

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

Location of Construction: 1037R Forest Ave		Owner: Neptun's Properties		Phone:		Permit No: <b>970014</b>	
Owner Address: 120 Exchange St Portland, ME 04101		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: AAA		Address:		Phone: 775-2100		Permit Issued: <b>PERMIT ISSUED</b> JAN 8 1997 <b>CITY OF PORTLAND</b>	
Past Use: Vacant Space		Proposed Use: retail bank see attached letter		COST OF WORK: \$ 10,000.00		PERMIT FEE: \$ 75.00	
Proposed Project Description: Change Use Make Interior Renovations		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: <b>B2</b> CBL: 142-C-001	
		Signature: <i>[Signature]</i>		Signature:		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 31 December 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application 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

*Michael Scarks*  
SIGNATURE OF APPLICANT Michael Scarks ADDRESS: \_\_\_\_\_ DATE: 31 December 1996 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- 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: \_\_\_\_\_

CEO DISTRICT 6

COMMENTS

1-9-97 Just started to make renovations.  
1-31-97 Work is all completed 50% for occupancy.

Inspection Record

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

Location of Construction: 1037R Forest Ave		Owner: Neptune Properties		Phone:		Permit No: 970014 <b>PERMIT ISSUED</b> Permit Issued: JAN 8 1997 <b>CITY OF PORTLAND</b> Zone: B2 CBL: 142-C-001 Zoning Approval: ok with conditions 1/8/97 Special Zone or Reviews:	
Owner Address: 120 Exchange St Ptd, ME		Leasee/Buyer's Name: 04101		Phone:			COST OF WORK: \$ 10,000.00 PERMIT FEE: \$ 75.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:
Contractor Name: SAA		Address:		Phone: 775-2100			
Past Use: Vacant Space		Proposed Use: retail/rental <del>warehouse</del> /Office see Attached letter		Signature: <i>[Signature]</i>			
Proposed Project Description: Change Use Make Interior Renovations		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____			
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**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: 1/2/96

*J. Andrews*

CEO DISTRICT 6  
*M. Gary*

**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 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

*Michael Scarks*  
 SIGNATURE OF APPLICANT Michael Scarks ADDRESS: \_\_\_\_\_ DATE: 31 December 1996 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_



CITY OF PORTLAND, MAINE  
Department of Building Inspection

142-C-001

# Certificate of Occupancy

LOCATION 1037R Forest Ave.

Issued to Neptune Properties

Date of Issue 25Feb97

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. 970014 , 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

Office display, repair & storage of medical equipment

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

2/25/97

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

LAND USE - ZONING REPORT

ADDRESS: 1037 R Forest Ave DATE: 1/8/97

REASON FOR PERMIT: interior renovations & use of retail/rental

BUILDING OWNER: Naptime Properties C-B-L: 142-C-001

PERMIT APPLICANT: Michael Sparks

APPROVED: with conditions DENIED: \_\_\_\_\_  
#7 & #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition This permit is based on the information you

submitted explaining the property's use. If there is any change in the use (ex. to use for private warehousing) a separate permit and review shall be required.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

## BUILDING PERMIT REPORT

DATE: 1/8/97 ADDRESS: 1037 R Forest Ave

REASON FOR PERMIT: Change of use

BUILDING OWNER: Neptune Properties

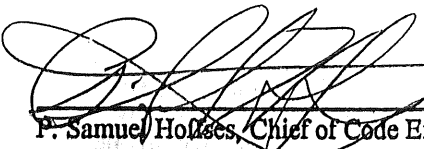
CONTRACTOR: \_\_\_\_\_

PERMIT APPLICANT: Michael Scork APPROVAL: \*15 \*16 \*17 \*18  
DENIED: \*24 \*25

### CONDITION OF APPROVAL OR DENIAL

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. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
7. Headroom in habitable space is a minimum of 7'6".
8. 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.
9. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
10. 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.
11. Each apartment shall have access to two (20 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.
12. 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.
13. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
14. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 15. 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.
- 16. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 17. The Sprinkler System shall maintained to NFPA #13 Standard.
- 18. 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)
- 19. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 20. 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".
- 21. 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.
- 22. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 24. *Please read and implement items 7 & 9 of the attached land use zoning report.*
- 25. *Ele. and plumbing permits must be obtained.*
- 26.

  
 P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
 Marge Schmuckal



# NEPTUNE PROPERTIES, INC.

120 EXCHANGE STREET

PORTLAND, MAINE 04101

ATTACHMENT TO PLANS SUBMITTED FOR MEDTRONICS OF WISCONSIN, INC.

1037 FOREST AVE

OWNER: NEPTUNE PROPERTIES, INC.

CONTRACTOR: SAME

USE: THIS FACILITY WILL SERVE AS THE HEAD OFFICE FOR A REGIONAL CHAIN OF MEDICAL EQUIPMENT AND SUPPLY CENTERS THAT RETAILS, AND, RENTS, AND REPAIRS MEDICAL EQUIPMENT TO THE GENERAL PUBLIC.

THIS SPACE WILL INCLUDE; OFFICE, DISPLAY, REPAIR, AND STORAGE SPACE AND IS OPEN TO THE PUBLIC FOR PICK-UP AS WELL AS DELIVERY.

received  
1/6/97



Applicant: Michael SEAKS  
Address: 1037R Forest AVE.

Date: 1/8/17  
C-B-L: 142-C-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~EXISTING~~ - recently built building that has gone thru  
Zone Location - ~~EXISTING~~ B-2 site plan reviewed

Interior or corner lot -

Proposed Use/Work - VACANT to retail/rental with storage

Sewage Disposal - Michael Seaks told me the public will be able  
at the front corner to use the back area  
Lot Street Frontage - shall not just be for for material pickup  
etc  
Front Yard - straight warehousing (not allowed in this zone)

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -