

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

|                       |                           |
|-----------------------|---------------------------|
| <b>PERMIT ISSUED</b>  |                           |
| Permit No:<br>02-0899 | Issue Date:<br>08/09/2002 |
| CBL:<br>278 B003001   |                           |

|   |  |  |                      |
|---|--|--|----------------------|
| Location of Construction:<br>432 Warren Ave | Owner Name:<br>New Endland Detroit Diesel  | Owner Address:<br>432 Warren Avenue                  | Phone:<br>797-5950   |
| Business Name:                              | Contractor Name:<br>Dutton & Garfield Inc. | Contractor Address:<br>54 Beechwood Drive N. Andover | Phone:<br>9786818600 |
| Lessee/Buyer's Name                         | Phone:                                     | Permit Type:<br>Alterations - Commercial             | Zone:<br>B-4         |

|                              |                                  |   |                                       |                    |
|------------------------------|----------------------------------|---|---------------------------------------|--------------------|
| Past Use:<br>Repair Facility | Proposed Use:<br>Repair Facility | Permit Fee:<br>\$408.00   | Cost of Work:<br>\$55,000.00          | CEO District:<br>1 |
|                              |                                  | FIRE DEPT:<br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied | INSPECTION:<br>Use Group: NA Type: NA |                    |

|  |                               |                               |
|--|-------------------------------|-------------------------------|
| Proposed Project Description:<br>Install New Membrane Roof and Deck  | Signature: <i>[Signature]</i> | Signature: <i>[Signature]</i> |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  |                               |                               |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied |                               |                               |
| Signature: _____ Date: _____   |                               |                               |

|                         |                                 |                        |
|-------------------------|---------------------------------|------------------------|
| Permit Taken By:<br>gad | Date Applied For:<br>08/09/2002 | <b>Zoning Approval</b> |
|-------------------------|---------------------------------|------------------------|

|   |   |   |   |
|---|---|---|---|
| <ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>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..</li></ol> | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: <i>08/13/02</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: _____ | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: <i>[Signature]</i> |
|---|---|---|---|

**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 provision of the code(s) applicable to such permit.

|                        |         |      |       |
|------------------------|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
|------------------------|---------|------|-------|

|   |      |       |
|---|------|-------|
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | DATE | PHONE |
|---|------|-------|

02-0849

PLEASE CALL STEPHEN MOORE  
WITH ANY QUESTIONS OR TO PICK-UP  
PERMIT 978-502-2315

## All Purpose Building Permit Application

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: 432 WARREN AVE PORTLAND  |   |   |
| Total Square Footage of Proposed Structure   |   | Square Footage of Lot                                       |
| Tax Assessor's Chart, Block & Lot<br>Chart# 278 Block# B Lot# 3  |   | Owner: NEW ENGLAND<br>DETROIT DIESEL<br>Telephone: 797-5950 |
| Lessee/Buyer's Name (If Applicable)  | Applicant name, address & telephone: STEPHEN MOORE<br>54 BEECHWOOD DR<br>N. ANDOVER, MA 01845 | Cost Of Work: \$ 55,000.<br>Fee: \$ 408.00                  |
| Current use: REPAIR FACILITY / Commercial New England<br>If the location is currently vacant, what was prior use: Detroit Diesel<br>Approximately how long has it been vacant: _____<br>Proposed use: _____<br>Project description: REMOVAL OF EXISTING ROOF INSTEAD NEW MEMBRANE ROOF & DECK. BRACE FURLINGS PER ENG. REPORT. |   |   |
| Contractor's name, address & telephone: VUTTON & GARFIELD INC<br>54 BEECHWOOD DR N. ANDOVER MA 01845   |   |   |
| Who should we contact when the permit is ready: STEVE WEBSTER<br>Mailing address: 978-681-8600   |   |   |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:                                       |   |   |

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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:  | Date: 08-06-02 |
|--|----------------|

This is NOT a permit, you may not commence ANY work until the permit is issued.  
 If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

Application ID Number: 2-0899

Delete

Save

Close

Department: Building

Status: Approved with Conditions

Reviewer

Mike Nugent

Comments:

Approval Date

08/22/2002

Given On Date

☒ OK to Issue Permit

Name

Mike Nugent

Date

08/22/2002

Date 2

Conditions Section:

Add New  
Condition From

Add New Condition

Delete Condition

Must install "sag channels" as designed by engineer , Design included with permit

Create Date: 08/09/2002

By

gad

Update Date:

08/22/2002

By

mjn

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 020899

This is to certify that New Endland Detroit Diesel/Milton & Co. Inc.has permission to Install New Membrane Roof DeckAT 432 Warren Ave

278 B003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must  
given and when permission procured  
before this building or part thereof  
laid or closed-in.  
HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be  
procured by owner before this build-  
ing or part thereof is occupied.

