mix design for compliance with ACI 530.	N					
		3.1d	Review strength determination in accordance with the Unit Strength Method in ACI 530.	N					
		3.1e	Review strength determination in accordance with the Prism Strength Method in ACI 530.	N					
3.1f		Inspect testing of grout for compliance with contract documents and ACI 530.	N		See contract documents for testing frequency.				
MATERIALS (continued) GENERAL MASONRY WORK	3.1g	Inspect testing of mortar for compliance with contract documents and ACI 530.	N		See contract documents for testing frequency.				
	3.2a	Inspect mortar mix proportions and mixing for conformance to ACI 530.	N						
	3.2b	Inspect grout mixture proportions and mixing for conformance to ACI 530.	N						
	3.2c	Inspect installation of horizontal, vertical and joint reinforcing including location, size, splices and positioning devices.	N		Visually inspect all.				
	3.2d	Inspect installation of anchorage devices and wench ties.	N		Visually inspect all.				
	IBC 1704.6 – WOOD CONSTRUCTION								
WOOD TRUSS FABRICATION	4.1a	Review Fabricator QA/QC procedures manual.	N		One shop inspection required.				
	4.1b	Review Fabricator QA/QC procedures implementation and conformance.	N		One shop inspection required. Visual inspection of shop conformance.				
	4.1c	Review material certificates of compliance (wood grade and species, metal connectors).	N		Obtain copies of mill certificates for all lumber and metal connectors used in truss fabrication.	Get from contractor			
	4.1d	Inspect fabrication for conformance to approved shop drawings. Visually inspect grade stamps and metal plates.	N		Verify member sizes, piece marks and connection details match approved shop drawings.	Obtain copy of approved shop drawings from SMRT.			
	4.2a	Inspect wood trusses and erection for conformance to approved shop drawings.	N		Verify member sizes, piece marks and connection details.	Obtain copy of approved shop drawings from SMRT.			

All Structural Inspections have been completed in accordance with applicable IBC 2003 requirements.

Special Inspector:

Date:

SCHEDULE OF STRUCTURAL TESTS AND SPECIAL INSPECTIONS

Project Name: USM Exterior Fuel Tank
Page 5 of 5

Project No. 06050

MATERIAL/ACTIVITY		ITEM	SERVICE	APPLICABLE TO THIS PRODUCT				
				Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED
GENERAL WOOD CONSTRUCTION	4.2b	Inspect wood truss bearing connection, bearing length, and bracing.	N	Visually inspect all trusses.				
	4.2c	Inspect installation of metal connectors for compliance with contract documents and manufacturer's recommendations.	N	Visually inspect connections.				
	4.3a	Inspect installation, spacing and connection of wood framing for conformance to contract documents.	N	Visually inspect framing and connections.				
	4.3b	Inspect installation and fastening of structural wood panels to wood framing.	N	Visually inspect fastening of structural wood panels to wood framing.				
	4.3c	Inspect nail size and spacing at all horizontal diaphragm and vertical shearwalls for conformance to plans.	N	Visually inspect.				
	4.3d	Inspect installation of metal connectors for compliance with contract documents and manufacturer's recommendation.	N	Visually inspect connections.				
IBC 1704.7 - PREPARED FILL								
SITEWORK	5.1a	Inspect site preparation and soil conditions impacting building prior to placement of fill for conformance with contract documents and soils report.	Y					
	5.1b	Inspect material testing of fill material for conformance with contract documents and soils report.	Y	Testing by test agency. Spectral Inspector to review all test results.				
	5.1c	Review soils testing for compliance with contract documents and soils report.	Y	Spectral Inspector to monitor soil testing is conducted in compliance with specifications.				
IBC 1704.11 - SPRAYED CEMENTITIOUS AND MINERAL FIBER FIRE RESISTIVE MATERIALS								
SPRAYED-ON FIREPROOFING	6.1a	Inspect surface of structural members to be sprayed for conformance with contract documents.	N	Visually inspect all.				
	6.1b	Observed application conditions for conformance with the approved manufacturer's written instructions.	N	At each fireproofing application.				
	6.1c	Observe field testing of thickness, density, and bond strength of the sprayed fire resistive material for compliance with contract documents.	N	As specified in IBC 2003, Section 1704.11.3				
IBC - 1704.13 - SPECIAL CASES								
N/A								

All Structural Inspections have been completed in accordance with applicable IBC 2003 requirements.

Special Inspector:

Date:

FROM DESIGNER: Janet Hansen
 DATE: 4-21-06
 Job Name: USM Heating Plant Fuel Tank
 Address of Construction: Durham Street

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC-2003 Use Group Classification(s) F-1 or U

Type of Construction - no building all exterior sitework

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NA - Exterior

Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? _____ Geotechnical/Soils report required?(See Section 1802.2) _____

STRUCTURAL DESIGN CALCULATIONS

Ref. SMRT report
for structural
details
for fuel
tank
support

Submitted for all structural members (106.1, 108.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1609.3)
- _____ Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (1609.1.1, 1609.6.2.1)

Earthquake design data (1603.1.6, 1614 - 1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category") (Table 1604.5, 1616.2)
- _____ Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

- _____ Live load reduction (1603.1.1, 1607.9, 1607.10)
- _____ Roof live loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.1.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
- _____ If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
- _____ If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
- _____ Roof thermal factor, C_t (Table 1608.3.2)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic-force-resisting system (Table 1617.6.2)
- _____ Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

- _____ Flood hazard area (1612.3)
- _____ Elevation of structure

Other loads

- _____ Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Impact loads (1607.6)
- _____ Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Janet Hansen

Address of Project: Durham Street

Nature of Project: New exterior pad for fuel tank
at USM Heating Plant

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: Janet Hansen

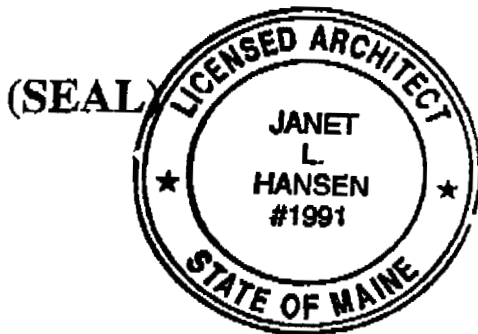
Title: Architect

Firm: SMRT

Address: 144 Fore Street

Portland, Maine 04101

Phone: (207) 772-3846



City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0615	Date Applied For: 04/28/2006	CBL: 114A G006001
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Location of Construction: 18 DURHAM ST	Owner Name: UNIVERSITY OF MAINE	Owner Address: 107 MAINE AVE	Phone:
Business Name:	Contractor Name: University Of Maine	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial insulate double walled vertical fuel tank	Proposed Project Description: Insulate double walled vertical fuel tank
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/19/2006

Note: no site plan attached - called Ray Bland - 5/4/06 - also need a site plan exemption with planning **Ok to Issue:**

- 1) Your site plan exemption has been partially approved with conditions: USM shall submit for Planning and City Arborist for review, a landscape plan to screen tank as best as possible from front and side facing Falmouth Street. Sidewalk shall be provided along frontage of heating plant. Specificationa and color for the exterior tank finish material shall be provided for Planning Authority to review and approve. Work may begin while these issues are being addressed.
- 2) This permit is being approved on the basis of plans submitted, Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 05/19/2006

Note: **Ok to Issue:**

- 1) Assure all DEP approvals are met
- 2) Install tank to manufactures specifications

Comments:

5/1/2006-dmartin: This permit has not been paid for, I have the yellow slip at my desk pending a check/dm

5/19/2006-GG: received partial site exemption. /gg

5/19/2006-mjn: Called SMRT...Need statement of Special Inspections and PERMIT FEE!!!!!!!!!!!!!!



