City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716 Phone: Location of Construction: Owner: Permit No: Alan Mooney Lessee/Buyer's Name: Phone: BusinessName: Owner Address: Sq Suite 500 Portland (Permit Issued: Phone: Contractor Name: 10000 ... **COST OF WORK:** PERMIT FEE: Past Use: Proposed Use: ¢ 350,000 \$ 124.00 FIRE DEPT. Approved INSPECTION: Dentist/office Vacant Use Group: P Type? ☐ Denied .Zone: CBL: 2.24-4.75-000 Signature: Zoning Approval: Proposed Project Description: PEDESTRIAN ACTIVITIES DISTRICT OF Approved Action: Special Zone or Reviews: Approved with Conditions: ☐ Shoreland Intertar Renovations/office fitus Denied □Wetland ☐ Flood Zone □ Subdivision Signature: Date: ☐ Site Plan maj ☐ minor ☐ mm ☐ Permit Taken By: Date Applied For: Peb 9 2000 K **Zoning Appeal** □ Variance This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules. ☐ Miscellaneous Building permits do not include plumbing, septic or electrical work. 2. ☐ Conditional Use □ Interpretation Building permits are void if work is not started within six (6) months of the date of issuance. False informa-□ Approved tion may invalidate a building permit and stop all work... □ Denied **Historic Preservation** PERMIT ISSUED WITH REQUIREMENTS □ Not in District or Landmark ☐ Does Not Require Review ☐ Requires Review Action: **CERTIFICATION** ☐ Appoved ☐ Approved with Conditions 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 □ Denied 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 Date: areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit DATE: PHONE: SIGNATURE OF APPLICANT ADDRESS: PHONE: RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

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

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OK to Close in W/ with Collins I Quel
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Inspection Recor	rd
Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	
Other:	



CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION

650 Brighton Ave 224A-F-009

Issued to H. Alan Mooney

Date of Issue Aug. 3 2000

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. 000095 , 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

2nd & 3rd floor

ise group B type 3B Boca 96 dentist office

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date) Inspector

Inspector of Buildings

Fig. 1. September 1984 and 19

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.

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/Addressof Construction (include Portion of Building):	COSO BUILDING ALP				
	Constitution Acc				
Total Square Footage of Proposed Structure	Square Footage of Lot				
Tax Assessor's Chart, Block & Lot Number Chart# 224 Block# AF Lot#009	owner: H. Alan Choney	Telephone#: 828-1949			
Owner's Address: LOD MONUMENT Sq Suche 500 POHUND	Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee			
Proposed Project Description:(Please be as specific as possible)	interior Renovation -	a de la compaña a gran a como de la proposa de la compaña de la compaña de la compaña de la compaña de la comp			
a 1888 - A 1887	63 Canby LA	V. yarmouth 09			
Contractor's Name, Address & Telephone	verrilleant. Services	829-600 Bee'd BX			
Current Use: Vacant.	Proposed Use: Den H&	HOffices			
•HVAC(Heating, Ventililation and Air Condi You must Include the following with you application 1) ACopy of Y	: our Deed or Purchase and Sale Agreement your Construction Contract, if available 3) A Plot Plan/Site Plan the above proposed projects. The attached lan.	993 BOCA Mechanical Code.			
 A complete set of construction drawings showing all Cross Sections w/Framing details (including) Floor Plans & Elevations Window and door schedules Foundation plans with required drainage at Electrical and plumbing layout. Mechanical 	ng porches, decks w/ railings, and accessory strund dampproofing ald drawings for any specialized equipment such	actures) as furnaces, chimneys, gas			
	g) or other types of work that may require speci Certification				
I hereby certify that I am the Owner of record of the named proper owner to make this application as his/her authorized agent. I agree application is issued, I certify that the Code Official's authorized re	to conform to all applicable laws of this jurisdiction. In add	dition, if a permit for work described in this			

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter. Additional Site review and related fees are attached on a separate addendum

enforce the provisions of the codes applicable to this permit,

Signature of applicanty



Inspection Services Michael J. Nugent Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND



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

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read <u>ALL</u> of the information and if you need any further assistance please call 874-8703 or 874-8693.

Minor or Major site plan review will be required for the most of the above proposed projects.



BUILDING PERMIT REPORT

DATE: 9 February 2000 ADDRESS: 650 Brighton AVC. CBL: 224-AF-009 REASON FOR PERMIT: Interior renovation office Fitup
The way to the Contract of the
REASON FOR PERMIT: 25 /enor 12 9000 110 3/ OTTICE FULL P
BUILDING OWNER: H. Alan Moone V
DEPMIT APPLICANT. Jeffhay // apr.// CONTRACTOR Jeffrey bernil Corsy
PERIVITATIENCANI.
PERMIT APPLICANT: Jeffrey Verrill Const, ICONTRACTOR Jeffrey Verrill Const USE GROUP: 13 CONSTRUCTION TYPE: 3/3 CONSTRUCTION COST: 356,660 PERMIT FEES: 2, 124,64
The City's Adopted Building Code (The BOCA National Building code/1996 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 are met: 4/ * 1/ * 1/ * 25 * 22 * 429 * 39 * 30 * 436 * 431

This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

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."

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

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

Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.

Precaution must be taken to protect concrete from freezing. Section 1908.0

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.

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 1.2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)

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. Guardrails & Handrails: A guardrail system is a system of building components located near the o0pen 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"). 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 (508)mm, 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/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 \$\sqrt{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 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/1996) 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 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 230. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical) 31. Please read and implement the attached Land Use Zoning report requirements. September 1 September 1 September 1 September 1 September 1 September 2 September 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 Gode, (The BOCA National Building Code/1996). building pernit did No polica 1107

D. Samuel Hoffses, Building Inspector

M. McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 11/25/99

***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 FEE \$50.00

^{**}On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.



