

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

Location of Construction: 2400 Congress St		Owner: W B Nichols Company		Phone:		Permit No: 980192	
Owner Address: 3AA FELLS, ME 04102		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Allied Construction		Address: P.O. Box 1396 Portland, ME		Phone: 04104 772-2888		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit issued: MAR - 9 1998 CITY OF PORTLAND </div>	
Past Use: Manufacturing		Proposed Use: Same		COST OF WORK: \$ 37,000.00 PERMIT FEE: \$ 295.00			
Proposed Project Description: Install Concrete pad and liquid hydrogen storage tank		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group: Type: Signature: <i>[Signature]</i>		Zone: CBL: 236-A-003	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Zoning Approval: <input checked="" type="checkbox"/> 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			
Permit Taken By: Mary Greath		Date Applied For: 05 March 1998				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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..

Mail Permit to: *[Signature]* Rod Pooler
 Nichols Portland
 2400 Congress St
 Portland, ME 04102

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

<i>[Signature]</i>		2400 Congress St.		05 March 1998		207-761-7137	
SIGNATURE OF APPLICANT Rod Pooler		ADDRESS:		DATE:		PHONE:	
<i>[Signature]</i>		FACILITY ENGINEER				207-761-7137	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT *[Signature]*

BUILDING PERMIT REPORT

DATE: 3/8/95 ADDRESS: 2400 Congress Rd

REASON FOR PERMIT: INSTALL concrete p.s.

BUILDING OWNER: Michelli

CONTRACTOR: Allied Construction

PERMIT APPLICANT: Red Paster

USE GROUP H-1 BOCA 1996 CONSTRUCTION TYPE _____

Liquid Hydrogen CONDITION(S) OF APPROVAL
9000 gals

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *29

- *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 ~~Department Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
Precaution must be taken to protect concrete from freezing.
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.
- 3. 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)
- 4. 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).
- 5. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- 6. 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", 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".
- 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. (6'8")
- 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 (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.
- 12. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closers. (Over 3 stories in height requirements for fire rating is two (2) hours.)
- 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
- 15.
- 16.



Nichols
Portland

Design

Engineering

Manufacturing

Nichols Portland

A Division of Parker Hannifin Corporation

2400 Congress Street

Portland, Maine 04102 USA

Voice: 207 774 6121

Fax: 207 774 3601

December 18, 1997

Alex Jaegerman
Chief Planner
Dept. of Planning & Urban Development
389 Congress Street
Portland, ME 04101

Dear Mr. Jaegerman:

After reviewing the amendment to the Portland City Code S14-523 (site plan ordinance, exceptions to the site plan review), I find myself in somewhat of a gray area. Enclosed, please find a site plan prepared by Associated Design Partners for a proposed 9,000 gallon liquid hydrogen storage tank set on a concrete pad. As you can see, the pad will have a combined square footage print of 560 square feet and will be separate from any existing structures.

My questions to are: Does this project require a review from the planning authority, and thus, a building permit? Would a written request for exemption from the site plan review be all that is required?

Will you please call me at your earliest convenience at 761-9137 to discuss this project, and any other information I may be able to supply

Sincerely,

Rod Pooler
Facilities Engineer

enclosures

JAN-15 99 11:32 FROM: NICHOLS

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TO: 7558858

PAGE: 01



Nichols
Portland

Design

Nichols Portland

A Division of Parker Hannifin Corporation

Engineering

2400 Congress Street
Portland, Maine 04102 USA

Manufacturing

Voice: 207 774 6121
Fax: 207 774 8601

January 16, 1998

Kandi Talbot
Dept. of Planning & Urban Development
389 Congress Street
Portland, ME 04101

Dear Ms. Talbot:


Pursuant to our conversation on Thursday, January 15, the purpose of this letter is to explain the actual square footage of the proposed hydrogen pad Nichols Portland would like to construct

The actual pad square footage is only 416 square feet. The confusion came when I mistakenly included the 144 square feet of concrete pavement where trucks will be off-loading the liquid hydrogen.

I apologize for the confusion, and look forward to speaking with you on getting approval for construction.

Please call me at 761-9137 with any questions.

Sincerely,


Rod Poole
Facilities Engineer

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Nichols Portland

January 5, 1998

Applicant

2400 Congress Street

Application Date
Nichols

Applicant's Mailing Address

Rod Pooler - 774-6121

Project Name/Description
2400 Congress Street

Consultant/Agent/Phone Number

Address of Proposed Site

Description of Proposed Development:
concrete pad for 9,000 gallon liquid hydrogen storage tank. concrete pad is 416 sq. ft.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
no	no
yes	yes
no	no
yes	Yes
no	no
no	no
yes	Yes
yes	Yes

Planning Office Use Only:

Exemption Granted

Partial Exemption

Exemption Denied

Planner's Signature

Kandice Talbot

Date

1/16/98

White - Planning Office

Pink - Inspections

Yellow - Applicant

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 basements

In 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)

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.

17. The Fire Alarm System shall be maintained to NFPA #72 Standard.

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall be maintained to NFPA #13 Standard.

20. 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)

21. 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".

22. 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.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.

24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

25. All requirements must be met before a final Certificate of Occupancy is issued.

26. 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).

27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

28. Please read and implement the attached Land Use-Zoning report requirements.

(29) The required Hydrogen tube shall be installed in accordance w/ NFPA 50B

430. Frost depth for Portland ME is 4'0.

31.

32.

P. Samuel Hoffses, Code Enforcement

Marge Schmu
cc: Lt. McDougall, PFD
Marge Schmu