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Janet Hansen

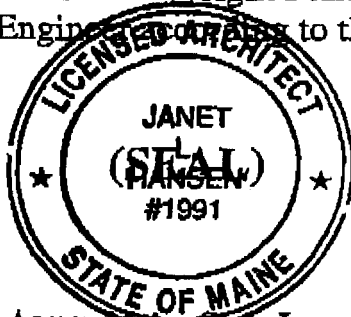
RE: Certificate of Design

DATE: 4/21/06

These plans and / or specifications covering construction work on:

University of Southern Maine, Heating Plant Fuel Tank

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer conforming to the 2003 International Building Code and local amendments.



As per ~~Maine~~ State Law:

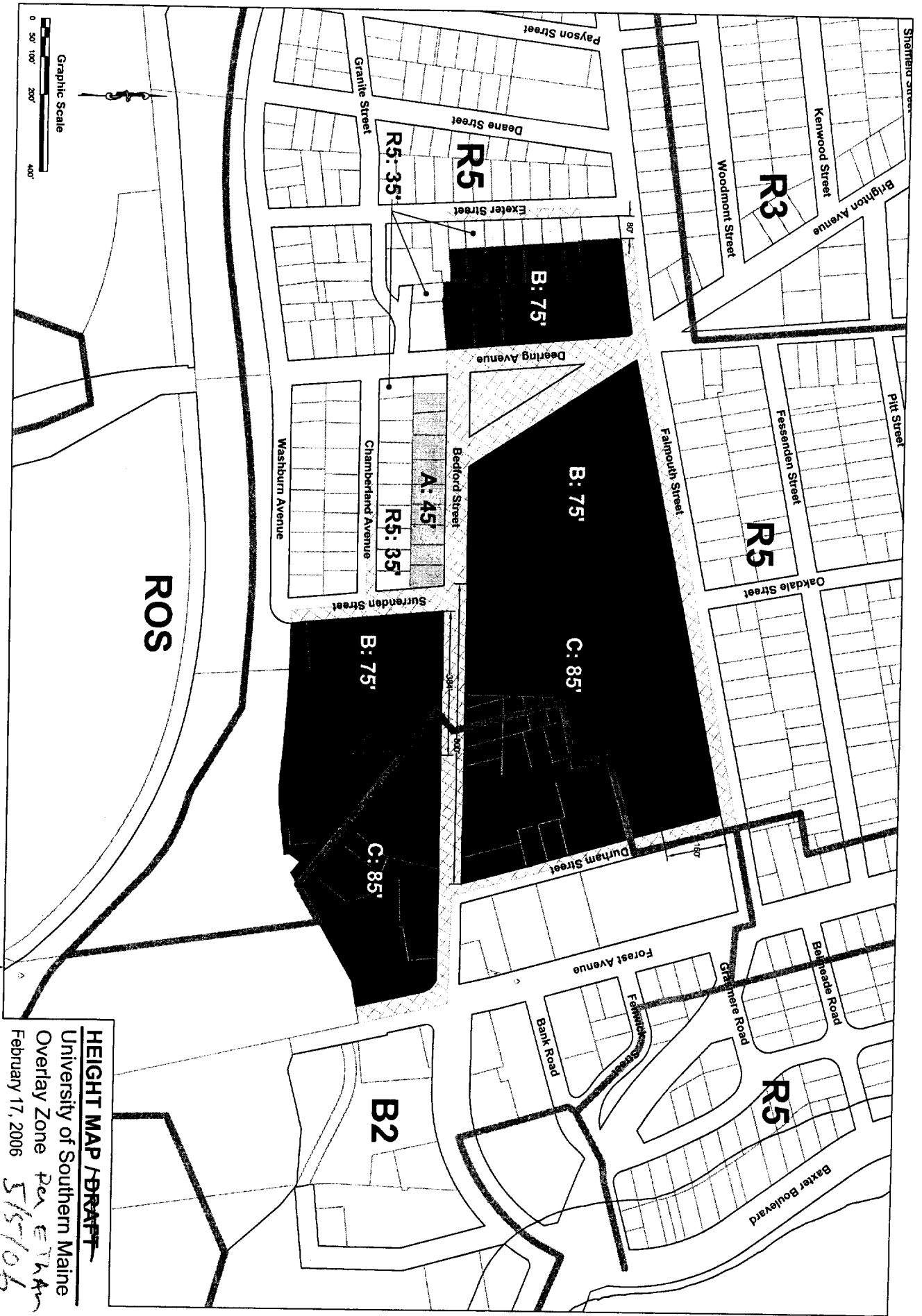
\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: Janet Hansen

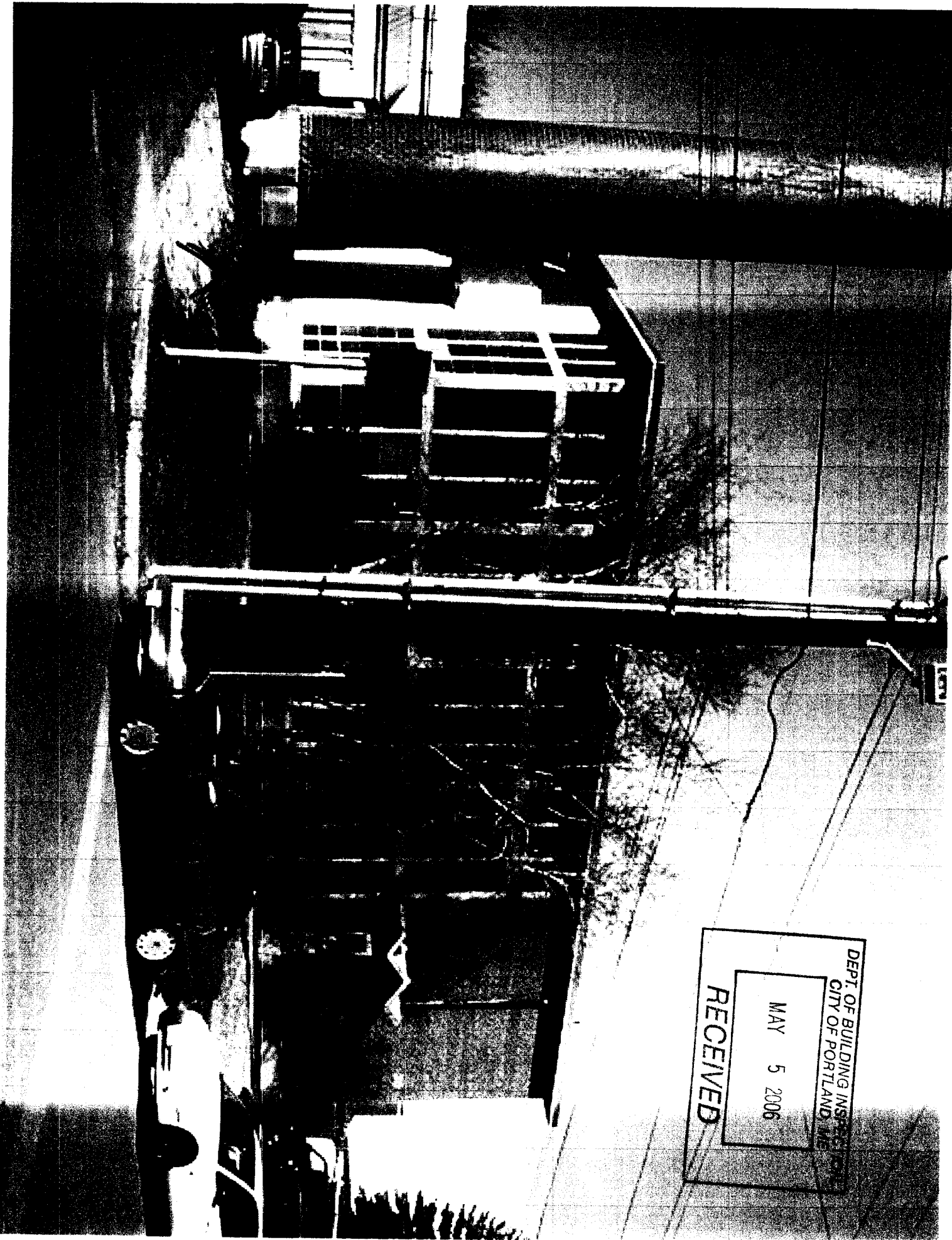
Title: Architect

Firm: SMRT

Address: 144 Fore Street
Portland, Maine 04101



HEIGHT MAP / DRAFT
 University of Southern Maine
 Overlay Zone Per ETRM
 February 17, 2006
 5/5/06



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 5 2006
RECEIVED

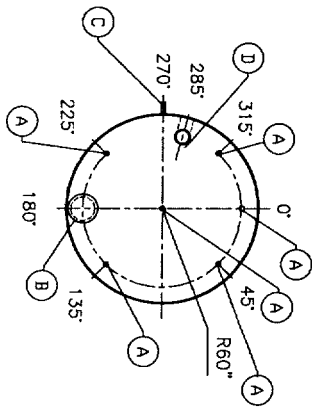
FITTING SCHEDULE

- A= 4" ϕ NPT
- B= 18" ϕ LOOSE BOLT MANHOLE FOR PRIMARY EMERGENCY VENT
- C= 2" ϕ NPT (FITTING FOR LEAK DETECTION)
- D= 10" ϕ PLUG & ELBOW FOR SECONDARY EMERGENCY VENT (HIGHLAND TANK STANDARD DESIGN)

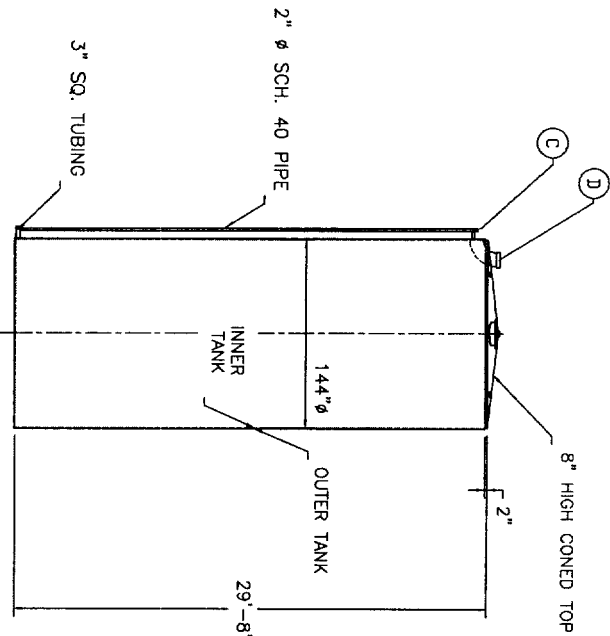
GENERAL NOTES

CAPACITY : 25000 GALLONS
 TYPE : 1 360 DOUBLE WALL, ABOVEGROUND VERTICAL
 NO. REQ. :
 MATERIAL : MILD CARBON STEEL
 TEST : 1.5 TO 2.5 P.S.I.
 MIN. GAUGE OR THICKNESS (PER U.L. 142):
 INNER BOTTOM HEAD : 1/4"
 INNER SHELL : 1/4"
 OUTER BOTTOM HEAD : 1/4"
 OUTER SHELL : 7 GA.
 TOP CONE: 7 GA.
 PAINT :
 INTERIOR : NONE
 EXTERIOR : RED PRIMER
 CONSTRUCTION : FLAT BOTTOM HEADS, CONED TOP HEAD
 LAP WELD OUTSIDE SEAMS EXCEPT BUTT
 FIT & WELD THE LONGITUDINAL SEAMS
 APPROVED LABELS : U.L. 142

NOTE:
 HIGHLAND TANK & MFG. CO. SHALL BE RESPONSIBLE ONLY FOR ITEMS INDICATED ON THIS FABRICATION DRAWING. CONTRACTOR OR OTHERS SHALL BE RESPONSIBLE FOR ANY ITEMS NOT INDICATED ON DRAWING INCLUDING, BUT NOT LIMITED TO, INTERNAL / EXTERNAL PIPING-COATINGS-FITTINGS-ACCESSORIES, ETC. APPROVER OF DRAWING SHALL BE RESPONSIBLE FOR VERIFYING CORRECTNESS OF SIZE / LOCATION OF FITTINGS, ACCESSORIES, COATINGS, ETC. HIGHLAND TANK & MFG. CO. SHALL FABRICATE TANK IN ACCORDANCE TO THIS DRAWING (WHICH MAY OR MAY NOT BE IN EXACT ACCORDANCE TO PLANS & SPECIFICATIONS NOTE:
 SEE PLAN VIEW FOR TR B ORIENTATION & LOCATION OF OPENINGS AND ACCESSORIES
 NOTE:
 LIFTING LUGS FOR UNLOADING UNIT & STANDING UNIT UPRIGHT TO BE PLACED AS NEEDED BY FABRICATION SHOP

