

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

Location of Construction: 858 874 Brighton Avenue		Owner: Breakwater School Holdings Inc.		Phone: 878-5553		Permit No: 981191 2404002			
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:			
Contractor Name: KELVIN CHABOT		Address: 949 Hinot Ave. Auburn Me 04210		Phone: 782-6042		Permit Issued: PERMIT ISSUED OCT 16 1998 CITY OF PORTLAND			
Past Use: Vacant		Proposed Use: Demolish Bldg		COST OF WORK: \$ 18,500		PERMIT FEE: \$ 115.00			
Proposed Project Description: Demolish Building				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: DEMO, DUCA91			
				Signature: [Signature]		Signature: [Signature]			
Permit Taken By:				Date Applied For:				Zoning Approval: 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 <input type="checkbox"/>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>	
Signature:		Date:						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	

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

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

CEO DISTRICT

3

COMMENTS

Bldg. has been demolished & hole
filled in with gravel OK to close
permit
[Signature]

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 13 OCT, 98

ADDRESS: 858 Brighton Ave.

CBL 260-H-1, 2

REASON FOR PERMIT: Demo.

BUILDING OWNER: Breakwater School Holding Inc.

CONTRACTOR: Roland Chabot

PERMIT APPLICANT: ↑

USE GROUP Demo.

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,

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. (A 24 hour notice is required prior to inspection)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. 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
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. 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)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

DEMOLITION

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.**

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Book 6651
Page 4
MAP 260
PARCEL 2

Location/Address of Construction (include Portion of Building): 879 BRIGHTON AVENUE		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number	Owner: BREAKWATER SCHOOL HOLDINGS - INC.	Telephone#: NICK MASH 1-207-878-5553
Chart# 260 Block# H Lot# 1+2		
Owner's Address: SAME	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$18,500. Fee \$15
Proposed Project Description: (Please be as specific as possible) DEMOLISH BUILDING		
Contractor's Name, Address & Telephone ROLAND CHABOT 949 MINOT AVE AUBURN ME 04210		Rec'd By SP
Current Use: VACANT	Proposed Use:	

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 your 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>Ronnie Chabot</i>	Date: 10-8-98
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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



CITY OF PORTLAND
 DIVISION OF INSPECTION SERVICES
 DEMOLITION CALL LIST

Site Address: 874 BRINGTON A Owner: BREAK WATER SCHOOL

Structure Type: 1 STORY CEMENT BLOCK Contractor: ROLAND CHABOT

<u>UTILITY APPROVALS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
Central Maine Power (1-800-565-3181)	828-1411 X 5000	<u>TOM BURNS 9-28-98</u>
Nynex <u>JOE (797-1867)</u>	878-7000	<u>SUE HAILEY 9-28-98</u>
Northern Utilities	797-8002 X ⁶²³² 6245	<u>PAUL JOHNSON 9-28-98</u>
Portland Water District	761-8310	<u>SONYA 9-28-98</u>
Public Cable Co.	775-2381 X ^{257 268}	<u>Maggie J. 9-29-98</u>
Dig Safe	1898-344-7233 1-800-225-4977	<u>984-107-116 10-14-98 AM</u>

<u>CITY APPROVALS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
DPW/Sewer Division	874-8300 X 8871	_____
DPW/Traffic Division	874-8300 X 8891	<u>DAN/ENGINEERING</u> <u>TODD MCKE 10-5-98</u>
DPW/Forestry Division	874-8300 X 8820	<u>CAROL MURPHY 10-2-98</u>
DPW/Sealed Drain Permit	874-8300 X ⁸⁸²² 8704	<u>NANCY KNAUER</u>
Building Inspections	874-8300 X 8703	<u>MET WITH MR. HOFFES IN HIS OFFICE 9-29-98 AT 8:30 AM</u>
Historic Preservation	874-8300 X 8699	_____
Fire Dispatcher	874-8300 X 8576	_____

Written Notice to Adjoining Owners DONE BY Peter Wainosky, Director Breakwater

<u>ASBESTOS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
U. S. EPA REGION 1	617-565-9055 (Lee Weller)	_____
DEP - Environmental	822-6300	_____

I have contacted all of the necessary companies and departments.

Signed: Bonnie Chabot Date: 10-8-98



874 BRIGHTON AVE.