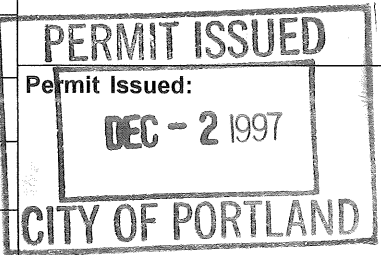


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 150 Ocean Avenue		Owner: Portland Public Schools		Phone:	Permit No: 971286
Owner Address:		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: Randy Steward		Address: 331 Veranda Street		Phone: 874-8125	
Past Use: Vacant Space		Proposed Use: Modular Classroom		COST OF WORK: \$ 13,800	PERMIT FEE: \$ 90.00
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
		Signature: <i>[Signature]</i>		Signature:	
Proposed Project Description: Construct Modular classroom 28' x 38'		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: Sherry Pinard		Date Applied For: November 26, 1997			



Zone: *R-5* CBL: 137-A-B

Zoning Approval: *ok 11/26/97*

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: *11/26/97*

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:	PHONE:
Randy Stewart		November 26, 1997	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 6

COMMENTS

1-12-98 Sub all completed. Ok for Conf 4

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 150 Ocean Ave (137-A-008)

Issued to Portland Public Schools

Date of Issue 12 January 1998

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. 971286, 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

Elementary School
w/Modular Classroom (28 x 38)

Limiting Conditions:

Conditional Use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students on or July 31, 2005, whichever is first.

**This certificate supersedes
certificate issued**

Approved:

(Date) Inspector

Inspector of Buildings



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Kandice Talbot, Planner

DATE: January 21, 1998

SUBJECT: Certificate of Occupancy
150 Ocean Avenue

A review of the site has been completed for 150 Ocean Avenue. It is my opinion that a **Permanent Certificate of Occupancy could be granted.**

BUILDING PERMIT REPORT

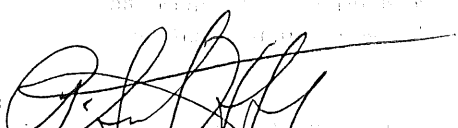
DATE: 12/1/97 ADDRESS: 150 Ocean Ave
REASON FOR PERMIT: Construct Modulars
BUILDING OWNER: City of Portland
CONTRACTOR: _____
PERMIT APPLICANT: Randy Stewart APPROVAL: *1, *2, *8, *10, *17, *18, *20 ^{24 429} ~~DENIED~~
USE GROUP E BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

- * 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- * 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. 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)
6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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.
13. 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.
14. 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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 basements
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 17. 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.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. 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)
- 21. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- *26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- *29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. _____
- 31. _____
- 32. _____
- 33. _____
- 34. _____


P. Samuel Hoffses, Code Enforcement
cc: Lt. McDougall, PFD
Marge Schmuckal

PORTLAND PUBLIC SCHOOLS

331 Veranda Street

Portland, Maine

TO: Inspection Department

FROM: Randy Stewart (874-8125)

DATE: 10/21/97

SUBJ: Site Plan, Modular Unit at Baxter Elementary

Pursuant to the city code I am submitting this written statement to accompany the attached Site Plan for a modular unit to be located at Baxter Elementary School, 150 Ocean Avenue.

1. A 28'x 38' modular classroom to accommodate a multilingual pre-school program servicing approximately 20-25 students during normal school hours for the next two years.
2. See attached plan.
3. N/A.
4. Normal classroom waste less recyclables.
5. Will use existing facilities.
6. No change required.
7. Construction not required, anticipate unit will be delivered and set up prior to 11/30/97.
8. N/A.
9. Unit will be acquired on a two year operating lease financed by federal grant funds.
10. Placed on city property.
11. N/A.