CITY OF PORTLAND MAINE

389 Congress St., Rm 315 Portland, ME 04101 Tel. - 207-874-8704 Fax - 207-874-8716

TO:

Inspector of Buildings City of Portland, Maine Planning & Urban Development

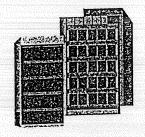
Division of Housing & Community Services
FROM DESIGNER: ORCH ASSOCIATES
SI BLIDGE St. MARINX AM
DATE: OF FEBRUARY 2000
Job Name: 100 15 16 16 16 16 16 16 16 16 16 16 16 16 16
THE BOCA NATIONAL BUILDING CODE/1996 THIRTEENTH EDITION Construction project was designed according to the building code criteria listed below:
Building Code and Year Reca 90 Use Group Classification(s) RUSINESS
Type of Construction 3-B Bldg. Height Bldg. Sq. Footage $2 2 0$
Seismic ZoneGroup Class
Roof Snow Load Per Sq. Ft Dead Load Per Sq. Ft
Floor Live Load Per Sq. Ft
Structure has full sprinkler system? YesNo Alarm System? YesNo Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.
Is structure being considered unlimited area building: Yes_No_\
If mixed use, what subsection of 313 is being considered
List Occupant loading for each room or space, designed into this Project.
(Designature) PSH 9/24/99
TY BROUTT / /



City of Portland, Maine

ACCESSIBILITY CERTIFICATE

TO:	Inspector of Buildings City of Portland, Maine Department of Planning & Urban Development Division of Housing & Community Services
FROM:	Opent Associates
RE:	Certificate of Design, HANDICAP ACCESSIBILITY
DATE:	09 FEBRUARY 2000
These plans a	and/or specifications covering construction work on:
1050 P	opposition Due.
Portie	SND ME 04/02
-	
engineer/arch	esigned and drawn up by the undersigned, a Maine registered nitect according to State Regulations as adopted by the State of Maine on I Accessibility. Signature
(SEAL)	Title PRINCIPAL
. REG	Firm OROUM ASSOCIATES OROUTT No. 1252 Address 81 BRIDGE STREET, 4 ARMOUTH, M OYO94





CITY OF PORTLAND BUILDING CODE CERTIFICATE

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Inspector of Buildings City of Portland, Maine

Department of Planning & Urban Development

Division of Housing & Community Service

FROM:

Chat ASSOCIATES

RE:

Certificate of Design

DATE:

00 FOR PUNCY, 2000

These plans and/or specifications covering construction work on:

BRIGHTON AVENUE BRIGHTOND WE 04/02

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1996 Thirteenth

Edition, and local amendments.

(SEAL)

SERED ARCA

JOHN R. 25

ORCUTT

No. 1252

Signature Millaut

Title , TUNCIPAL

Firm ORCUIT ASSOCIATES.

Address 81 PRIDGE STREET, YARMOUTH, ME

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.

PSH 9/24/99

FROM: BURKE PHILBRICK & CORWIN PA PHONE NO.: 207 773 3701 Feb. 08 2000 03:52PM P1 Post-it* Fax Note 7672 ्रः No. of Pages MATTWINCH/ ALAN MOONEY OACUTT ASSOC/MOONEY ENG Deot. Charge Destroy Return Call for pickup SCOTT E. BURKE, D.M.D. LEIGHTON R. PHILBRICK, D.M.D. THOMAS W. CORWIN, D.D.S. 640 Brighton Avenue, Portland, Maine 04102 (207) 773-6331 **General Dentistry** February 8, 2000 To whom it may concern; This letter has been composed to address several concerns regarding some specifics of the proposed dental office of Burke, Philbrick & Corwin, P.A. at 650 Brighton Ave., Portland, Maine. The first concern is the use of oxygen in our office. We do not use oxygen in our office as a part of normal patient treatment. We do not use centralized oxygen nor do we keep oxygen in any of the treatment areas. The second concern was in regard to the possible use of flammable chemicals in the sterilization area. Sterilization is accomplished by using a steam autoclave. There are no flammable liquids used as part of the sterilization procedure nor are there any stored in the sterilization room. Thirdly, the room labeled "pan room" is a room which will house a panagraphic xray machine. There are no other items in the room, including no flammable chemicals. I trust that this additional information is adequate for your inquiry. I would be glad to furnish further details as necessary. Sincerel Scott/E. Burke, D.M.D. President



Reviewed for Barrier Free

State of Maine Department of Public Safety

Construction Permit



10599

Not Sprinkled

224A-F-009

650 BRIGHTON AVE

Located at: 850 BRIGHTON AVE

PORTLAND

Occupancy/Use: BUSINESS

Permission is hereby given to:

H. ALAN MOONEY 22 MONUMENT SQ-SUITE 600 PORTLAND, ME 04101

to construct or alter the afore referenced building according to the plans hitherto filed with the Commisioner and now approved. no departure from application form/plans shall be madewithout prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 10th of August 2000

Dated the 11 th day of February A.D. 2000

Commissioner

Fee:

\$150.00

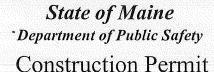
\$150.00

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer PORTLAND, ME







Reviewed for Barrier Free

10599

Not Sprinkled

224A-F-009

650 BRIGHTON AVE

Located at: 850 BRIGHTON AVE

PORTLAND

Occupancy/Use: BUSINESS

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\$150.00

\$150.00

Copy-4 File

Comments: