

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0564	Issue Date: JUN - 1 2001	CB#: 291 A002001
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Location of Construction: 121 Bishop St	Owner Name: Wjg Llc	Owner Address: 125 Bishop St Portland, Me 04101	Phone: 207-775-3454
Business Name: n/a	Contractor Name: Portland Pump Co.	Contractor Address: P.O. Box 1180 Mussey Rd. Ext. Scarb	Phone: 2078834317
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Tanks - Commercial	Zone: I-M

Past Use: Commercial	Proposed Use: Same: Install A 1000 Gallon Tank for Personal use. Call Dave at 883-1180 when ready.	Permit Fee: \$42.00	Cost of Work: \$3,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Jantella</i>	INSPECTION: Use Group: <i>BOCA/MC/1993</i> Type:	

Proposed Project Description: Install a 1000 Gallon Tank.	Signature: <i>[Signature]</i>	PERMIT ISSUED WITH REQUIREMENTS
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: cjh	Date Applied For: 05/18/2001	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	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"/> Date: <i>5/21/01</i>	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9</i>
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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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

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: 121 Bishop ST. PORTLAND, ME

Total Square Footage of Proposed Structure Square Footage of Lot

Tax Assessor's Chart, Block & Lot Number
Chart# 291 Block# A Lot# 000
Owner: SEABREEZE PROPERTY SERVICES
121 Bishop ST.
PORTLAND, ME
Telephone#: 775-3454

Lessee/Buyer's Name (If Applicable) Owner's/Purchaser/Lessee Address: Cost Of Work: \$3,000- Fee: \$42.00

Current use: Commercial
If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:
Proposed use: STORAGE OF GASOLINE FOR PERSONAL USE.
Project description: FURNISH & INSTALL A/G TANK PER ATTACHED DRAWING

Contractor's Name, Address & Telephone: PORTLAND PUMP CO.
P.O. BOX 1180 MUSSEY RD. EXT.
SCARBOROUGH, ME.
Applicants Name, Address & Telephone:
Who should we contact when the permit is ready: DAVID W. CROXFORD Call Then Mail
Telephone: 883-4317
If you would like the permit mailed, what mailing address should we use:
P.O. BOX 1180 SCARBOROUGH, ME 04070
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 18 2001
Rec'd By: 5/18/01
Gayb

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PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing
- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

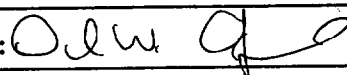
- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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:  (Agent for owner)	Date: 5/18/01
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BUILDING PERMIT REPORT

DATE: 19 MAY 2001 ADDRESS: 121 Bishop Street CBL: 291-A-002

REASON FOR PERMIT: To install A/G gasoline Tanks

BUILDING OWNER: Sea Breeze Property Services

PERMIT APPLICANT: CONTRACTOR Portland Pump Co.

USE GROUP: U CONSTRUCTION TYPE: CONSTRUCTION COST: \$3,000.00 PERMIT FEES: \$4200

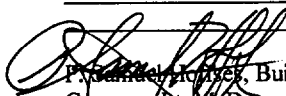
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1 *28 *38

- 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 and masonry.
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".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. 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
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. 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)
25. 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".
26. 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.
27. 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).
- *28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. 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).
31. 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)
32. Please read and implement the attached Land Use Zoning report requirements.
33. 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.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- *38. ~~Flammable & Combustible Liquid Storage & Piping Systems shall comply with Chapter 9 of the BOCA National Mechanical Code/1999 and STATE RULES & regulations~~


 Lawrence McDougall, Building Inspector
 CC: Lawrence McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, 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. (You Shall Call for Inspections)**

******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, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

APPLICATION FOR ABOVEGROUND STORAGE TANK PERMIT

NAME OF FACILITY: SEABREEZE PROPERTIES
LOCATION OF TANKS: 121 BISHOP ST PORTLAND, ME 04101
NAME AND ADDRESS OF OWNER: -NONE-

NAME OF CONTACT PERSON: John Kelly TEL. NO.: 775-3454
TYPE OF TANKS: VERTICAL HORIZONTAL DOUBLE WALL
NUMBER, CAPACITY, AND CONTENTS OF TANK(S): (1)-1000 GAL SINGLE WALL INSIDE CONCRETE DIKE

IS LIQUID UNDER PRESSURE? NO TANK APPROVED FOR ABOVEGROUND USE? YES
IS THIS A NEW FACILITY REPLACEMENT ADDITION?
DISTANCE FROM: 25' BUILDINGS 75' STREET NA OTHER TANKS
75' PROPERTY LINE NA PROPANE TANKS NA DISPENSING DEVICE(S)

ARE TANKS IN A FLOOD AREA? NO
INDIVIDUAL OR FIRM WHO WILL CONSTRUCT: PORTLAND PUMP COMPANY
TANK MANUFACTURER: HIGHLAND

SPCC PLAN ENGINEERED FOR FACILITY IS THERE OVERFILL PROTECTION? YES
IS THERE SPILL CONTROL PROTECTION? YES CAPACITY OF DIKE: 1,570 GALLONS
IS PIPING ABOVEGROUND BELOW GROUND?

