

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

Location of Construction: 850 Baxter Blvd		Owner: Seaside Nursing Home	Phone: 774-7878	Permit No: 001106
Owner Address: SAA	Lessee/Buyer's Name:	Phone:	BusinessName:	
Contractor Name: *** Avery Services Inc.		Address: **** 119x Thomas Drive Westbrook ME 04092	Phone: 772-8687	Permit Issued: Zone: CBL: 45 166-A-010 Zoning Approval: OK
Past Use: nursing home	Proposed Use: same	COST OF WORK: \$ 11,983.00	PERMIT FEE: \$ 96.00	
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 12 Type: 53	
Proposed Project Description: installing 6x8 walk in freezer in prep room		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		
Permit Taken By: K	Date Applied For: Sept 27 2000 K			

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

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

Sept 27 2000

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ 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

CEO DISTRICT


2

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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

NOTE** 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 (include Portion of Building): 850 BAXTER BLVD - PREP AREA/RECIIVING		
Total Square Footage of Proposed Structure: 48 sq ft	Square Footage of Lot: 1	
Tax Assessor's Chart, Block & Lot Number Chart: 166 Block: A Lot: 010	Owner: SEASIDE NURSING HOME	Telephone: 774-7878
Owner's Address: 850 BAXTER BLVD PORTLAND, ME 04103	Lease/Buyer's Name (If Applicable):	Cost Of Work: \$ 11,983.00 Fee: \$ 96.00
Proposed Project Description: (Please be as specific as possible) INSTALLATION OF A 6x8 PRECONSTRUCTED WALK IN FREEZER AND REFRIGERATION EQUIPMENT IN THE RECIIVING/PREP AREA		
Contractor's Name, Address & Telephone: Avery Services, INC. 7 THOMAS DRIVE WESTBROOK, ME 04092 772-8687		Rec'd By: 
Current Use: Kitchen Prep/RECIIVING AREA	Proposed Use: SAME	

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

- All construction must be conducted in compliance with the 1996 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 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) Installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available:
- 3) A Plot Plan/Site Plan

*** IF Available also
Submit Plans on
FIDSBE OR CAD FORMS**

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

- 4) Building Plans


Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/ Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

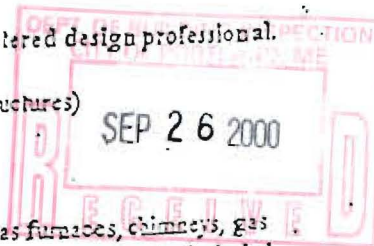
Certification

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/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.

Signature of applicant: 	Date: 9/26/00
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Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 9/28/00 ADDRESS: 850 Baxter Blvd CBL: 166-A-010

REASON FOR PERMIT: install freezer

BUILDING OWNER: Senside Nursing Home

PERMIT APPLICANT: Avery Service / CONTRACTOR

USE GROUP: _____ CONSTRUCTION TYPE: _____ CONSTRUCTION COST: _____ PERMIT FEES: _____

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: 21, 22

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 from freezing. Section 1908.0
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 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"). 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 1/4" 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 closer'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)

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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a 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/1999).
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.
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 2405.0)
35. 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 Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schumuckal, Zoning Administrator

PSH 11/25/99

**This Permit is herewith issued, on the basis of plans submitted and conditions placed the 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.

**** Certificate of Occupancy Fees: \$50.00 each

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

PROPOSAL

AVERY SERVICES, INC.
7 Thomas Drive
WESTBROOK, MAINE 04092
(207) 772-8687

002004

FAX (207) 874-0933

TO: Seaside Nursing Home
Refrigeration Equipment
Attn: Kim
850 Baxter Boulevard
Portland ME 04103

PHONE 774-7878 Fax 775-2811	DATE 8/7/00
JOB NAME / LOCATION Replacement of a Reach in Freezer with a new Unit or a Walk-In Freezer Kitchen of 850 Baxter Blvd.-Portland, Me.	
JOB NUMBER DCB -030131	JOB PHONE 774-7878

We hereby submit specifications and estimates for:

Avery Services, Inc. is pleased to quote as requested on the replacement of a failing Reach - In Freezer with a new unit (of similar design) or a Walk-In Freezer system. Scope of quote to include:

OPTION 1) Reach-In Freezer (with the Condenser located at the bottom of the unit).

Supply and deliver the new unit to your site - Installation of the new unit and disposal of the old unit to be done on a time & material basis.

\$3,885.00 Int.

OPTION 2) Reach-In Freezer (with a Remote Condenser located on the roof of the Kitchen Roof).

Supply and deliver the new unit to your site - Installation of the new unit, Remote Condenser, refrigerant piping, etc. of the new unit and disposal of the old unit to be done on a time & material basis.

\$4,820.00 Int.

OPTION 3) Walk-In Freezer system (with the condenser located on the Kitchen Roof).

Supply and deliver a Nominal 6ft. x 8ft. Walk-In Box, Refrigeration equipment. Supply and install the new Walk-In in the area as per our site visit.

Price includes: materials, labor, freight, crane cost and permit to complete the installation as described above.

Removal and disposal of the existing Reach-In unit to be ~~done on a time & material~~ **included for a \$35**

~~basis charge per Doug Avery.~~
PM 9-8-00

*option 3) price as below

EXCLUSIONS: Power wiring, roof work, structural, plumbing, Installation for options 1 & 2, disposal of the existing Reach-In unit, adequacy of existing systems, over time labor, soffitting, painting, crane cost for option 2, sprinkler/fire systems.

We Propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:
Eleven Thousand Nine Hundred Eighty Three and 00/100 Dollars

dollars (\$) **11,983.00**

Payment to be made as follows:

25% upon acceptance - progress billing/net 10 days - Balance on completion.

If payment is not made as outlined above, a service charge of 2% per month on the overdue balance plus all reasonable costs of collection including attorney's fees will be paid.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alterations or deviations from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon skills, accidents or delays beyond our control. Owner to carry fire, liability, and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

Authorized Signature

With: This proposal may be withdrawn by us if not accepted within

30 days

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as described. Payment will be made as outlined above.

Signature

Administrator

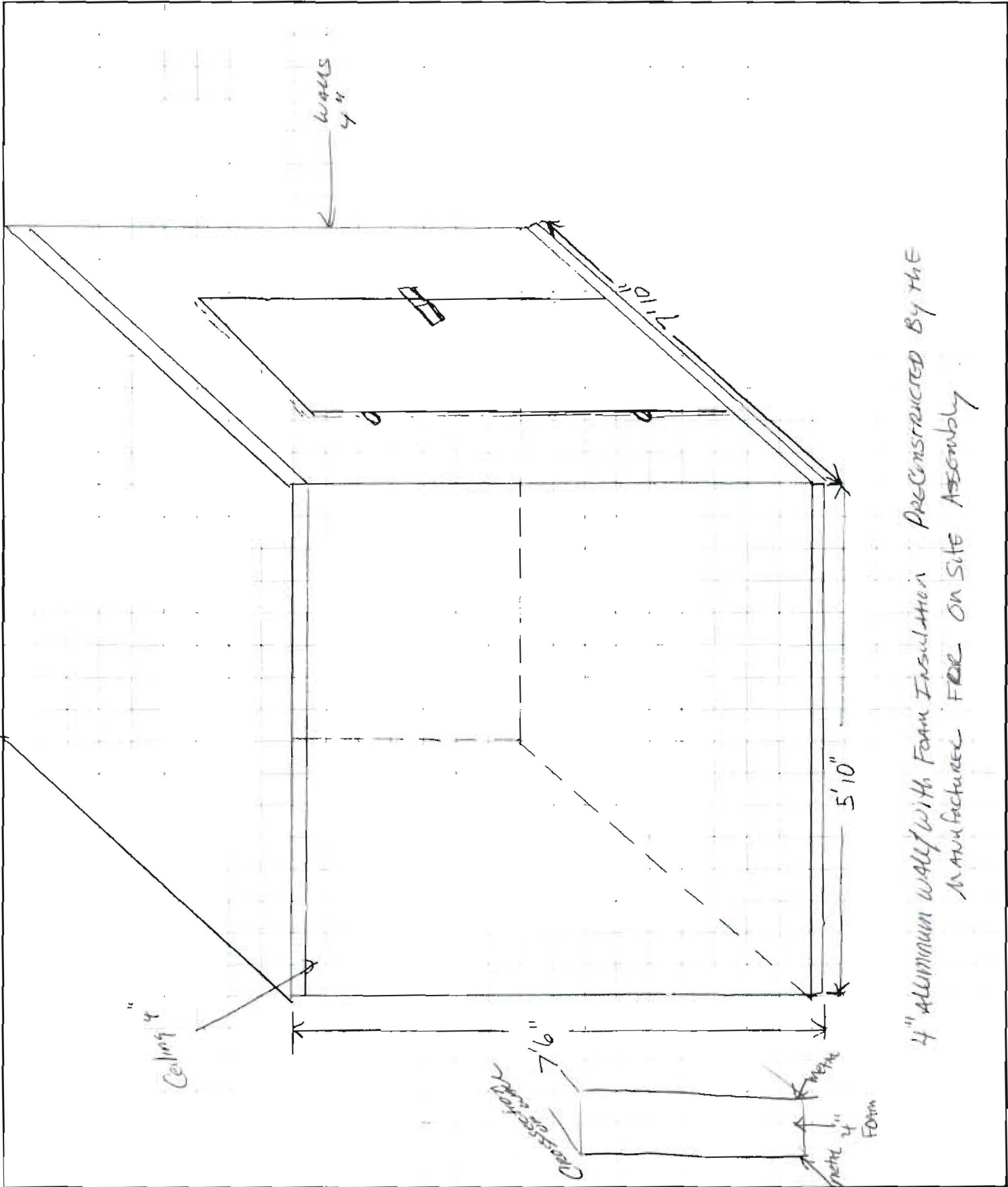
Signature

Date of Acceptance:

9-8-00

AVERY SERVICES, INC.
7 Thomas Drive
WESTBROOK, MAINE 04092
(207) 772-8687
FAX (207) 874-0933

JOB SEASIDE NURSING
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE 9/00
CHECKED BY JCA DATE _____
SCALE NO SCALE - PICTORAL



AVERY SERVICES, INC.
7 Thomas Drive
WESTBROOK, MAINE 04092
(207) 772-8687
FAX (207) 874-0933

JOB SEASIDE NURSING
SHEET NO. WALKIN FREEZER
CALCULATED BY _____ DATE 9/00
CHECKED BY DJD DATE _____
SCALE 1/2" = 1' APPROX

