

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

| | | | | | | |
|--|--|--|--|------------------------|--|---|
| Location of Construction: 13 Blueberry Road | | Owner: Mark & Gail Mason | | Phone: 207 729-4164 | | Permit No: 000356 |
| Owner Address*** Dr. Gail Mason **257 Bath Road, Brunswick, ME 04011 | | Lessee/Buyer's Name: N/A | | Phone: N/A | | |
| Contractor Name: 207-729-4164 N/A | | Address: N/A | | Phone: N/A | | Zone: CBL: I-M 237-B-011 Zoning Approval: OK with conditions Special Zone or Reviews: 4/11/00 |
| Past Use: Office Building UNUM Staff Training Room Seminar Facility | | Proposed Use: Veterinary Hospital | | COST OF WORK: \$ 0 | | |
| Proposed Project Description: Change of Use from office/training facility to Veterinary Hospital | | FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | | Signature: [Signature] | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____ |
| Permit Taken By: ub | | Date Applied For: 4-11-00 | | | | |

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..

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

4-11-00

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS
3
CEO DISTRICTS

Inspection Services
Michael J. Nugent
Manager

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



**CITY OF PORTLAND
INSPECTION SERVICES
Room 315
389 Congress Street
Portland, Maine 04101
Phone 207-874-8730
Fax 207-874-8716
FAX COVER SHEET**

Date: 4/20

To: Mark Mason

Business: —

Fax Number: 729-9364

From: K. Oller

Re: Conditions - 13 Blueberry Rd

Number of pages 5 including cover sheet.

LAND USE - ZONING REPORT

ADDRESS: 13 Blueberry Rd DATE: 4/19/00

REASON FOR PERMIT: changed use from office to Veterinary Hospital

BUILDING OWNER: Mark & Gail MASOBI 237-B-11

PERMIT APPLICANT: owners

APPROVED: with conditions DENIED: _____

#1, #11, #12, #13, #14, #15, #16

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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 _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition All conditions LAID out on page

TWO (#12, #13, #14, #15, #16) shall be met

Marge Schmuckal

Marge Schmuckal, Zoning Administrator

12. The veterinarian office use shall be limited to the treatment of cats, dogs and other small domestic animals only and services related to such treatment.
13. All structures or pens for housing or containment of animals shall be located within a completely enclosed structure.
14. The building in which animals are treated or kept shall have mechanical air exchange and cooling systems that are adequate to maintain such structure, including pens and runs, at an interior temperature that is adequate to prevent the need for ventilation from open windows. Ventilation from open windows shall not be permitted.
15. shall provide to the Zoning Administrator documentation from a licensed professional engineer or a licensed architect that the structure in which the veterinary hospital is to be located has sufficient sound insulation to ensure compliance with a seventy (70) decibel limit using the noise measurement standards of Section 14-252(c), as measured at the property line, *between 7:00 AM and 10:00 pm - And 55 dBAs between 10:00 pm and 7:00 AM.*
16. No waste of any type shall be stored outside of the existing structure.

Mary Schmuckel

BUILDING PERMIT REPORT

DATE: 11 APRIL 2000 ADDRESS: 13 Blueberry Rd CBL: 237-B-011

REASON FOR PERMIT: Change of use From office To Veterinary Hospital

BUILDING OWNER: Mark & Gail Mason

PERMIT APPLICANT: CONTRACTOR Owner

USE GROUP: B CONSTRUCTION TYPE: 2B CONSTRUCTION COST: PERMIT FEES: \$90.00

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 are met: #1 #22 #23 #27 #34 #31

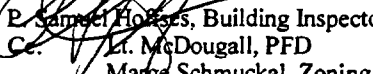
- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
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.
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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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 1/2" 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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)

Handwritten signature or initials in the bottom right corner.

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

- X 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)
- X 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- X 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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X 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/1996).
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. *see attached*
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.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X 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).


E. Samuel Hoopes, Building Inspector
Lt. McDougall, PFD
Marge Schruockal, Zoning Administrator
M.S.

PSH 1/26/00

****On the basis of plans submitted and conditions placed on these 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 FEE \$50.00**

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

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): 13 BLUEBERRY ROAD BETUNG, ME | | |
| Total Square Footage of Proposed Structure: 3745 | Square Footage of Lot: 67,540 | 1.52 ACRES |
| Tax Assessor's Chart, Block & Lot Number Chart# 237 Block# B Lot# 11 | Owner: MARK & GAIL MASON (SELLER UNUM PROVIDENT CORPORATION) | Telephone#: 207-729-4164 |
| Owner's Address: Dr Gail MASON *257 BATH ROAD BRUNSWICK, ME 04011 | Lessee/Buyer's Name (If Applicable): SEE ABOVE | Cost Of Work: Fee 30.00 \$ 1000.00 \$ 100 |
| Proposed Project Description: (Please be as specific as possible) CHANGE OF USE FROM OFFICE/TRAINING FACILITY TO VETERINARY HOSPITAL, COMPANION (SMALL) ANIMALS, SPECIALTY GROUP ONLY INCLUDING SURGERY, ULTRASOUND, CHEMOTHERAPY, I ³ INJECTION FELINE HYALURONIDASE THERAPY AND XRAY | | |
| Contractor's Name, Address & Telephone: MONAGHAN WOODWORKING BETUNG, ME 745-2083 Rec'd By US | | |
| Current Use: UNUM STAFF TRAINING/SEMINAR FACILITY - office bldg - | Proposed Use: VETERINARY HOSPITAL | |

