

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

Location of Construction: 788 Forest Ave		Owner: P. H. D. Pizza Inc.		Phone: 207-774-1489		Permit No: 010007	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: **Rick Niles		Address: *** 30 Lilac Mall, Rochester, NH		Phone: 03867 603-330-3900		Permit Issued: JAN 3 11	
Past Use: Commercial		Proposed Use: Commercial		COST OF WORK: \$2,500.00		PERMIT FEE: \$42.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A7 Type: 2C BOC 299	
Proposed Project Description: Install Handicap bathroom				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>[Signature]</i> Special Zone or Reviews:	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Gayle		Date Applied For: December 21, 2000 GG					

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..

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: *[Signature]*

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

December 21, 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

PERMIT ISSUED WITH REQUIREMENTS

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: 788 Forest Avenue, Portland Maine

Total Square Footage of Proposed Structure <u>2200 sq ft</u>	Square Footage of Lot <u>See plans ATT:</u>
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Tax Assessor's Chart, Block & Lot Number Chart# <u>137</u> Block# <u>F</u> Lot# <u>1</u>	Owner: <u>P. H. D PIZZA INC</u> <u>FRED & Jennifer Huber</u>	Telephone#: <u>207-774-1489</u>
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Lessee/Buyer's Name (If Applicable) <u>Sleep Quarters</u>	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>2,500</u> Fee: <u>\$ 42.00</u>
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Current use: empty Proposed use: Bedding SALES

Project description:
INSTALL HANDI-CAP BATHROOM, suspended ceiling, outlets

Contractor's Name, Address & Telephone 30 LILAC MALL Rochester, N.H. 03867
Rick NILES GENERAL CONTRACTOR 603-330-3900 x15 Rec'd By: [Signature]

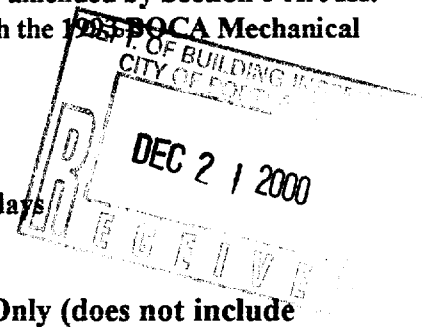
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1999 B.O.C.A Mechanical Code.

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES



BUILDING PERMIT REPORT

DATE: 22/December 2K ADDRESS: 788 Forest Ave. CBL: 137-F-001

REASON FOR PERMIT: To Install handicap bathroom

BUILDING OWNER: P.H.D. Pizza Inc.

PERMIT APPLICANT: _____ /CONTRACTOR Rick Niles

USE GROUP: M CONSTRUCTION TYPE: 2-C CONSTRUCTION COST: 2,500.00 PERMIT FEES: 420.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

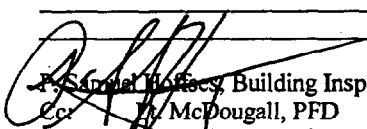
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: 41, 22, 20, 23, #3/

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) "**ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**"
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

12/26

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *Suppose permits are required for Anc New Signs*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All flashing shall comply with Section 1406.3.10.
36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 P. Samuel Hoefsky, Building Inspector
 Cc: J. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager
M. Nugent

PSH 10/1/00

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

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

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

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



City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

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

FROM: Sleep Quarters (Rick Niles)

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: 12-15-00

These plans and/or specifications covering construction work on:

See handi-cap bathroom plans

ATT: _____

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)

Signature Paul hit.

Title GENERAL CONTRACTOR

Firm Sleep Quarters

Address 30 LICAC MALL
Rochester, N.H. - 03868

RAMHARNDEN

FOR LEASE



**788 Forest Avenue
Portland, Maine**

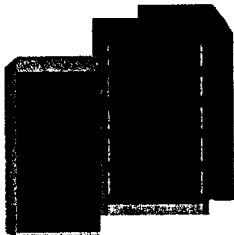
Exclusive Agent:
David J. Caron
(207) 773-3531 x 106
dcaron@ramharnden.com

The statements and figures presented herein, while not guaranteed, are secured from sources we believe to be authoritative. The listing broker hereby discloses that he/she is acting solely as an agent for the lessor in the marketing, negotiation and leasing of the property.



