

BUILDING PERMIT REPORT

DATE: 5/June/99 ADDRESS: 122 Pine Tree Ind. PKwy CBL: 254-A-1009

REASON FOR PERMIT: Change of use Vacant To body Shop.

BUILDING OWNER: M. E. Knowles,

PERMIT APPLICANT: Contractor Keeley Const. Co.

USE GROUP F-1 BOCA 1996 CONSTRUCTION TYPE

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *20, *21, *22, *23, *27, *29, *30, *32, *33, *34, *35*

- 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 damp proofing 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 3/4" 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.
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.



Certificate of Occupancy

LOCATION 122 Pine Tree Industrial Parkway CEL: 254-A-009

Issued to Mary Ellen Knowles

Date of issue June 12, 2001

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. 990592, 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

Rear Portion

APPROVED OCCUPANCY

Body Shop
Boca 1996
Use F1

Limiting Conditions:

The staircase and the storage room above the paint storage area are not to be used.

This certificate supersedes
certificate issued

Approved:

Mary Ellen Knowles

(Date)

06/13/01
MKN

Inspector

[Signature]
Inspector of Buildings

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.

DRUMMOND & DRUMMOND, LLP

COUNSELLORS AT LAW
ONE MONUMENT WAY
PORTLAND, MAINE 04101

Wadleigh B. Drummond (1885-1979)
Josiah H. Drummond (1914-1991)

David N. Fisher, Jr.
Horace W. Horton
Arthur A. Cerullo
Robert C. Santomena
Andrew W. Sparks
Alexandra E. Caulfield
Paul E. Peck
Jennifer I. Richard
Douglas F. Britton
J. Daniel Hoffman

Telephone: 207-774-0317
Facsimile: 207-761-4690
E-mail: info@ddlaw.com

May 19, 1999

James H. Burke, Jr., Treasurer
Forest City Chevrolet
1000 Brighton Avenue
P.O. Box 3564
Portland, Maine 04104

Re: Knowles Lease

Dear Jim:

Please find enclosed a copy of a memo from our real estate paralegal, Anne Falk, regarding the various permits, applications and opinion letter from Marge Schmuckal at City Hall. Once you have reviewed the enclosures and we know the lease has been signed, please give me a call.

Sincerely,



Horace W. Horton

HWH/clc

Enclosures

g:\cindy\burke letter 5/19/99

MEMORANDUM

TO: HWH
FR: AKF AKF
RE: Forest City Chevrolet, Lease from Knowles
DT: May 18, 1999

Attached are copies of

- 1) Use permit application;
- 2) Site Review Pre-Application; and
- 3) Application for Exemption from Site Plan Review

that I picked up at City Hall this morning, along with the original executed letter from Marge Schmuckal regarding zoning use.

I have briefly reviewed these forms, for the Forest City case, and because Paul Pappas may be doing something with one of his properties. I have not "read" them. What jumps out at me are some costs, if the matter needs site plan review. I glanced at the Exemptions to Site Plan Review, on the back of the Application for same, and in talking with the client, perhaps they can meet all the criteria?

Rereading my notes from Marge Schmuckal's voice message yesterday, a change of use permit application is acted upon in one week to ten days in her office. She did not indicate length of time for the site plan review.

I am still working on the title update from 1986, when Knowles acquired the property. Please let me know if I am running into a deadline, as it looks like other matters are taking priority, time-wise.

Zoning Division
Marge Schmuckal
Zoning Administrator



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

CITY OF PORTLAND

Horace W. Horton
Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101

May 17, 1999

RE: 122 Pine Tree Industrial Parkway - 254-A-9 of Portland Assessor's Map - I-M Zone

Dear Mr. Horton:

You have advised us that you represent Forest City Chevrolet in connection with its proposed lease of the above referenced property, which is currently owned by Ellen M. Knowles, a/k/a Mary Ellen Knowles. In that regard, you have asked us to confirm the following matters concerning the zoning status of the property:

1. The property is located in the I-M Moderate Impact Industrial Zone under the provisions of the City of Portland Zoning Code. Among the uses permitted of right in the I-M zone are repair services, including all types of automotive repair services.
2. Forest City Chevrolet proposes to use the property as a shop for automotive body repair and reconstruction, which includes painting, accident damage repair such as removing dents from cars, straightening car frames with large machines/mechanical operations, welding and automotive repairs and replacement of parts in conjunction with the body work, as well as ancillary office space. This proposed use is permitted of right under the City of Portland Zoning Code as long as all performance standards can be met. Please note that a separate change of use permit shall be required for review and approvals showing all changes. This review shall be completed prior to the occupation of the new use.

The undersigned hereby confirms the foregoing matters.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Post-It® Fax Note	7671	Date	5/25	# of pages	1
To	Jim Buena	From	H. Horton		
Co./Dept.		Co.			
Phone #		Phone #	774-0317		
Fax #		Fax #			




FAX MESSAGE

FROM: JIM BURKE
 TEL. (207) 774-5971
 FAX. (207) 774-7023

DATE: 5/25/99

TO: COMPANY KEELEY CONST. CO.
 PERSON TIM KEELEY
 YOUR FAX # 7736619

MESSAGE: I assume you're working on the
ATTACHED FOR US —


TOTAL NUMBER OF PAGES OF THIS MESSAGE INCLUDING THIS PAGE 4.