IF BELOW GROUND PIPING: MUST MEET DEP REQUIREMENTS DOUBLE WALL
 CATHODICALLY PROTECTED LEAK DETECTION MONITORING OTHER
TANKS SECURED FROM TAMPERING? FENCED OTHER (DESCRIBE)

DISPENSING HOSE LENGTH: 12' (IF OVER 18' MUST BE RETRACTABLE)
ARE GROUNDS READILY ACCESSIBLE TO PUBLIC? NO
WHAT IS THE PROPOSED USE OF THIS FACILITY? COMMERCIAL - ON USE
TYPE AND SIZE OF EMERGENCY VENT:
TYPE, SIZE, AND HEIGHT OF NORMAL VENT: P/V 2" - 4'

FEE: \$15.00 (PAYABLE TO THE TREASURER OF STATE) FOR EACH STORAGE SITE

NOTE: THIS APPLICATION'S PERMIT IS SUBJECT TO COMPLIANCE WITH LOCAL ORDINANCES AND PERMISSION FOR INSTALLATION GRANTED BY LOCAL AND STATE AUTHORITIES WHEN REQUIRED. PERMITTED SUBJECT TO INSPECTION OF THE TANKS AND SURROUNDING PREMISES AS COMPLETED.

PLEASE PROVIDE DETAILED PLANS INCLUDING A CROSS-SECTIONAL VIEW, FRONT AND SIDE ELEVATIONS, AND A PLOT PLAN ADDRESSING THE ITEMS ON THE REVERSE SIDE: FACILITIES WITH AN AGGREGATE CAPACITY EXCEEDING 10,000 GALLONS SHALL PROVIDE DRAWINGS DESIGNED BY A PROFESSIONAL ENGINEER.

PERMIT TO BE MAILED TO:

NAME: DAVE CROXFORD COMPANY NAME: PORTLAND PUMP CO
ADDRESS: PO BOX 1120 SCARBOROUGH ME 04074
(Street, P.O. Box) (City/Town) (State) (Zip Code)

DO NOT WRITE BELOW THIS LINE

APPROVED: _____
DATE: _____
INSPECTED BY: _____

Post-it* Fax Note	7671	Date	2-22-95	# of pages	2
To	David	From	Paula		
Co./Dept.		Co	SFMO		
Phone #		Phone #	287-3473		
Fax #	853-1418	Fax #	287-5163		



State of Maine
Department of Public Safety

Date: 4/4/01

STATE FIRE MARSHAL'S OFFICE
Above Ground Storage

Site Permit

No. 3267

In accordance with the provisions of R.S., Title 25 Sec. 2441 as amended, permit is hereby granted for the installation fo flammable liquid storage at:

Location	Owner
SEABREEZE PROPERTIES	SEABREEZE PROPERTIES
121 BISHOP STREET PORTLAND, ME 04101	121 BISHOP STREET PORTLAND, ME 04101

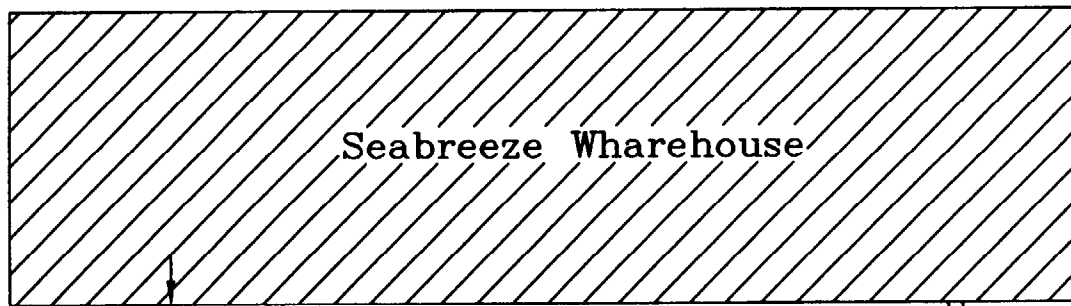
TankNumber:	Chamber:	Liquid Description:	Chamber Capacity:
1		GASOLINE-UNSPECIFIED	1000
Tank Total			1000
Site Total:			1000

Permit Fee: \$15.00

S.P.C.C. Plan is Required. Below Ground piping must meet D.E.P. requirements. For more information call 287-2651