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 - Show parking

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 floor plans ok for change of use show dimension

Unless exempted by State Law, construction documents must be designed by a 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 dampproofing
- 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.

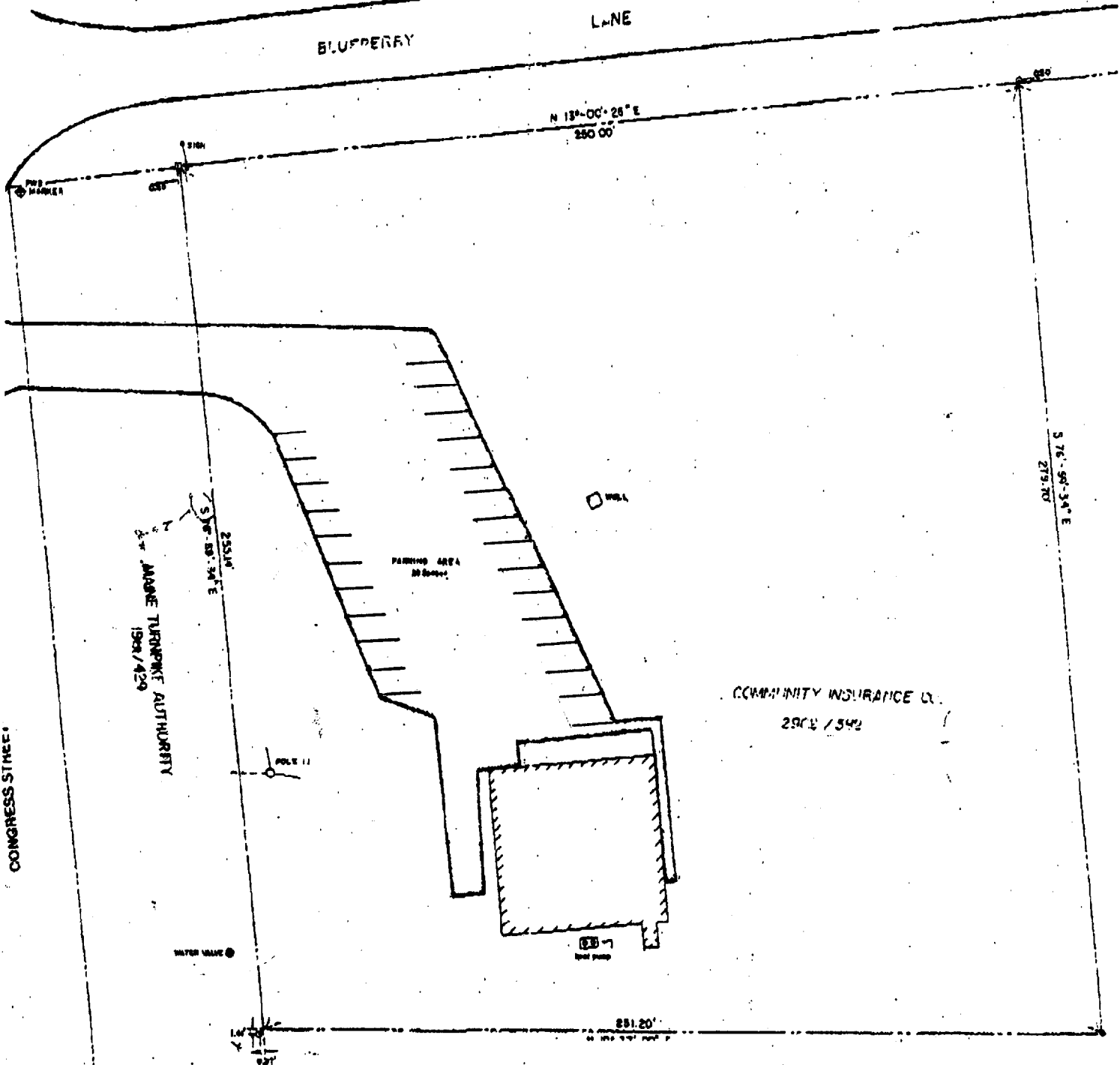
Certification

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| | |
|--|---------------|
| Signature of applicant: <i>[Signature]</i> | Date: 4/11/00 |
|--|---------------|

