

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

| | | | | | | | |
|---|--|--|--|--|--|---|--|
| Location of Construction: Thompson's Point | | Owner: Suburban Propane | | Phone: | | Permit No: 951217 | |
| Owner Address: | | Leasee/Buyer's Name: | | Phone: | | Business Name: | |
| Contractor Name: Manter Corporation | | Address: | | Phone: | | <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: NOV 17 1995 CITY OF PORTLAND </div> | |
| Past Use: Vacant Land | | Proposed Use: Charging Dock (Sta) & Warehouse | | COST OF WORK: \$ 285,000.00 | | | |
| Proposed Project Description: Construct Building 4,500 sq ft | | Signature: <i>[Signature]</i> | | FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group #2 Type 2C | |
| | | | | Signature: <i>[Signature]</i> | | Signature: <i>[Signature]</i> | |
| | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied | |
| Zone: <i>[Zone]</i> | | CBL: 202-A-002 | | Zoning Approval: <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 checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> | |

Permit Taken By: *[Signature]* Gary Grewik

1. This permit application doesn't preclude
2. Building permits do not include plumbi
3. Building permits are void if work is not s
tion may invalidate a building permit ar

Donald I. Manter
President



MANTER
CORPORATION

The Margin of Excellence

ENGINEERS * CONSULTANTS
CONSTRUCTORS * BUILDERS
500 Harvey Road, P.O. Box 4015
Manchester, NH 03108
603-668-1200 / Tel
603-668-8801 / Fax

02 November 1995

licable State and Federal rules.

ate of issuance. False informa-

NORM Chamberlain 284-5471

PERMIT ISSUED WITH LETTER

ION

proposed work is authorized by the owner of record and that I have been agree to conform to all applicable laws of this jurisdiction. In addition, official's authorized representative shall have the authority to enter all of the code(s) applicable to such permit

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]*

[Signature]

SIGNATURE OF APPLICANT *Norm Chamberlain*
Taylor Engineering

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

ADDRESS: DATE: PHONE:

PHONE:

CEO DISTRICT 4

COMMENTS

11/21/65 Foundation Imp - Forms in

Closest Point is N. Corner 9" beyond requirement ok to pour

Thickness increased to 10" by Contractor ok

1/5/68/96 Call from Norm Chamberlain of Taylor Engineering - Contractor wants to begin setting steel - we don't have structural plans on Bldg yet - He will get them to us ASAP

4/18/96 Steel up - almost finished - ok to use Warehouse side

9/4/96 Work Comp - ok for Coy

Elec ok per Mike C, Site plan ok - KT

Fire ok per Lt Mac -

CofD - Permanent

Entire Bldg

use propane charging dock

and Warehouse

No Restriction

R

Inspection Record

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 16, 1996

Suburban Propane
Attn: Michael Jinks
Thompson's Point
Portland, ME 04102

RE: Thompson's Point
Suburban Propane

Dear Mr. Jinks,

Your application to construct a 4,800 square foot warehouse and charging dock has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

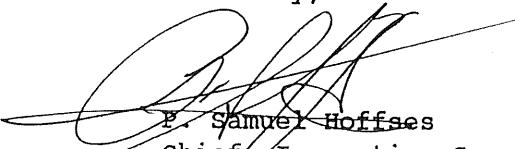
Code Enforcement - Separate permits are required for signage - M. Schmuckal
Fire Department - Approved - Lt. McDougall
Development Review Coordinator - Approved - S. Hopkins
Planning Division - Approved - S. Hopkins

Building and Fire Code Requirements

1. Please read and implement items 1, 2, 8, 11, 12, 13 and 16 of the attached Building Permit Report.
2. A fire protective signaling system shall be installed and maintained.
3. A competent fire safety analysis shall be completed and submitted to the Portland Fire Department.
4. The City of Portland ordinance requires the structure to be connected by master box alarm systems or an approved central station.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief, Inspection Services

cc: M. Schmuckal, Asst Chief, Insp Svcs
Lt. McDougall, PFD
S. Hopkins, Sr. Planner

BUILDING PERMIT REPORT

DATE: November 17, 1995 ADDRESS: Thompson's Point

REASON FOR PERMIT: To construct a 4,800 sq. ft warehouse & charging dock

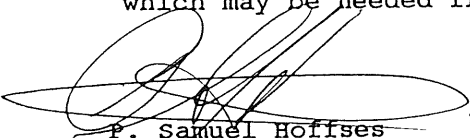
BUILDING OWNER: Suburban Propane

CONTRACTOR: Manter Corporation APPROVED: See items 1, 2, 8, 11, 12, 13 and 16

CONDITIONS OF APPROVAL

- *1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- *2. Precautions must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 square feet.
- *8. 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.
9. 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, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. 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.

10. 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/1993)
- *11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- *12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
- *13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- *16. 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 for demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.