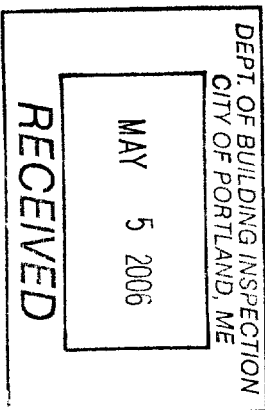


PLAN



ELEVATION

Handwritten notes:
 + check
 K. S. G. M. X



REVISIONS

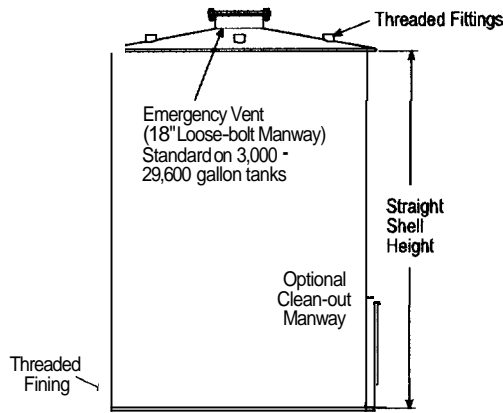


Highland Tank

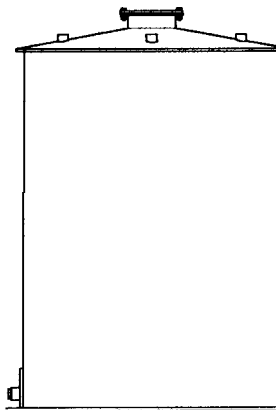
25000 GALLON ABOVEGROUND VERTICAL
 DOUBLE WALL TYPE I 360

PROJECT:	QUOTE NO.:	SCALE:	DATE:	DWG. BY:	DWG. NO.:
		1/8"=1'-0"	4-28-06		25KAWDVI
				CHK'D BY:	

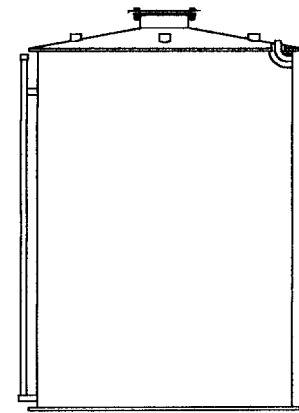
General Arrangement - Single-wall



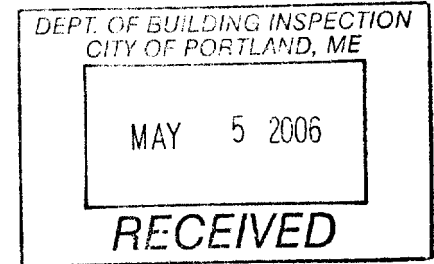
Double-bottom



Double-wall



Nominal Capacity (Gallons)	Dimensions		Thickness		Approximate Wt. Single-wall (lbs.)
	Diameter	Shell Height	Shell & Bottom Head	Top Head	
185	32	34'	12 ga.	14 ga.	155
240	32	40	12 ga.	14 ga.	238
300	32"	5'0	12 ga.	14 ga.	272
500	40	5'5"	12 ga.	12 ga.	415
1,000	40	10'9"	10 ga.	10 ga.	958
1,000	5'4"	6'0"	7 ga.	10 ga.	1,128
1,500	5'4"	9'0"	7 ga.	10 ga.	1,608
2,000	5'4'	12'0	7 ga.	10 ga.	1,988
3,000	8'0"	8'0	1/4"	7 ga.	4,076
4,000	8'0	10'6"	1/4"	7 ga.	4,500
5,000	8'0"	13'4	1/4"	7 ga.	5,196
6,000	8'0"	16'0	1/4"	7 ga.	5,850
8,000	10'0"	14'0	1/4"	7 ga.	6,415
10,000	10'0"	17'0	1/4"	7 ga.	7,532
12,000	10'0"	20'6"	1/4"	7 ga.	8,649
15,000	10'0"	25'6"	1/4"	7 ga.	10,213
20,000	10'6"	34'0"	1/4"	7 ga.	13,117
20,000	10'6"	31'0	1/4"	7 ga.	12,750
25,000	12'0"	29'8"	1/4"	7 ga.	16,450
29,600	12'0"	35'0"	1/4"	7 ga.	19,100



Guide Specification

Furnish and install a _____ gallon aboveground vertical, (single wall, double-bottom, double-wall) steel storage tank _____ inches in diameter by _____ high. Tank shall be fabricated from mild carbon steel with a flat bottom head and a coned top (over 64" diameter only). Tank gauge: bottom head and shell gauge _____; Top gauge _____. All items included in tank unit shall be coated with primer. The tank unit shall be manufactured in conformance with Underwriters Laboratories' UL-142 specifications and so labeled.

Provide threaded fittings as per attached drawing. All fittings in coned top shall be full couplings. All UL-142 aboveground single wall tanks shall include fittings for normal and emergency venting.

Tanks shall be fabricated with the following threaded connections: _____ 2 inch, _____ 4 inch, _____ 6 inch as located on attached drawing AND/OR _____ 150# flanged connections with flange protectors. Flange sizes as follows (qty-size): _____ with locations also indicated on drawing. Thread protectors shall be inserted in all threaded openings prior to shipment.

Highland tanks are air tested at the factory but MUST be retested at the jobsite by the installer prior to installation.

Options & Accessories:

- ____ Manway _____ inches in diameter with bolted and gasketed lid
- ____ Loose-bolt manway _____ inches in diameter with bolted and gasketed lid
- ____ Emergency Vent
- ____ External Ladder with Cage
- ____ External Ladder & Platform
- ____ External Stairway
- ____ Walkway(s) with handrails
- ____ 4" x 4" x 1/2" Clip Angle for anchoring
- ____ Coned bottom with Legs; _____ " clearance.
- ____ Commercial grit blast (SSPC-6), epoxy primer coat
- ____ Other exterior coating _____
- ____ Internal Ladder(s)
- ____ Internal Coating _____ (Must include interior weld. Minimum size 500 gallon.)
- ____ Level Sensing System(s)
- ____ Pump Platform



Please visit us at www.highlandhndh.com

One Highland Road Stoytown, PA 15563 814-893-5701 FAX 893-6126	4535 Elizabethtown Road Manheim, PA 17545 717-664-0600 FAX 664-0617	958 19th Street Watervliet, NY 12189 518-273-0801 FAX 273-1365	2225 Chestnut Street Lebanon, PA 17042 717-664-0602 FAX 664-0631	2700 Patterson Street Greensboro, NC 27407 336-218-0801 FAX 218-1292	1510 Stoytown Road Friedens, PA 15541 814-443-6800 FAX 444-8662
--	---	--	--	--	---

From: Marge Schmuckal
To: Sarah Hopkins
Date: **5/4/2006 4:21:20 PM**
Subject: USM Overlay zone

Sarah,
I need the maps (and anything else) that go along with the USM Overlay zone. - there are height zones that I know nothing about. I have a permit for a huge 56 fuel tank that is going in. I have no idea if it is meeting height requirements.