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.

NOTEIf 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): <i>122 Pine Tree Industrial Parkway</i>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>254</i> Block# <i>A</i> Lot# <i>009</i>	Owner: <i>Mary Ellen Knowles</i>	Telephone#:
Owner's Address:	Lessee/Buyer's Name (If Applicable) <i>Forest City Chevrolet</i>	Cost Of Work: <i>present</i> Fee <i>\$50,000.00 \$270.00</i>
Proposed Project Description:(Please be as specific as possible) <i>Renovation for Tennant Fit up</i> <i>C/U w/ dent removal</i>		
Contractor's Name, Address & Telephone <i>Keeley Construction Co. P.O. Box 1074</i>		Rec'd By <i>04104</i> <i>BR</i>
Current Use: <i>vacant</i>	Proposed Use: <i>Body Shop</i>	

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 1996 B.O.C.A 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

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:

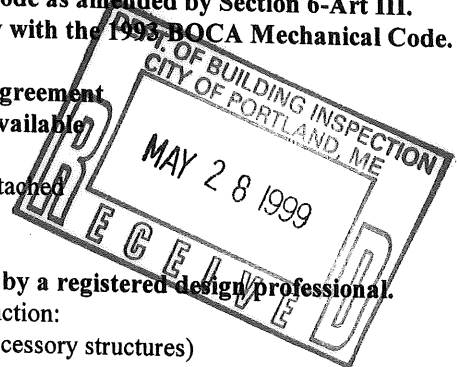
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such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

Certification

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: <i>M. Knowles</i>	Date: <i>5/28/99</i>
---	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



Blowtherm US.A.

9015 Sterling St., Suite #150, Irving, Texas 75063

BLOWTHERM SPRAYBOOTH INSTALLATION INSTRUCTIONS

A. Position:

Pursuant to NFPA code(s) 33, 70 & U.F.C.; Graphic #1 shows the correct positioning with respect to the "hazardous areas" & "clearance requirements."
"Hazardous area requires all electrical contained within to be acceptable for Class I or Class II division 2 location."

"Clearance requirements are as follows (NFPA 33), *"a clear space of not less than 3' shall be maintained on all sides of the spray booth. This clear space shall be kept free of any storage or combustible construction."*

Exception #1: spraybooth can be constructed directly against an internal partition or wall that has a fire resistance rating of not less than 1 hour.

Exception #2: spraybooth can be constructed directly against an external wall provided it is non-combustible.

B. Means of egress:

Per NFPA 101, two exit doors (required) must be placed apart, not less than one half the diagonal dimension of the spray booth. Graphic #2 shows the required minimum distance (14.1') between doors, measured in a straight line between the nearest edge of the exit doors.

C. Fire extinguishing system:

Per the installation of the fire extinguishing system (req'd), graphic #3 shows correct penetration / positioning within the spraybooth cabin. Different fire systems have different requirements per nozzle placement & quantity, the local licensed fire system contractor will have to obtain said permit through the local fire marshall.

D. Explosion relief:

Graphic #4 shows the correct installation requirements for the explosion relief venting. Special attention to the supplied labels on all roof panels must be conveyed to all contractors, for clearance requirements.

E. Ductwork / chimney:

Graphic #5 shows correct installation of the ductwork for a 15' roof line. Any/all necessary 90 degree bends must include internal turning vanes. Maximum of 2 each 90's on any single run. Maximum of 30' of duct on any one run. Any offsets or transitions must be built to maintain the original cross sectional area throughout duct run.

F. Nameplate / installation label:

All installation label(s) should be located on the face of the control panel, next to the factory supplied nameplate. Please see graphic #6.

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
 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) Section 920.3.2.
 - X20. 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)
 - X21. The Fire Alarm System shall maintained to NFPA #72 Standard.
 - X22. The Sprinkler System shall maintained to NFPA #13 Standard.
 - X23. 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 Services.
 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
 - X27. 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.
 - X29. 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).
 - X30. 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.
 - X32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
 - X33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
 - X34. The proposed new partition must have an approved Foundation —
 - X35. The paint booths must be U.L. Approved.
 - X36. All masonry shall meet the requirement of Chapter 21 of the Bldg. Code
- P. Samuel Holmes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 12-14-98

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

COMMENTS

3/20/01 Work completed 2 years ago. Stairway to be blocked off, spray booths to have fire suppression to be added to spray booths, E/so panel to be labeled. ~~Redes~~ Redes Weeks 774-6999

5/25/01 Phone communication with Jim Donahue reiterate above conditions, to be corrected before Certificate of Occupancy can be issued. Use of the facility will be restricted when conditions are met and Certificate issued. ~~Redes~~

6/11/01 - Work all corrected - OK for occupancy. TM

OB# 254-A-9
Permit # 990592

Inspection Record	
Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____