P. Samuel Hoffses
Chief, Inspection Services

Applicant: Norm Chamberlain
Address: Thompson's Point
Assessors No.: 202-A-002

Date: 11/8/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - I-2

Interior or corner lot -

Use - changing Dock and warehouse 40' x 120' - Accessory Bldg

Sewage Disposal -

Rear Yards - 1' for each foot of height (18') - 25' + shown

Side Yards - 1' for each foot of height (18') - 25' + shown

Front Yards - ~~25'~~ req. 25' req - 25' shown

Projections -

Height - 1 story \approx 18' in height - 45' max 4 stories


Lot Area - 136,430^{sq} ft

Building Area - 4,800^{sq} ft

Area per Family - N/A

Width of Lot -

Lot Frontage -

Off-street Parking - 

Loading Bays - Shown

Site Plan - minor

Shoreland Zoning - N/A

Flood Plains -



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

I. D. Number _____

Suburban Propane

27 June 1995

Applicant
Thompson's Point Ptld, ME 04102

Application Date

Applicant's Mailing Address
Norm Chamberlain 784-5471

Project Name/Description

Consultant/Agent
Taylor Engineering

Thompson's Point
Address of Proposed Site
202-A-002

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building ___ Building Addition ___ Change of Use ___ Residential ___
Office ___ Retail ___ Manufacturing ___ Warehouse/Distribution ___ Other (specify) Remove 2 bldgs
5,600 sq ft (new const) 131,460 sq ft Const 1 I-2
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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer *Marge Schumfeld*

- Approved Approved w/Conditions listed below Denied

- Separate permits needed for signage
-
-
-

Approval Date 11/8/95 Approval Expiration _____ date Extension to _____ date 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: Thompson's Point



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

I. D. Number _____

Suburban Propane

27 June 1995

Applicant Thompson's Point Ptld, ME 04102

Application Date _____

Applicant's Mailing Address Norm Chamberlain 784-5471

Project Name/Description _____

Consultant/Agent Taylor Engineering

Thompson's Point
Address of Proposed Site _____

Applicant or Agent Daytime Telephone, Fax _____

202-A-002
Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) Remove 2 bldgs
5,600 sq ft (new const) 131,460 sq ft Const 1

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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer H. H. M. J.

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 6/27/95 Approval Expiration _____ date Extension to _____ date 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 |
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| Performance Guarantee Released | _____ date | _____ signature | |
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| Defect Guarantee Released | _____ date | _____ signature | |

Address: Thompson's Point



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

I. D. Number _____

Suburban Propane

27 June 1995

Applicant _____

Application Date _____

Thompson's Point Ptld, ME 04102

Project Name/Description _____

Applicant's Mailing Address _____

Norm Chamberlain 784-5471

Thompson's Point

Consultant/Agent _____

Taylor Engineering

Address of Proposed Site _____

202-A-002

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential

Office Retail Manufacturing Warehouse/Distribution Other (specify) Remove 2 bldgs

5,600 sq ft (new const) 131,460 sq ft Const 1

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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Mike O Sullivan

- Approved Approved w/Conditions listed below Denied

- _____
- _____
- _____
- _____

Approval Date _____ Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance Janh Lyl signature 10/20/95 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 |
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| Defect Guarantee Released | _____ date | _____ signature | |

Address: Thompson's Point



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

I. D. Number _____

Suburban Proposals

27 June 1995

Applicant _____

Application Date _____

Thompson's Point P.L.L.C., ME 04102

Applicant's Mailing Address _____

Project Name/Description _____

Norm Chamberlain 784-5471

Thompson's Point
Address of Proposed Site _____

Consultant/Agent _____

202-A-002

Taylor Engineering

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) *Remove 2 bldgs*

3,600 sq ft (new const)

131,460 sq ft

Const 1

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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan *200.00* subdivision _____

Approval Status:

Reviewer *Milce O'Sullivan*

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date _____ Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

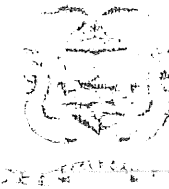
Condition Compliance *Sam H. [Signature]* *10/20/95*
signature date

Performance Guarantee Required* Not Required

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| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: Thompson's Point



CITY OF PORTLAND

July 27, 1995

Suburban Propane
Thompson's Point
Portland, ME 04102

Re: Demolition and Construction of Charging Dock/Warehouse;
Thompson's Point

Dear Sir:

On July 27, 1995 the Portland Planning Authority granted minor site plan approval for the demolition of the existing 14,290 sq. ft. charging dock and warehouse and construction of a new 5,785 sq. ft. charging dock, warehouse and shed at Thompson's Point.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

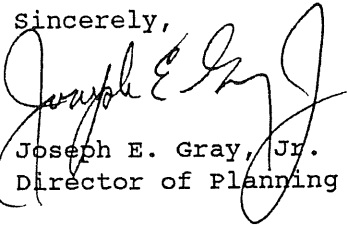
Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File