Thanks,
Marge

**CITY OF PORTLAND
MEMORANDUM**

To: Distribution List

From: Terry Bourgoin

Date: **4-20-06**

Re: Code Updates from the March 20th Council meeting.

The following is the list of amendments that were passed at the March 20th Council meeting. These updates can also be found on our website at www.portlandmaine.gov. Please recycle the appropriate pages and replace with the new pages.

<u>Chapter & Section</u>	<u>Reference</u>	<u>Ord. No.</u>	<u>Date passed</u>	<u>Date effective</u>
14-152 through 14-152.9	USM Overlay Zone	171-05/06	3/20/06	4/20/06
14-526 through 14-529	USM Overlay Zone	171-05/06	3/20/06	4/20/06

Please discard the noted pages from your code book and replace them with the following:

Recycle Pages

14-1 through 14-2
14-191 through 14-192
14-319 through 14-320
14-583 through 14-585.1

Replace with Pages

14-1 through 14-2
14-191 through 14-192
14-319 through 14-320
14-583 through 14-585.1

Pages 14-319 through 14-320 are being replaced due to an administrative change.

Cc: Mayor & City Council

HR

Finance

City Clerk

Fire

Police

Public Works

Engineering

Assessors

Planning

Parks & Rec

Inspections + Marge ✓

Parking

Transportation/Waterfront

Aaron Shapiro

Thomas Gaffney, Portland Public Library

Dave White at PIP Printing



Chapter 14 LAND USE*

*Cross **reference(s)**--Buildings and building regulations, Ch. 6; parks, recreation and public buildings, Ch. 18; sewers, Ch. 24; streets, sidewalks and other public places, Ch. 25; vegetation, Ch. 29.

State law **reference(s)**--Planning, zoning and development, 30 M.R.S.A. Sec. 4501 et seq.

Art. I.	In General, § 14-1--14-15
Art. 11.	Planning Board, § 14-16--14-45
Art. 111.	Zoning, § 14-46--14-490
Div. 1.	Generally, § 14-46--14-59
Div. 1.5	Conditional or Contract Zoning, § 14-60--14-65
Div. 2.	R-1 Residential Zone, § 14-66--14-75
Div. 3.	R-2 Residential Zone, § 14-76--14-85
Div. 4.	R-3 Residential Zone, § 14-86--14-93
Div. 4.5.	FH Flexible Housing Zone, § 14-94--14-100
Div. 5.	R-4 Residential Zone, § 14-101--14-115
Div. 6.	R-5 Residential Zone, § 14-116--14-125
Div. 6.5.	R-5A Residential Zone, § 14-126--14-134
Div. 7.	R-6 Residential Zone, § 14-135--14-140
Div. 7.01	R-7 Compact Urban Residential Overlay Zone, § 14-141--14-144
Div. 7.1.	IR-1 Island Residential Zone, § 14-145.1--14-145.6
Div. 7.2.	IR-2 Island Residential Zone, § 14-145.7--14-145.12
Div. 7.3.	IR-3 Island Residential Zone, § 14-145.13--14-145.19
Div. 7.5.	Island Transfer Station Overlay Zone, § 14-145.20--14-145.22
Div. 8.	R-P Residence-Professional Zone, § 14-146--14-152
Div. 8.1.	USM University of Southern Maine Overlay Zone 14-152--14-152.9
Div. 8.5.	R-OS Recreation and Open Space Zone, § 14-153--14-160
Div. 9.	B-1 and B-1B Neighborhood Business Zones, § 14-161--14-180
Div. 10.	B-2 and B-2b Community Business Zone, § 14-181--14-195
Div. 11.	A-B Airport Business Zone, § 14-196--14-215
Div. 12.	B-3, B-3b and B-3c Downtown Business Zones, 14-216--14-221.1

- Div. 12.1. I-B Island Business Zone, § 14-222--14-229.9
- Div. 12.5. B-4 Commercial Corridor Zone, § 14-229.10--14-229.30
- Div. 12.6. B-5 Urban Commercial Mixed Use Zone, § 14-230--14-230.9
- Div. 12.7. O-P Office Park Zone, § 14-230.10--14-230.16
- Div. 13. I-L and I-Lb Industrial Zones, §14-231--14-245
- Div. 14. I-M, I-Ma and I-Mb Industrial Zones, § 14-246--14-260
- Div. 15. I-H and I-Hb Industrial Zones, § 14-261--14-267
- Div. 15.1. B-6 Eastern Waterfront Mixed Zone, § 14-268-14-275
- Divs. 16,17. Reserved, § 14-276--14-312
- Div. 18. Waterfront Central Zone, § 14-313--14-317
- Div. 18.5 Waterfront Port Development Zone, § 14-318--14-320.4
- Div. 18.7 Waterfront Special Use Zone, § 14-320.5--14-320.10
- Div. 19. R-P Resource Protection Zone, § 14-321--14-324
- Div. 19.5 Helistop Overlay Zone, § 14-325--14-330
- Div. 20. Off-street Parking, § 14-331--14-350
- Div. 21. Off-street Loading, § 14-351--14-365
- Div. 22. Signs, § 14-366--14-372.5
- Div. 22.5 Adult Business Establishments, § 14-373--14-380
- Div. 23. Nonconforming Use and Nonconforming Buildings, § 14-381--14-400
- Div. 24. Use Regulations and Exceptions, § 14-401--14-420
- Div. 25. Space and Bulk Regulations and Exceptions, § 14-421--14-445
- Div. 26. Shoreland Regulations, § 14-446--14-450
- Div. 26.5. Flood Plain Management Regulations, § 14-450.1--14-450.30
- Div. 26.7. S-P Stream Protection Zone, § 14-451--14-460
- Div. 27. Administration and Enforcement, § 14-461--14-470
- Div. 28. Jurisdiction of Board of Appeals, § 14-471--14-482
- Div. 29. Preservation and Replacement of Housing Units, 14-483
- Art. IV. Subdivisions, § 14-491--14-520**
- Art. V. Site Plan, § 14-521--14-540**
- Art. VI. Board of Appeals, § 14-541--14-564**
- Art. VII. Condominium Conversion, § 14-565--14-582**
- Art. VIII. Regulation of Explosives, § 14-583--14-600**
- Art. IX. Historic Preservation, § 14-601--14-750**

causes or forces. All material which might cause fumes or dust, or constitute a fire hazard if stored out-of-doors, shall be only in closed containers. Areas attracting large numbers of birds, rodents or insects are prohibited.
(Ord. No. 291-88, 4-4-88)

DIVISION 8.1 USM, UNIVERSITY OF SOUTHERN MAINE OVERLAY ZONE

Sec. 14-152. Purpose.