Individual Member

COMMERCIAL REAL ESTATE SERVICES
119 MIDDLE STREET, PORTLAND, MAINE 04101
TEL: (207) 773-3531 • FAX: (207) 775-5205
www.ramharnden.com



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

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

FROM:

Sleep Quarters (Rik Niles)

RE: Certificate of Design

DATE:

12-15-00

These plans and/or specifications covering construction work on:

see plans for HANDI-CAP Bathroom.
ONLY interior plans. to include suspended ceiling

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the **BOCA National Building Code/1999 Fourteenth Edition**, and local amendments.

(SEAL)

Signature Rik Niles

Title General Contractor

Firm Sleep Quarters

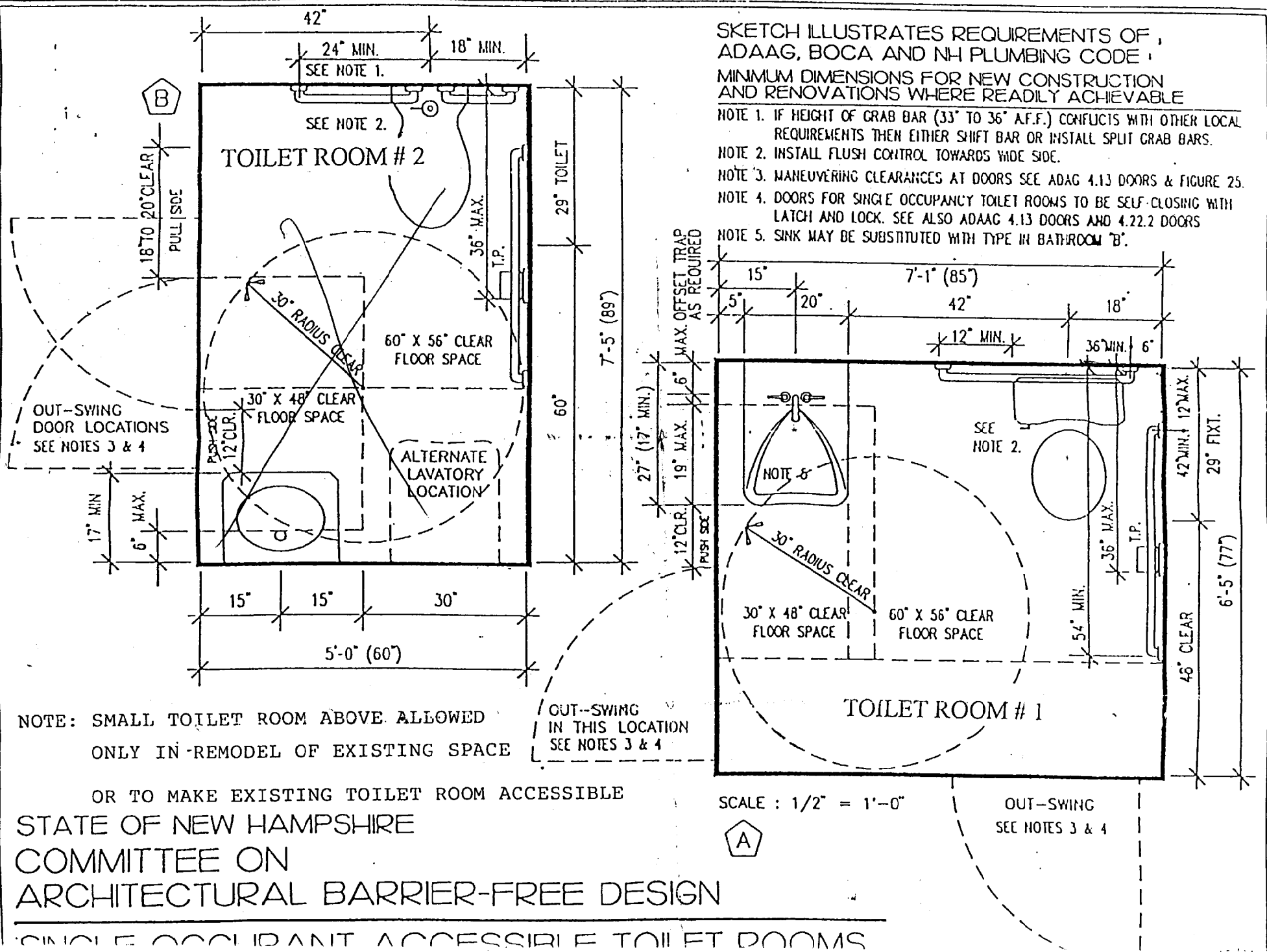
Address 30 LILAC MALL, ROCK. N. H.