## OTHER REQUIRED APPROVALS

Fire Dept. W. J. Gray

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Ch. August 8/22/02*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

TED GREENLAW P.E.  
183 Columbia Road  
Hanover, Massachusetts 02339  
Telephone (781) 826-8369  
Fax (781) 826-8399

July 9, 2002

Steve Webster  
Dutton & Garfield  
54 Beechwood Drive  
No. Andover, MA

RE: New England Detroit Deisel  
Portland, ME

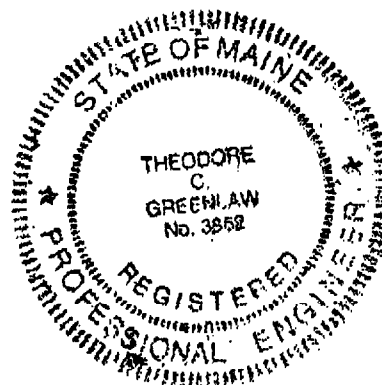
Steve:

I have inspected the above mentioned structure, which is a Stran building built in the late 70's. I measured the structure to create a computer model, so as to determine the load capacity of the structure. Analysis indicates a total load carrying capacity on the roof of 45 psf. In conversation with the building inspector on this day, I was told that the roof snow load is 35 psf, ground snow being 50 psf. This more than supplies the capacity to put on a rubber roof with 22ga. deck, removing the old roof. The added roof load is only 1.5 psf, making a total roof load of 40 psf.

I did notice that no purlin clips, or anti-roll clips were used, which, in general, in those days they were not. It is necessary to add 2 rows of sag channels per bay, to stabilize the purlins. Details are enclosed.

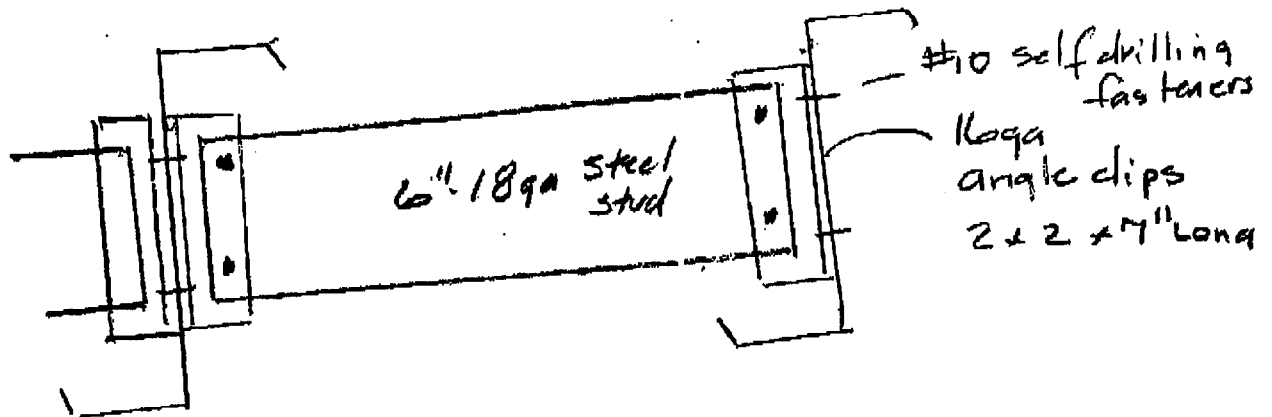
Respectfully,

  
Ted Greenlaw P.E.



|  |  |                           |
|--|--|---------------------------|
|  | Bottom of Garfield<br>NE Detroit Ditch | No. <u>2214</u>           |
|  |  | Page <u>1</u> of <u>1</u> |
|  |  | Date <u>July 9, 02</u>    |
|  |  | Prepared by _____         |
|  |  | Reviewed by <u>TED</u>    |

Sag Channel at 1/3 points in every bay



TED GREENLAW P.E.