The intention of this division is to establish an overlay zone in which an existing university campus can be continued and reasonably expanded within defined boundaries, in addition to those uses permitted in the underlying zone or zones. The purpose of this division is to recognize the unique qualities of a university campus while at the same time protecting the value and integrity of established neighborhoods.
(Ord. No. 171-05/06, 3-20-06)

Sec. 14-152.1. Location and applicability of University of Southern Maine overlay zone.

The University of Southern Maine overlay district, as shown on the zoning map is intended to encompass and define the University of Southern Maine campus westerly of Forest Avenue. Properties in the University of Southern Maine overlay zone shall continue to be governed by the regulations applicable to the underlying zoning districts except as specifically modified by this division.
(Ord. No. 171-05/06, 3-20-06)

Sec. 14-152.2. Permitted uses.

In addition to the permitted uses allowed in the underlying zoning districts and notwithstanding anything to the contrary in the use regulations for the underlying zoning districts, the following uses are permitted uses in the University of Southern Maine overlay zone.

University uses including, but not limited to, the following:

1. Classrooms;
2. Laboratory facilities;
3. Research facilities;
4. Student unions;

5. Dining halls;
6. Bookstores;
7. Auditoriums;
8. Concert halls;
9. Lecture halls;
10. Gymnasiums;
11. Libraries;
12. Outdoor use areas, such as "quads", greens, parks, gardens, art installations, and other active and passive noncommercial recreation spaces;
13. Faculty housing;
14. Student housing;
15. Parking lots;
16. Parking garages;
17. Community meeting spaces;
18. Administrative offices;
19. Faculty offices;
20. Transportation facilities;
21. Maintenance facilities;
22. Utility buildings;
23. Student health services;
24. Daycare facilities, nursery schools and kindergartens operated in conjunction with university programs or serving students, faculty or employees of the university and their families, with associated outside play areas;
25. Other buildings, structures and uses customarily incidental to a university.

except that, on lots fronting on Chamberlain Avenue and Exeter Street, university uses shall be limited to faculty housing, graduate student housing, faculty offices and administrative offices, and buildings containing such uses shall be designed and maintained so as to complement the residential character of the street as required in §14-152.7.

No change of use permit under section 14-463 shall be required for any of the above uses in actual existence as of the date of enactment of the University of Southern Maine overlay zone.

(Ord. No. 171-05/06, 3-20-06)

Sec. 14-152.3 Dimensional requirements.

University buildings and structures shall be subject to the applicable dimensional requirements of the underlying zoning districts, except as follows:

- (a) *Minimum yard dimensions* shall be the same as in the underlying zone, except as shown on the university campus overlay setback map, incorporated herein by reference. Side and rear yards shall not be required between buildings on contiguous lots owned by the university on the condition that such contiguous lots shall be considered merged and shall not be separately conveyed unless required yard dimensions in the underlying zones are provided.
- (b) *Maximum building height* shall be the same as in the underlying zone, except as shown on the university campus overlay height map, incorporated herein by reference, depicting the following height zones:
 1. Height zone A, maximum building height 45 feet.
 2. Height zone B, maximum building height 75 feet.
 3. Height zone C, maximum building height 85 feet.
- (c) *Minimum building height.* All new freestanding buildings in height zone B and height zone C must be built to a height of at least 35 feet or designed and constructed so that they can be expanded to 35 feet or higher. As used in this paragraph, the term "new freestanding building" means any building which is not an addition to or expansion of a building which existed on the date of enactment of the University of Southern Maine overlay zone.

(d) Maximum *impervious surface ratio* shall be 66% of the total land area within the University of Southern Maine overlay zone exclusive of public streets.

(e) *Maximum coverage by buildings* shall be 40% of the total land area within the University of Southern Maine overlay zone exclusive of public streets.

(Ord. No. 171-05/06, 3-20-06)

Sec. 14-152.4. Parking.

The parking requirements of section 14-332 shall not apply to university buildings. Instead, the amount of parking required for any university building or building addition shall be determined by the planning board during site plan review, based on an analysis of campus-wide parking demand and supply, pursuant to a comprehensive university parking management plan, and treating all contiguous land (including land on opposite sides of the street) owned by the university as one lot. In determining the amount of parking required for any university building, the planning board may take into account such factors as:

- (a) The availability of off-campus parking and shuttle transportation to and from such off-campus facilities.
- (b) The ratio of commuter students to resident students.
- (c) The use of centrally located on-campus parking facilities so situated that students, faculty, staff and visitors arriving on campus can reasonably be expected to park in the central facilities and walk to their various on-campus destinations during the course of a school day.
- (d) Shared use of a single parking facility by two or more buildings when the peak parking demand periods for such buildings do not overlap.
- (e) Development and implementation of a parking management plan which discourages on-street parking. On-street parking shall not be used to satisfy the university's parking demand.
- (f) Development and implementation of programs designed to reduce the number of automobiles parking on campus, such as ride share programs and incentives for use of bicycles and public transportation.

(Ord. No. 171-05/06, 3-20-06)

Sec. 14-152.5. Loading.

The requirements of section 14-351 shall not apply to university buildings. Instead, the amount of loading area required for any university building shall be determined by the planning board during site plan review, based on a campus-wide analysis, treating all contiguous lots owned by the university as one lot. In determining the amount of loading space required for any university building, the planning board may take into account such factors as:

- (a) The use of centrally located on-campus loading facilities so situated that vehicles making deliveries can load and unload in the central facilities, provided no single location is overburdened with loading facilities.
- (b) Shared use of a single loading facility by two or more buildings.
- (c) Impacts of the loading areas on adjacent uses outside the University of Southern Maine overlay zone.

(Ord. No. 171-05/06, 3-20-06)

Sec. 14-152.6. Signage.

Signs comply with the requirements of Division 22, except as those regulations are modified or augmented below:

- (a) Signs shall be designed in accordance with signage standards promulgated by the university, providing for a unified, apparent and ADA-compliant campus-wide system for identification, orientation and regulatory signage.
- (b) Banners are allowed as follows:
 - 1. Generic banners containing the logo and colors of the university, used for decorative purposes.
 - 2. Banners used for advertising university events, which can be displayed for a maximum of four weeks prior to and one week following the event.

(Ord. No. 171-05/06, 3-20-06)

Sec. 14-152.7. University overlay zone design principles and standards.

All minor and major development in the University of Southern Maine overlay zone conform to the requirements of chapter 14,

article V (siteplan review) and the requirements contained within the planning and development design manual, which is incorporated therein by reference.

(Ord. No. 171-05/06, 3-20-06)

Sec. 14-152.8. Campus housing.