03868

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.

NOTE: LARGE 85" x 77" TOILET ROOM REQUIRED FOR ALL NEW CONSTRUCTION, OR CHANGE OF USE.



SKETCH ILLUSTRATES REQUIREMENTS OF ADAAG, BOCA AND NH PLUMBING CODE
 MINIMUM DIMENSIONS FOR NEW CONSTRUCTION AND RENOVATIONS WHERE READILY ACHIEVABLE

- NOTE 1. IF HEIGHT OF GRAB BAR (33" TO 36" A.F.F.) CONFLICTS WITH OTHER LOCAL REQUIREMENTS THEN EITHER SHIFT BAR OR INSTALL SPLIT GRAB BARS.
- NOTE 2. INSTALL FLUSH CONTROL TOWARDS WIDE SIDE.
- NOTE 3. MANEUVERING CLEARANCES AT DOORS SEE ADAAG 4.13 DOORS & FIGURE 25.
- NOTE 4. DOORS FOR SINGLE OCCUPANCY TOILET ROOMS TO BE SELF-CLOSING WITH LATCH AND LOCK. SEE ALSO ADAAG 4.13 DOORS AND 4.22.2 DOORS
- NOTE 5. SINK MAY BE SUBSTITUTED WITH TYPE IN BATHROOM 'B'.

NOTE: SMALL TOILET ROOM ABOVE ALLOWED ONLY IN REMODEL OF EXISTING SPACE

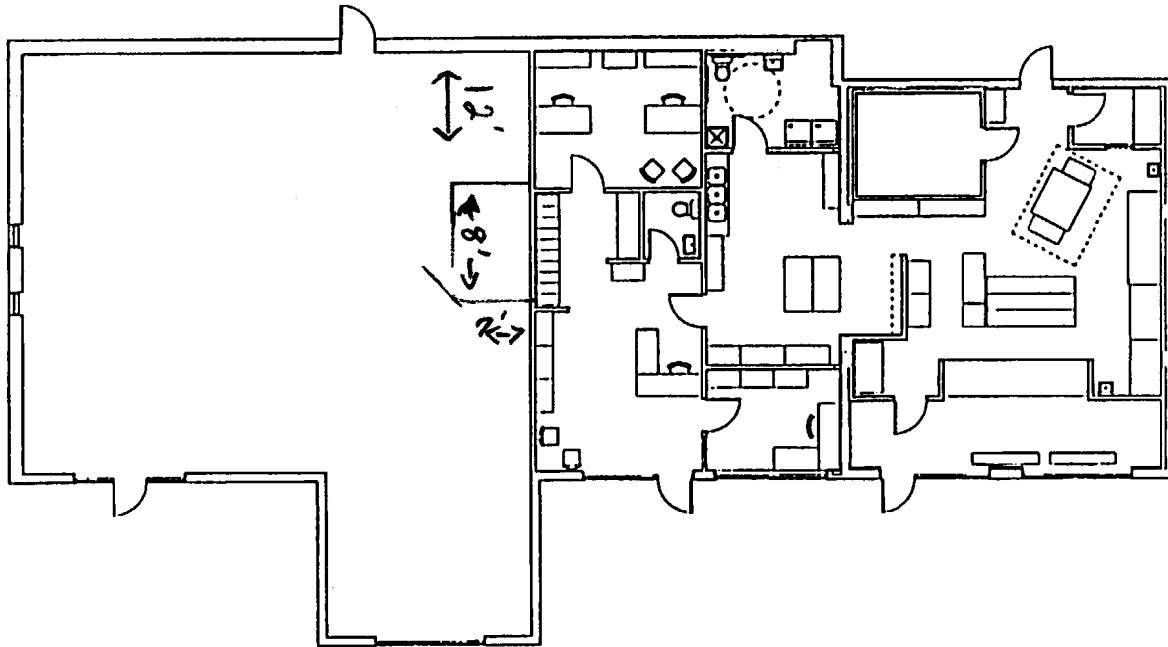
OUT-SWING IN THIS LOCATION SEE NOTES 3 & 4