Tel: (781) 826-8369 Fax: (781) 826-8399



## CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

0706

0703

TO: Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

FROM DESIGNER: Theodore Greenlaw, PE

183 Columbia Road, Hanover, MA 02339

DATE: August 8, 2002

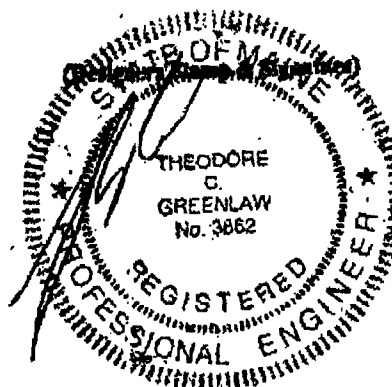
Job Name: New England Detroit Diesel - Allison

Address of Construction: 432 Warren Ave., Portland, ME 04103

**THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION**  
Construction project was designed according to the building code criteria listed below:

Building Code and Year: 1999 Boca Use Group Classification:   
Type of Construction: S1 Bldg. Height: 18' Bldg. Sq. Footage: 10,000  
Seismic Zone:  Group Class:   
Roof Snow Load Per Sq. Ft.: 35 PSF Dead Load Per Sq. Ft.: 1:5 PSF  
Basic Wind Speed (mph):  Effective Velocity Pressure Per Sq. Ft.:   
Floor Live Load Per Sq. Ft.:   
Structure has full sprinkler system? Yes No Alarm System? Yes No  
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 312 is being considered   
List Occupant loading for each room or space, designed into this Project.

P&amp;S 49727K



AUG-27-2002 06:37 AM MOORE

9784638801

P. 04



**CITY OF PORTLAND  
BUILDING CODE CERTIFICATE**  
389 Congress St., Rm 315  
Portland, ME 04101

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Services

**FROM:** Theodore Greenlaw, PE

**RE:** Certification of Design

**DATE:** August 8, 2002

These plans and/or specifications covering construction work on:

New England Detroit Diesel - Allison

432 Warren Ave., Portland, ME 04103

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.

(SEAL)

Signature *Theodore Greenlaw*

Title Structural Engineer

Firm Theodore Greenlaw P.E.

Address 103 Columbia Rd  
Hamden MA

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.

FBI 00021



## APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

NEW ENGLAND DETROIT DIESEL  
 Applicant  
432 WARREN AVE PORTLAND  
 Applicant's Mailing Address  
STEPHEN D MOORE 978-463-8891  
 Consultant/Agent/Phone Number

July 2, 02  
 Application Date  
GRAVEL ROOF REPLACEMENT  
 Project Name/Description  
432 WARREN AVE PORTLAND  
 Address of Proposed Site

CBL: 278 0003001

Description of Proposed Development:

REMOVE EXISTING ROOF & REPLACE

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)

YES

N/A

N/A

N/A

N/A

N/A

N/A

N/A



**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

**Designer:** \_\_\_\_\_

**Address of Project** \_\_\_\_\_

**Nature of Project** \_\_\_\_\_

**Date** \_\_\_\_\_

**The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.**

**(SEAL)**

**Signature** \_\_\_\_\_

**Title** \_\_\_\_\_

**Firm** \_\_\_\_\_

**Address** \_\_\_\_\_

**Telephone** \_\_\_\_\_

N/A  
Ben Tammy  
11-15  
8/7

TED GREENLAW P.E.  
183 Columbus Road  
Hanover, Massachusetts 02339  
Telephone (781) 826-8399  
Fax (781) 826-8399

July 9, 2002

Steve Webster  
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54 Beechwood Drive  
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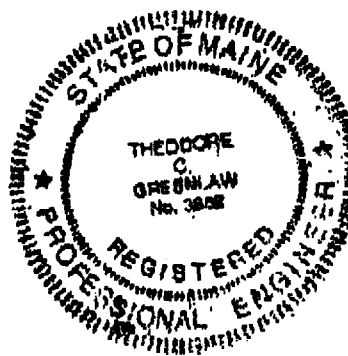
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Respectfully,

  
Ted Greenlaw P.E.



**PROVISION OF PORTLAND CITY CODE  
§ 14-523 (SITE PLAN ORDINANCE)  
RE: EXCEPTIONS TO SITE PLAN REVIEW**

**Sec. 14-523. Approval required.**

No person shall undertake any development without obtaining approval therefor under this article.

(4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:

- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
- b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
- c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
- d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
- e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
- f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
- g. There are no evident deficiencies in existing screening from adjoining properties; and
- h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposal meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within ten (10) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it is determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

**IMPORTANT NOTICE TO APPLICANT**

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspection office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.