For any development requiring major site plan review, the university shall submit to the planning board a campus housing analysis. The analysis shall include a description of housing demand and supply at the time of the application, a projection of housing demand expected to arise from the proposed development and/or as a result of program changes anticipated to occur concurrently with the proposed development, and a description of how the university intends to meet any increased housing demand through on-campus housing, off-campus housing developed by the university, and/or off-campus housing developed by others.

(Ord. No. 171-05/06, 3-20-06)

Sec. 14-152.9. Required review for change of use, additions and renovations.

In the case of properties fronting Chamberlain Avenue, Exeter Street and the northerly side of Bedford Street from Surrenden Street to Deering Avenue, minor site plan review shall be required of: (1) all changes of use; and (2) all building additions and renovations affecting an area equivalent to 25% or more of the existing floor area of a structure, unless major site plan review is otherwise required under chapter 14, article V.

(Ord. No. 171-05/06, 3-20-06)

DIVISION 8.5. R-OS RECREATION AND OPEN SPACE ZONE

Sec. 14-153. Purpose.

(a) The purpose of this division is:

- (1) To preserve and protect open space as limited and valuable resources;
- (2) To permit the reasonable use of open space, while simultaneously preserving and protecting its inherent open space characteristics to assure its continued availability for public use as scenic, recreation, and conservation or natural resource area, and for the containment and structuring of urban development;

(3) To coordinate with and carry out federal, state, regional, and city recreation and open space plans; and

(4) To provide a suitable location for large-scale regional sports and athletic facilities.

(b) The recreation open space zone may include major parcels (over two (2) acres) of public property, and private property legally restricted from, intensive **use or** development through deed, covenant, or otherwise.

(Ord. No. 232-81, § 602.7B.1, 11-16-81; Ord. No. 187-01/02, § 2, 4-17-02)

Sec. 14-154. Permitted uses.

The following uses are permitted uses within the recreation and open space zone, subject to the development standards contained herein:

(a) Municipal parks, public open spaces, picnic areas, playgrounds and playlots;

THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK

- (b) Cemeteries;
- (c) Arboretums;
- (d) Golf courses, excluding miniature golf;
- (e) Boat landings, beaches, and marinas for public uses;
- (f) Outdoor ballfields and public athletic fields;
- (g) Swimming pools and tennis courts;
- (h) Picnic groves and areas;
- (i) Natural parks and scenic overlooks;
- (j) Hiking, walking, bicycling or cross-country ski trails;
- (k) Community gardens for cultivation by and for city residents;
- (l) Sewage pumping stations and sewage treatment facilities;
- (m) Sports complexes;
- (n) Accessory uses, including structures or buildings of less than two thousand five hundred (2,500) square feet of floor area.

(Ord. No. 232-81, § 602.7B.2, 11-16-81; Ord. No. 60-91, § 1, 8-5-91; Ord. No. 187-01/02, § 3, 4-17-02)

Sec. 14-155. Conditional uses.

The following uses are conditional uses in the recreation and open space zone, subject to approval by the board of appeals.

- (a) Accessory uses with structures or buildings of two thousand five hundred (2,500) square feet or more of floor area;
- (b) Other recreational facilities and uses that are open to the public;
- (c) Water pumping stations.

(Ord. No. 232-81, § 602.7B.3, 11-16-81; Ord. No. 67-89, § 1, 8-7-89; Ord. No. 60-91, § 2, 8-5-91)

authority that the facility has violated this section wherever odor reduction can be achieved by operational or procedural changes at the facility;

- b. Submit to the building authority, within thirty (30) days of the written notice of violation, an odor reduction plan which is designed to reduce ambient odors attributable to emissions from that source to the maximum allowable intensity for that zone. The plan shall include a detailed summary of the measures that the owner or operator will take to mitigate the community annoyance and estimated dates for completion of those measures. In the event that it will take longer than thirty (30) days to develop the odor reduction plan, the owner or operator of the facility shall submit within the thirty-day time period a schedule for the development of the odor reduction plan. The building authority shall review this plan to determine whether it will be adequate to resolve the odor nuisance in a reasonable time period; and
 - c. Implement the plan in accordance with the schedule approved by the building authority.
2. *Ambient* odor limits: The maximum ambient intensity standard for odors generated by uses located in the I-H zones shall not exceed the following levels when the odor is measured in the zone indicated:
- 4.0 in any industrial or business zone for odors resulting from any industrial use.
 - 3.0 in any residential zone for odors resulting from any industrial use.
- (g) *Smoke*: Discharges of smoke shall not exceed opacity percentage of forty (40) percent or number 2 on the Ringlemann chart.

- (h) *Emissions:* All emissions shall be made in accordance with all applicable state and federal regulations.
- (i) *Radiation:* Radiation at a site shall comply with all applicable state and federal regulations.
- (j) *Discharge into sewers:* No discharge shall be permitted at any point into any private sewage disposal system, or stream, or into the ground of any materials in such a way or of such nature or temperature as to contaminate any water supply, or otherwise cause the emission of dangerous or objectionable elements, except in accordance with standards approved by the health authority or by the public works authority.
- (k) *Lighting:* All lighting shall be designed and installed with cut-off fixtures to direct illumination onto the site and to prevent illumination from such fixtures on neighboring properties.

(Ord. No. 164-97, § 8, 1-6-97)

DIVISION 15.1. B-6 EASTERN WATERFRONT MIXED ZONE

Sec. 14-268. Purpose.

The purpose of the B-6, eastern waterfront mixed zone is to establish a zoning district for the upland portion of the eastern waterfront area. The B-6 zone encourages this district to acquire a distinctly urban form through development that emphasizes a quality pedestrian experience, promotes public transit, and demonstrates exemplary urban design. The zone promotes a range of uses to achieve twenty-four urban vitality and shared use of parking infrastructure as recommended in the eastern waterfront master plan for redevelopment.

The zone language established herein provides regulatory framework to promote the mixed-use development pattern envisioned for urban land on Portland's peninsula. Specific development criteria, including building height overlays and design standards, may be established for this district to supplement the provisions of this section. District-specific design standard and overlay maps can be found at the city planning and development office.

(Ord. No. 80-04/05, 12-8-04)

Sec. 14-269. Permitted uses.

The following uses are permitted in the B-6 zone:

- (a) *Commercial:*

(e.g. doors, windows, entries, retail displays) shall be located adjacent to the public sidewalk to create an active presence along the sidewalk.

Where building facades situated along a public way have no interactive use or function, such facades shall be designed to provide sufficient architectural and graphic amenities to provide visual interest along the street and relate the building, and its use, to passersby.