OR TO MAKE EXISTING TOILET ROOM ACCESSIBLE
 STATE OF NEW HAMPSHIRE
 COMMITTEE ON
 ARCHITECTURAL BARRIER-FREE DESIGN

SCALE : 1/2" = 1'-0"

OUT-SWING SEE NOTES 3 & 4

SINGLE OCCUPANT ACCESSIBLE TOILET ROOMS



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

Michael R. Charek
Architect

25 Hartley Street
Portland, Maine 04103
(207) 761-0556

Dominos Pizza
#3001 Relocation

782-788 Forest Avenue
Portland, Maine

Title

PROPOSED
FLOOR PLAN

Scale: 1/8" = 1'-0"

Date: 2/3/00

Sheet

3

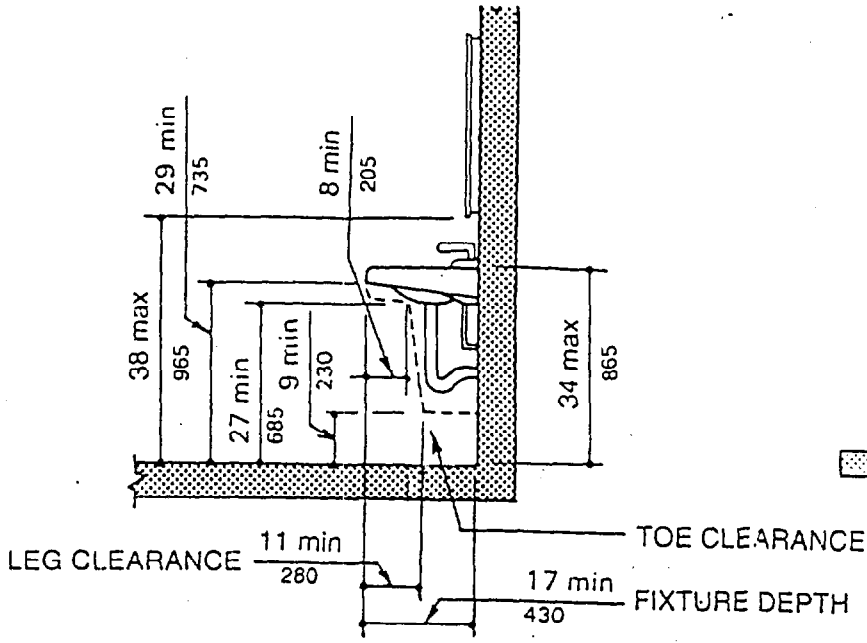


Fig. B4.20.3.1
Leg Clearances

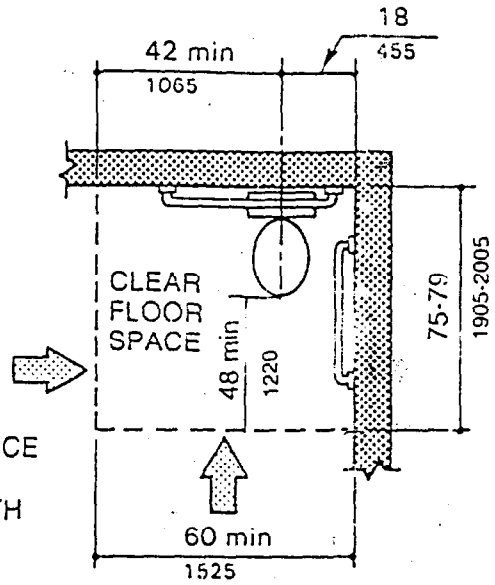


Fig. B4.17.2
Clear Floor Space at Water Closets

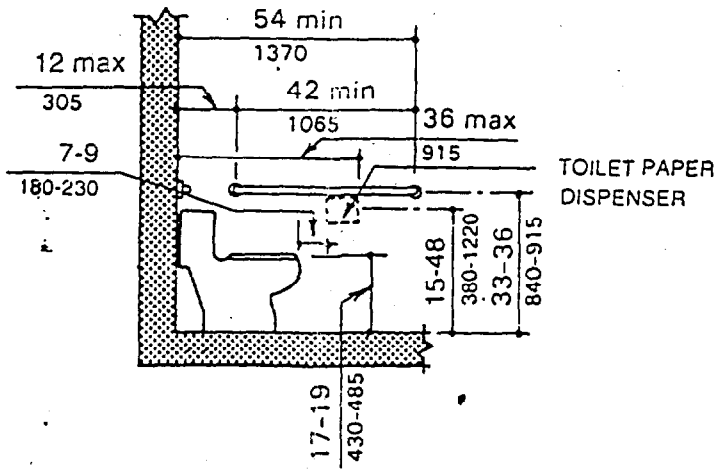
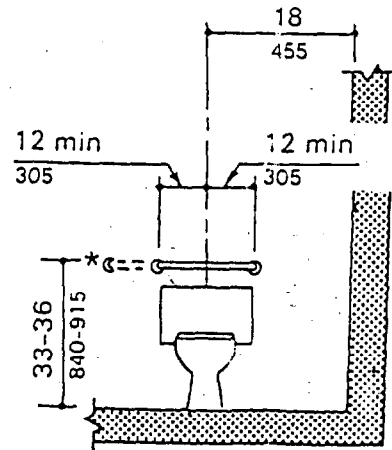