150 Ocean Ave
Baxter School

CITY OF PORTLAND
DEPT. OF PUBLIC WORKS

10/21/97

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970085

I. D. Number

Portland Public Schools
Applicant
331 Veranda St, Portland, ME 04103
Applicant's Mailing Address
Randy Stewart
Consultant/Agent
874-8125
Applicant or Agent Daytime Telephone, Fax

10/22/97
Application Date
Baxter School Modular
Project Name/Description

150 Ocean Ave
Address of Proposed Site
137-A-008
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Warehouse/Distribution Building Addition Parking Lot Change Of Use Residential Other (specify) **Modular Schoolhouse**
 Proposed Building square Feet or # of Units: **521,126 Sq Ft** Acreage of Site: _____ Zoning: **R-5**

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **10/22/97**

Inspections Approval Status:

Approved Approved w/Conditions see attached Denied
 Reviewer **Marge Schmuckal**
 Approval Date **11/26/97** Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Portland Public Schools

Applicant
331 Veranda St, Portland, ME 04103
 Applicant's Mailing Address
Randy Stewart
 Consultant/Agent
874-8125
 Applicant or Agent Daytime Telephone, Fax

10/22/97
 Application Date
Baxter School Modular
 Project Name/Description

150 Ocean Ave
 Address of Proposed Site
137-A-008
 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution New Building Building Addition Change Of Use Parking Lot Residential Other (specify) **Modular Schoolhouse**

Proposed Building square Feet or # of Units: **521,126 Sq Ft** Acreage of Site: _____ Zoning: **R-5**

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **10/22/97**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attached Denied

Approval Date **11/25/97** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **11/25/97**

signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Portland Public Schools

Applicant _____

331 Veranda St, Portland, ME 04103

Applicant's Mailing Address _____

Randy Stewart

Consultant/Agent _____

874-8125

Applicant or Agent Daytime Telephone, Fax _____

10/22/97

Application Date _____

Baxter School Modular

Project Name/Description _____

150 Ocean Ave

Address of Proposed Site _____

137-A-008

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Modular Schoolhouse**

521,126 Sq Ft

R-5

Proposed Building square Feet or # of Units _____

Acreage of Site _____

Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **10/22/97**

Planning Approval Status:

Reviewer **Kandice Talbot**

Approved Approved w/Conditions See Attached Denied

Approval Date **11/25/97** Approval Expiration **11/25/98** Extension to _____

OK to Issue Building Permit **Kandi Talbot** **11/25/97** Additional Sheets Attached
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted _____ date _____ amount _____ expiration date

Inspection Fee Paid _____ date _____ amount

Building Permit Issued _____ date

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature

Temporary Certificate of Occupancy _____ date Conditions (See Attached)

Final Inspection _____ date _____ signature

Certificate Of Occupancy _____ date

Performance Guarantee Released _____ date _____ signature

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Portland Public Schools

10/22/97

Applicant
331 Veranda St, Portland, ME 04103

Application Date
Baxter School Modular

Applicant's Mailing Address
Randy Stewart

150 Ocean Ave
Address of Proposed Site

Consultant/Agent
874-8125

137-A-008
Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot New Building Building Addition Change Of Use Residential Other (specify) **Modular Schoolhouse**

521,126 Sq Ft

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **10/22/97**

Fire Approval Status:

Reviewer: **:.t. Mc dougall** *[Signature]*

- Approved **Approved w/Conditions** see attached Denied

Approval Date **10/28/97** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. Mc dougall** **10/28/97**
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19970085

I. D. Number

Portland Public Schools

Applicant

331 Veranda St, Portland, ME 04103

Applicant's Mailing Address

Randy Stewart

Consultant/Agent

874-8125

Applicant or Agent Daytime Telephone, Fax

10/22/97

Application Date

Baxter School Modular

Project Name/Description

150 Ocean Ave

Address of Proposed Site

137-A-008

Assessor's Reference: Chart-Block-Lot

Planning Conditions for Approval

- that the conditional use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students on or July 31, 2005, whichever is first.

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19970085
I. D. Number

Portland Public Schools
Applicant
331 Veranda St, Portland, ME 04103
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10/22/97
Application Date
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Project Name/Description

150 Ocean Ave
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Fire Conditions for Approval

applicant must have state fire marshall approval
spacing of modulars must meet state regulations (20 feet apart)