- f. Building Design. Standard: B-1, B-1b, **B-2**, and B-2b commercial buildings shall be designed to be compatible with their residential and commercial neighbors. In the B-1 and B-1b zones building scale, roof pitch, and fenestration shall be designed to complement surrounding residential structures.
- g. Building Materials. Standard: Façade materials of buildings located in the B-1, B-1b, B-2, and B-2b zones shall be compatible with those materials of surrounding residential and commercial uses.
- h. Building Scale. Standard: In the B-1 and B-1b zones building scale must relate and be compatible with surrounding residential structures.
- i. Landscaping and buffers. Standard: In the B-1, B-1b, B-2 and B-2b zones buildings and associated parking areas must be screened to buffer abutting properties. A densely planted landscape buffer and/or fencing will be required to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line.

(28) Small lot development located in the R-6 zone on lots of ten thousand (10,000) square feet or less shall provide a high degree of architectural quality and compatibility with the surrounding neighborhood as demonstrated by compliance with the principles and standards of the R6 infill development principles and standards, promulgated by the planning board and contained in the planning and development design manual.

(29) University of Southern Maine design standards:

All major and minor development reviewed under the provisions of the University of Southern Maine overlay zone shall be designed to create a quality and cohesive campus environment while integrating with and respecting the residential character of surrounding neighborhoods as demonstrated by compliance with the principles and standards of the University of Southern Maine design standards, promulgated by the planning board, and contained in the planning and development design manual.

(b) *Conditions.* Notwithstanding the provisions of subsection (a), the Planning Authority or Planning Board may impose any condition upon its approval of any site plan: (1) to minimize or abate any adverse impact of the proposed development on the value or utility of other private property, or on public property or facilities, to the extent feasible; or (2) to bring the development into compliance with the requirements of subsection (a); or (3) to minimize any other adverse environmental effects of the proposed development. Such conditions may include, but are not limited to, enclosing of equipment or operations, imposing limitations upon the hours of operation, or requiring the employment of specific design technologies, modes of operation, or traffic patterns, and may also include the construction of, or financial contribution to the construction of, on- or off-premises public facilities including, without limitation, streets and sewers impacted by the development. All such conditions shall be consistent with the purposes set forth in section 14-521.

(c) *Statement of findings.* All findings and decisions by the Planning Board or by the planning authority, denying or conditionally approving any site plan, shall be made in writing or reduced to writing promptly thereafter and shall state the reason(s) therefor sufficiently to apprise the applicant and any interested member of the public of the basis for the decision.

(Ord. No. 355-89, 7-17-89; Ord. No. 202-89, 12-18-89; Ord. No. 234-90, 2-21-90; Ord. No. 236-90, §§ 1, 2, 2-26-90; Ord. No. 33-91, § 16, 1-23-91; Ord. No. 244-91, § 1, 3-11-91; Ord. No. 33A-91, § 10, 4-17-91; Ord. No. 176-93, § 4, 1-4-93; Ord. No. 253-94, § 2, 4-4-94; Ord. No. 254-94, 4-4-94; Ord. No. 39-96, § 7, 10-7-96; Ord. No. 166-97, §§ 2, 3, 1-6-97; Ord. No. 125-97, 3-3-97; Ord. No. 164-97(Subst.), § 6, 5-19-97; Ord. No. 165-97, § 7, 12-1-97; Ord. No. 94-99, 11-15-99; Ord. No. 51-00, 57, 8-7-00; Ord. No. 78-03/04, 10-20-03; Ord. No. 215-04/05, 5-2-05; Ord. No. 171-05/06, 3-20-06)

Sec. 14-527. Appeals.

(a) When the planning authority has finally approved or disapproved a site plan, any person aggrieved may appeal the decision to the Planning Board within ten (10) days of the decision being rendered. Upon the taking of such an appeal, the application shall be reviewed as if referred by the planning authority, except that the Planning Board may not decline to accept the reference.

(b) When the Planning Board has finally approved or disapproved a ~~site plan~~, any person aggrieved or the ~~city~~ may appeal the decision of the superior court, pursuant to Rule 80B of the Maine Rules of Civil Procedure, within thirty (30) day of the decision being rendered.
(Ord. No. 355-89, 7-17-89)

Sec. 14-528. Enforcement.

(a) **All** construction or alterations to the site performed under the authorization of building permits or certificates of occupancy issued for development within the scope of the article shall be in conformance with the approved final site plan or an amendment thereto under section 14-525(g) and (1). The building authority shall institute or cause to be instituted any and all actions, legal **or** equitable, that may be appropriate or necessary for the enforcement of this article. Where work is required pursuant to the terms of chapters 24 or 25 as part of an approval granted under this article, such work shall be accomplished in the sequence established by the public works authority. Where the public works authority determines that work has been completed prior to the receipt of **all** approvals required by this article or which is out of sequence **or** is not in compliance with the standards **of** chapters 24 and 25, the director of parks and public works **or** an inspector from the public works authority may issue a stop-work order. Work shall recommence only after such order has been lifted by the director of parks and public works **or** an inspector from the public works authority. Violation of a stop-work order shall be considered an offense.

(b) No alterations shall be made to a site with a pending or approved site plan application until:

- (1) The performance guarantee has been posted and final site plans have been submitted to the planning authority; **or**
- (2) Written permission has been received from the director of planning and urban development **or** his designee. Such permission shall be granted only after submission of

a written request setting forth the work proposed to be done on the site. All such work shall be done in compliance with information provided with the site plan application including, but not limited to, an erosion control plan. Such written permission shall not be required when the only work proposed is the digging of test pits.

(c) Where construction, alteration or modification to a site is performed without a valid site plan improvement permit, an after-the-fact permit shall be obtained from the Planning Board or planning authority, as applicable. The cost of an after-the-fact permit shall be as provided in section 6-18 of this code, plus the cost of engineering and administrative costs associated with the review and processing of the after-the-fact permit.
(Ord. No. 355-89, 7-17-89; Ord. No. 119-01/02, § 4, 12-3-01)

Sec. 14-529. Planning and Development Design Standards.

(a) *Adoption and amendment of standards:* The planning authority shall develop design standards to be incorporated within the planning and development design standards. Such design standards shall become effective only upon approval of the planning board following a public hearing. Any amendments shall become effective only upon approval of the planning board following a public hearing. Such standards shall be additional to and consistent with the provisions of this article and shall be necessary and reasonable and shall be in accord with sound architectural practice. The planning authority shall maintain for public inspection current copies of the effective standards.

(b) *Design certificate:* The planning authority shall issue a design certificate prior to planning board site plan review, after finding that the standards contained within the planning and development design manual have been met. **Any** decision to grant or deny a design certificate shall be made in writing stating the findings of the planning authority. Any person aggrieved by the decision of the planning authority to grant or deny a design certificate may appeal that decision to the planning board within 30 days of the date of such decision. In the event of such appeal, the planning board will conduct a de novo review of the project's compliance with the standards contained within the planning and development design manual.

(Ord. No. 78-03/04, 10-20-03; Ord. No. 21-04/05, 8-2-04; Ord. No. 171-05/06, 3-20-06)

Sec. 14-530. Reserved,
Sec. 14-531. Reserved.
Sec. 14-532. Reserved.