121 BISHOP ST

Property Line



Seabreeze Warehouse

95'-1"

25'

Proposed Aboveground
1,000 gallon Tank



Entrance Ramp



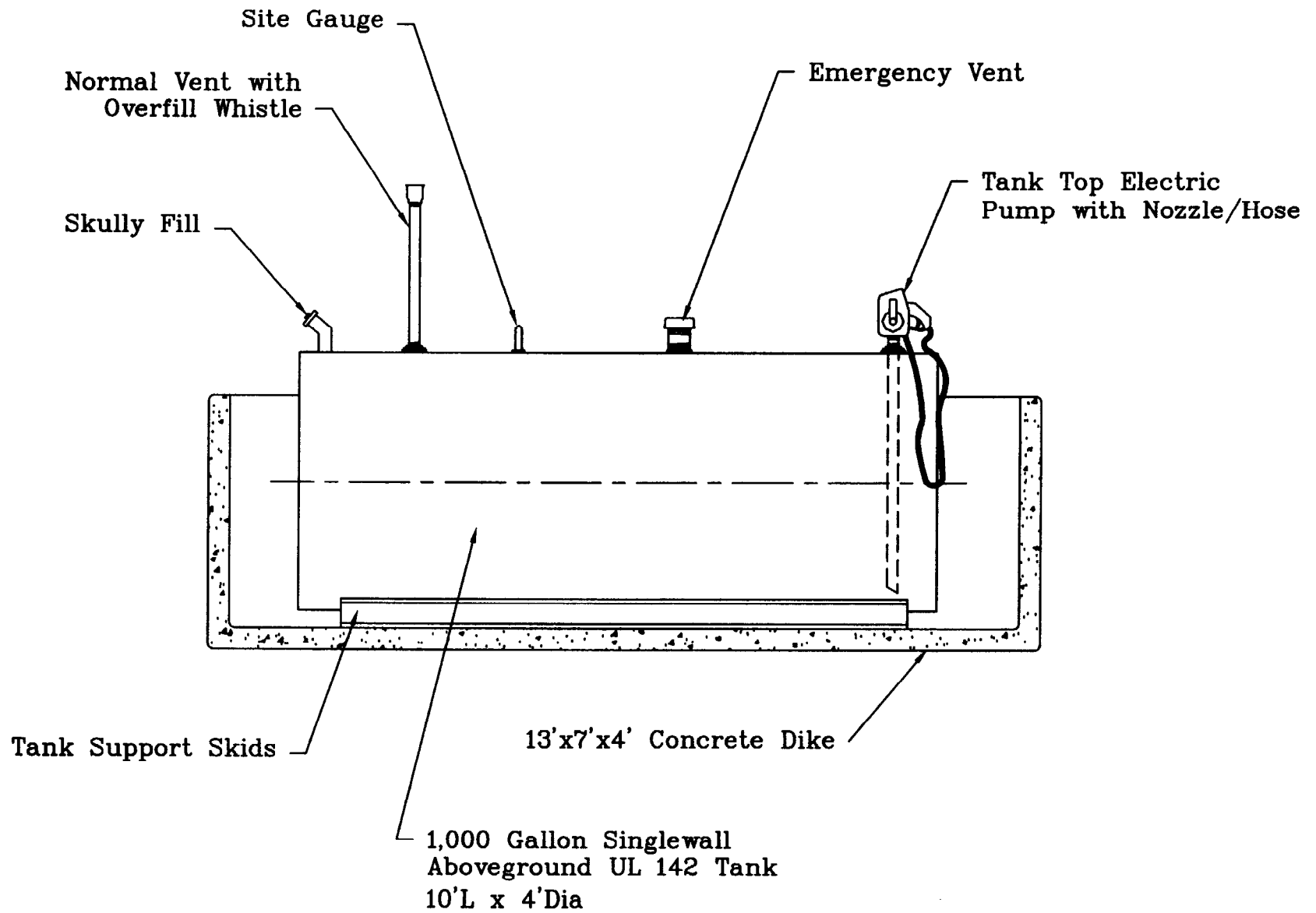
← Property Line (200')


Property Line (400') →

Property Line

19/MAR/01

PORTLAND PUMP COMPANY PETROLEUM SYSTEMS	
PROJ NO: 1438	JOB NO:
FORM NO: 01	SHEET NO: 1 OF 1
SCALE: AS SHOWN	DATE: 3/23/01
Proposed AG Fuel System Seabreeze Property Services	



 PORTLAND PUMP COMPANY Fuel System Specialists	
DES. NO.:	JOB NO.:
DATE BY: CV	QUANTITY: NO. OF L.
SCALE: 3/8" = 1'-0"	DATE:
Proposed Fuel System	