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

2 - ↑



COMMUNITY INSURANCE CO.
2902 / 542

TOTAL AREA: 67,540 SQ FT ±, 1.65 ACRES ±

PLAN OF
PROPERTY
IN PORTLAND, MAINE
MADE FOR
UNIONMUTUAL LIFE INSURANCE CO.
PORTLAND, MAINE

Owen Haskell, Inc.
Civil Engineers
South Portland, ME

| | |
|-----------------------|-----------------|
| Drawn By: E. BARBER | Date: 3/5/00 |
| Checked By: E. BARBER | Scale: 1" = 50' |
| Sheet No: 027 P | |

PROPOSED FLOOR PLAN

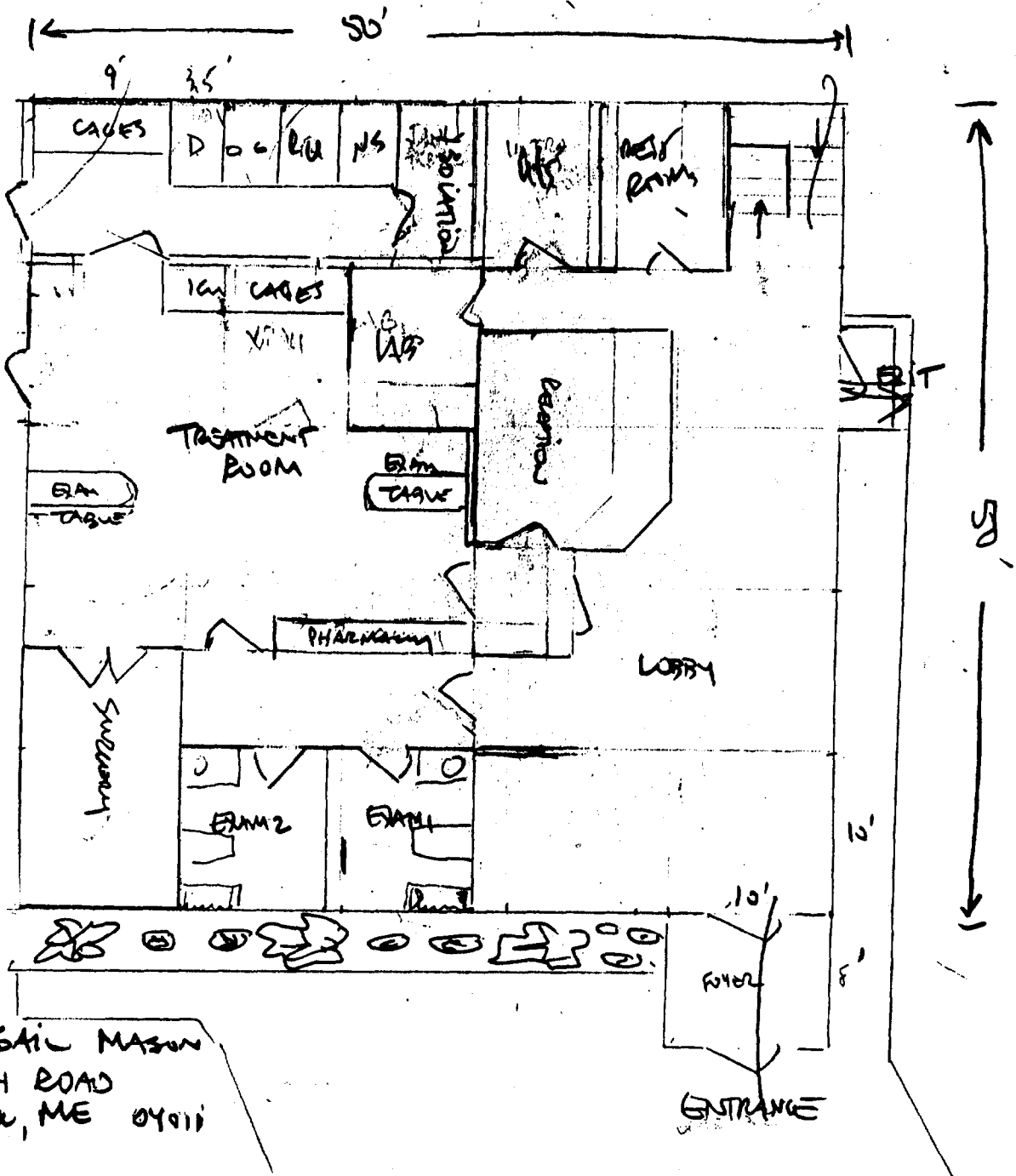
R2

PORTLAND VETERINARY SPECIALISTS

13 BLUEBERRY ROAD

PORTLAND, ME

2500R



MARK + GAIL MASON
257 BATH ROAD
BRUNSWICK, ME 04011