Fig. B4.17.3
Water Closet
Side View



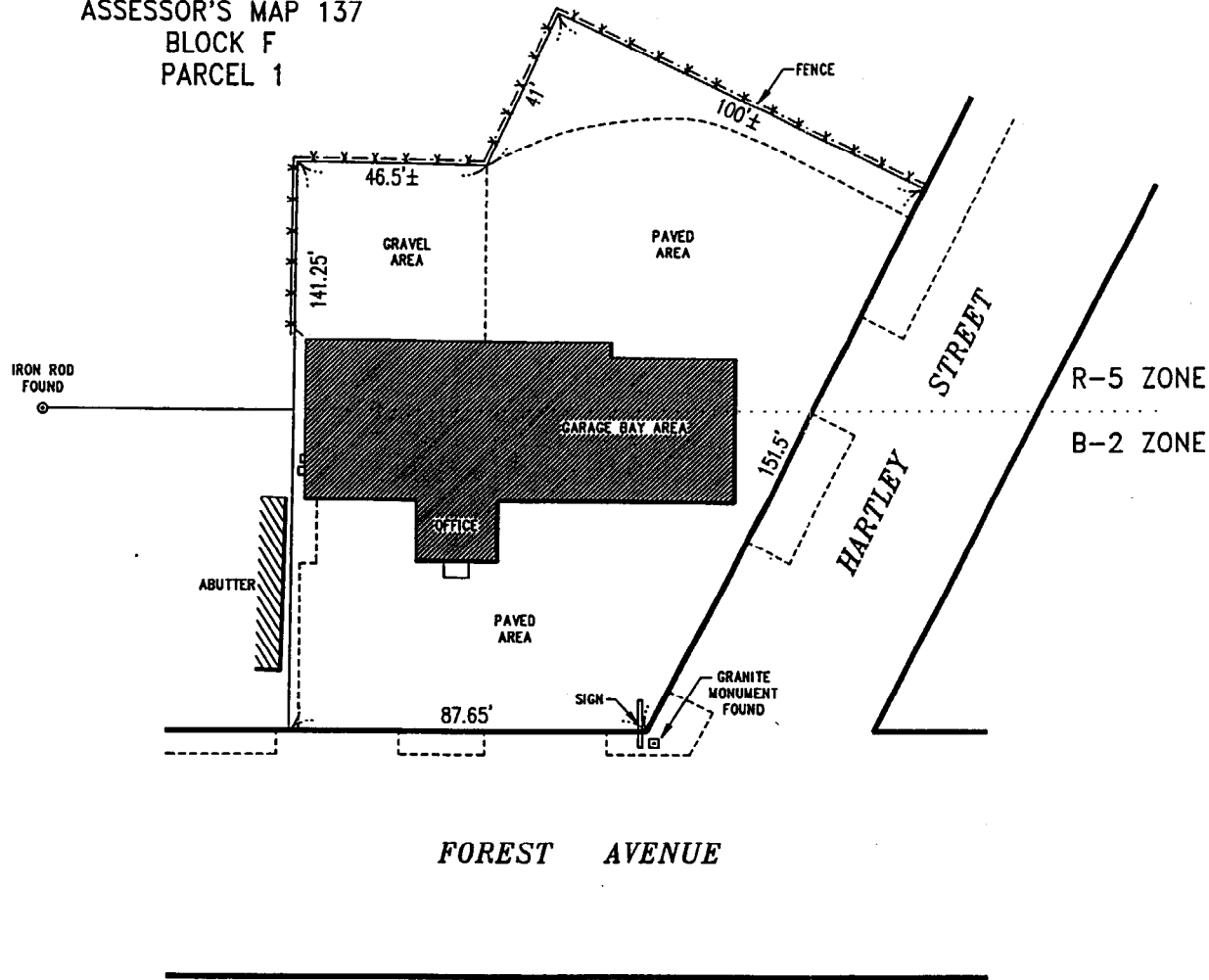
* Where space permits, extend grab bar on transfer side.

Fig. B4.17.4
Water Closet
Front View

467851

005 -
467812

782-788 FOREST AVENUE
 ASSESSOR'S MAP 137
 BLOCK F
 PARCEL 1



THIS IS NOT A BOUNDARY SURVEY.
 BOUNDARY LINES ARE APPROXIMATE.
 BUILDING LOCATION IS BASED ON EXISTING MONUMENTATION.

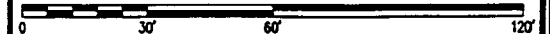
PROPERTY LIES IN TWO ZONING DISTRICTS, AS SHOWN.
 ZONING SETBACK REQUIREMENTS:
 R-5 F-20 S-8 R-20
 B-2 F-0 S-0 R-N/A
 * SETBACK FOR HARTLEY STREET IS 10'

EXISTING STRUCTURE CONSTRUCTED IN 1952
 (PRIOR TO THE ESTABLISHMENT OF ZONING SETBACK REQUIREMENTS)
 ACCORDING TO THE CITY OF PORTLAND ASSESSMENT RECORDS.

SKETCH PLAN OF LAND
 IN
 PORTLAND
 MAINE

SCALE: 1"=30' DECEMBER 10, 1999
 PREPARED FOR: RICK HANSON
 782-788 FOREST AVENUE
 PORTLAND, MAINE

JOB NUMBER: 19628 | ACAD FILE: 19628.DWG



153 US ROUTE 1
 SCARBOROUGH, ME 04074
 (800) 882-2227 PHONE
 (207) 883-1000 PHONE
 (207) 883-1001 FAX
 PROFESSIONAL LAND SURVEYORS / GIS CONSULTANTS