

Location of Construction: 621 Warren Ave.	Owner: Alfred J. Maxler	Phone: 773-5853	Permit No.: <b>990078</b>
Owner Address: P.O. Box 6681	Lessee/Buyer's Name: Alfred J. Maxler	Business Name: (blank)	<div style="border: 2px solid black; padding: 5px;"> <b>PERMIT ISSUED</b>  <b>FEB 1 1999</b>  <b>CITY OF PORTLAND</b> </div>
Contractor Name: Al Maxler	Address: P.O. Box 6681 Portland, Me 04101	Phone: 772-7144	
Past Use: Vacant Lot	Proposed Use: (blank)	COST OF WORK: \$ 27.90	PERMIT FEE: \$ 27.90
FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: _____ Type: _____	Zone: CBL: 296-A-006

Proposed Project Description:  Erect 2 signs: 30" x 36" 18" x 56"  Permit Taken By: MC	Signature: _____ Date: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Approved with Conditions: <input type="checkbox"/> Denied
Date Applied For: 12-8-98	

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

12-8-98

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

ALFRED J, WAXLER

JAN 21 1999

Mail:  
P.O. Box 6681  
04101

Phone (207) 773-5853  
Fax (207) 772-7554

PORTLAND, MAINE  
January 14, 1999

Gary C. Wood  
Corporation Counsel  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Re: Land Use Form 421 Warren Avenue Portland.

Dear Gary:

Sorry I missed your Tuesday call. However, in response to your concerns please note the following:

1. The signs are securely attached to the building studs with eight penny nails. This method used to fasten the signs is far superior to the fastening used to affix siding. This is normally done with one-inch aluminum nails. The possibility of sign failure is less than the possibility of siding failure.

2. Since, at the present time this is not an active business serving the public there is no necessity to have the normal business insurance in place. As soon as my Dealer plates are issued and the business is formally opened I will provide the appropriate business liability coverage to include signs.

Gary, To review this matter with you, in December of 1985, after I moved to Warren Avenue from Woodfords Corner I filed for my Dealer's licence both with the City and the State. This was for the year 1986. After filing with the State the City refused to sign my land use compliance form. The State SUSPENDED my right to dealer plates until the dispute with the City was resolved.

The City's refusal to sign the form was based upon the irrational assumption that I had created an illegal subdivision.

1. This argument was overturned by Judge Brennan in CV86-780 in 1996.

Gary C. Wood  
January 14, 1999  
Page 2.

2. I have reasonably complied with all of the City's requirements and after months of negotiation I still have not received the LAND USE FORM WITH THE CITY'S SIGNATURE. This is the crux of both CV- 85-105 and CV 91-1302.

Please forward the signed land use form here to me in Florida so that I may send all the completed documents necessary to reapply for my Dealer's Plates.

There has been a fourteen-year hiatus in this process since my plates were suspended. I don't know how the Dealer Registration Board will deal with this matter. This case is also before Judge Brennan under caption of CV 87-626

I appreciate your cooperation in this matter and I look forward to receiving this long sought after form, hopefully by return mail. I may my need the City's cooperation in future litigation to explain to the Dealer Registration Board why it took fourteen years to resolve a simple licencing issue.

Sincerely,



11065 2nd St. E.  
Treasure Island, Fl. 33706  
(727) 363-1455

AJW/bw

SECRETARY OF STATE  
BUREAU OF MOTOR VEHICLES  
STATE HOUSE STATION 29  
AUGUSTA, MAINE 04333

Alfred J. Waxler D/B/A AUTOLAND  
421 Warren Avenue  
Portland, Maine 04103

APPLICANT'S NAME AND ADDRESS  
MOTOR VEHICLE DEALER REGISTRATION

BUILDING CODE, ZONING AND LAND USE REGULATORY ORDINANCE CLEARANCE

Dear Sir:

As required by the Secretary of State, the above named applicant, at the location shown, is in compliance with all local building codes and land use regulatory ordinances as they pertain to a commercial building, a vehicle display area, and sale and service of vehicles and the display of a permanently mounted sign.

A local seller's license:

IS REQUIRED

(if required),

HAS BEEN ISSUED

IS NOT REQUIRED

WILL BE ISSUED

Signature: Margaret Schmuckel  
(Duly Authorized City/Town Official)

Zoning Administrator  
Title

1/27/99

TO BE NOTARIZED

STATE OF MAINE

County of Cumberland ss. January 27 19 99

Then personally appeared the above DULY AUTHORIZED CITY/TOWN OFFICIAL named Margaret Schmuckel and acknowledged the forgoing instrument under oath to be her free act and deed.

Before me Mary P. Davis  
Notary Public - Justice of Peace

Mary P. Davis, Notary Public  
State of Maine  
My Commission Expires 7/27/2003

SECRETARY OF STATE  
BUREAU OF MOTOR VEHICLES  
STATE HOUSE STATION 29  
AUGUSTA, MAINE 04333

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Before me Mary P. Davis  
Notary Public - Justice of Peace

Dealer 4  
REV. 8/90

My commission expires, Mary P. Davis, Notary Public  
State of Maine  
My Commission Expires 7/27/2003

SECRETARY OF STATE  
BUREAU OF MOTOR VEHICLES  
STATE HOUSE STATION 29  
AUGUSTA, MAINE 04333

File

Alfred J. Waxler D/B/A AUTOLAND  
421 Warren Avenue  
Portland, Maine 04103

APPLICANT'S NAME AND ADDRESS  
MOTOR VEHICLE DEALER REGISTRATION

BUILDING CODE, ZONING AND LAND USE REGULATORY ORDINANCE CLEARANCE

Dear Sir:

As required by the Secretary of State, the above named applicant, at the location shown, is in compliance with all local building codes and land use regulatory ordinances as they pertain to a commercial building, a vehicle display area, and sale and service of vehicles and the display of a permanently mounted sign.

A local seller's license:

IS REQUIRED

IS NOT REQUIRED

(if required),

HAS BEEN ISSUED

WILL BE ISSUED

296-4006

Signature: Margaret Schmuckal  
(Duly Authorized City/Town Official)

Zoning Administrator  
Title

1/27/99

TO BE NOTARIZED

STATE OF MAINE

County of Cumberland ss. January 27 1999

Then personally appeared the above DULY AUTHORIZED CITY/TOWN OFFICIAL named Margaret Schmuckal and acknowledged the forgoing instrument under oath to be her

free act and deed.

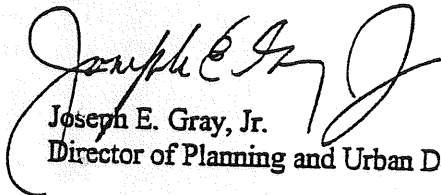
Before me Mary P. Davis  
Notary Public - Justice of Peace

My commission expires Mary P. Davis, Notary Public  
State of Maine  
My Commission Expires 7/27/2003

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff

Sincerely,



Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner  
✓ Sarah Hopkins, Senior Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Kathi Staples PE, City Engineer  
Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Jeff Tarling, City Arborist  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Mary Gresik, Building Permit Secretary  
Kathleen Brown, Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File



CITY OF PORTLAND

November 17, 1997

Al Waxler  
P O Box 6681  
Portland ME 04101

RE: Warren Avenue Automobile/Mobile Home Sales

Dear Mr. Waxler:

On November 13, 1997, the Portland Planning Authority granted minor site plan approval for the mobile home and automobile retail facility on Warren Avenue, with the following conditions:

1. That a note be added to the plan stating "that the development site will be paved and granite curbing will be installed along the property's frontage on Warren Avenue (to City of Portland standards) when and if a permanent structure is installed or constructed on site in the future."
2. That two trees be planted in the grass area. Appropriate trees are listed in the *City of Portland Technical Standards*.
3. That a four-foot bituminous sidewalk be installed along the property frontage connecting to the (east) abutter's driveway pavement and located five (5) feet south of the Warren Avenue r.o.w./property line.
4. That a note be added to the plan stating that "no more than twenty (20) cars, trucks, and/or mobile homes may be stored or exhibited on site. Any additional storage or exhibition of vehicles will require an amendment to the approved site plan."

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.



SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 421 Warren Ave ZONE: B-4

OWNER: Alfred J. Walker

APPLICANT: Same

ASSESSOR NO. 296-A-006

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT?  YES NO

MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES NO  DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

MORE THAN ONE SIGN? YES NO DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

SIGN ATTACHED TO BLDG.?  YES NO ← DIMENSIONS 30" X 36"

MORE THAN ONE SIGN?  YES NO ← DIMENSIONS 18" X 56"

7.50  
7

AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK \_\_\_\_\_

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: \_\_\_\_\_

See above.

\*\*\* TENANT BLDG. FRONTAGE (IN FEET): 140"

\*\*\* REQUIRED INFORMATION

AREA FOR COMPUTATION

**YOU SHALL PROVIDE:**

**A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.**

SIGNATURE OF APPLICANT: Alfred J. Walker DATE: 12/08/98

## INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

Applicants for a sign permit will be asked to submit the following information to the Code Enforcement Office:

1. Proof of insurance
2. Letter of permission from the owner
3. A sketch plan of lot, indicating location of buildings, driveways and any abutting streets or right of ways. Lengths of building frontages and street frontages should be noted. (see attached)
4. Indicate on the plan all existing and proposed signs
5. Computation of the following:
  - A) Sign area of each existing and proposed building sign
  - B) Sign area height and setback of each existing and proposed freestanding sign
6. A sketch of any proposed sign(s), indicating dimensions, materials, source of illumination and construction method (see attached).
7. Certificate of flammability required for awning/canopy at time of application.
8. UL # required for lighted signs at the time of application.

**Fee for permit - \$25.00 plus \$0.20 per square foot**

**Fee for awning based on cost of work - \$25.00 for the first \$1,000.00, \$5.00 for each additional \$1,000.00.**

**NOTE:** Once a sketch plan has been filed for a property, the code enforcement office will keep a record of the plan so that a new sketch plan will not be required for later changes to signage on the property. In such an instance, applicants will only be required to submit information applicable to the new sign.

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 421 Warren Ave ZONE: B-4

OWNER: Alfred J. Walter

APPLICANT: Same

ASSESSOR NO. 296-A-006

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT?  YES NO MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES NO  DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

MORE THAN ONE SIGN? YES NO DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

SIGN ATTACHED TO BLDG.?  YES NO  DIMENSIONS 30" x 36"

MORE THAN ONE SIGN?  YES NO  DIMENSIONS 18" x 56"

AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK \_\_\_\_\_

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? \_\_\_\_\_

7.50  
7  
14.50 ft

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: \_\_\_\_\_

See above.

\*\*\* TENANT BLDG. FRONTAGE (IN FEET): 140"

\*\*\* REQUIRED INFORMATION

AREA FOR COMPUTATION

YOU SHALL PROVIDE:

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: Alfred J. Walter DATE: 12/08/98

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

## CITY OF PORTLAND

Alfred J. Waxler  
P.O. Box 6681  
Portland, ME 04101

December 21, 1998

RE: 421 Warren Avenue - B-4 zone - 296-A-006

Dear Mr. Waxler,

I am in receipt of your application for two signs at the above named location. As mentioned to you when you applied for this permit, this office requires proof of insurance. We also need to see the particulars on how this sign is connected to your structure. Until we receive this additional information, your permit will be on hold. If the requested information is not submitted within six months from the date of application, your application will be discontinued.

Please note that I can not sign your State form for motor vehicle dealer registration until your property at that location is in compliance with all ordinances, including sign ordinances.

Very Truly Yours,

Marge Schmuckal  
Zoning Administrator

cc: file  
Corp. Council

*See Corp.  
Council Agreement*

RPPLST7A

CAMA Real Property System

12/02/98

RPP093

Parcel Id: 296 A 006 001 01/01 Acct: W1057899

10:52

Property Address 421 WARREN AVE COMMERCIAL

Owner Name1 WAXLER ALFRED J (l, f, i)

Name2

Address PO BOX 6681

City/State/Zip PORTLAND ME 04101

Building Data: Structure Type 000 Grade Identical Units 00

Entrance Code 1 Land Use 40 # of Units 1 Class Code C V

Route 2 Zone B4 Nbhd 207 District 2 Traffic 2

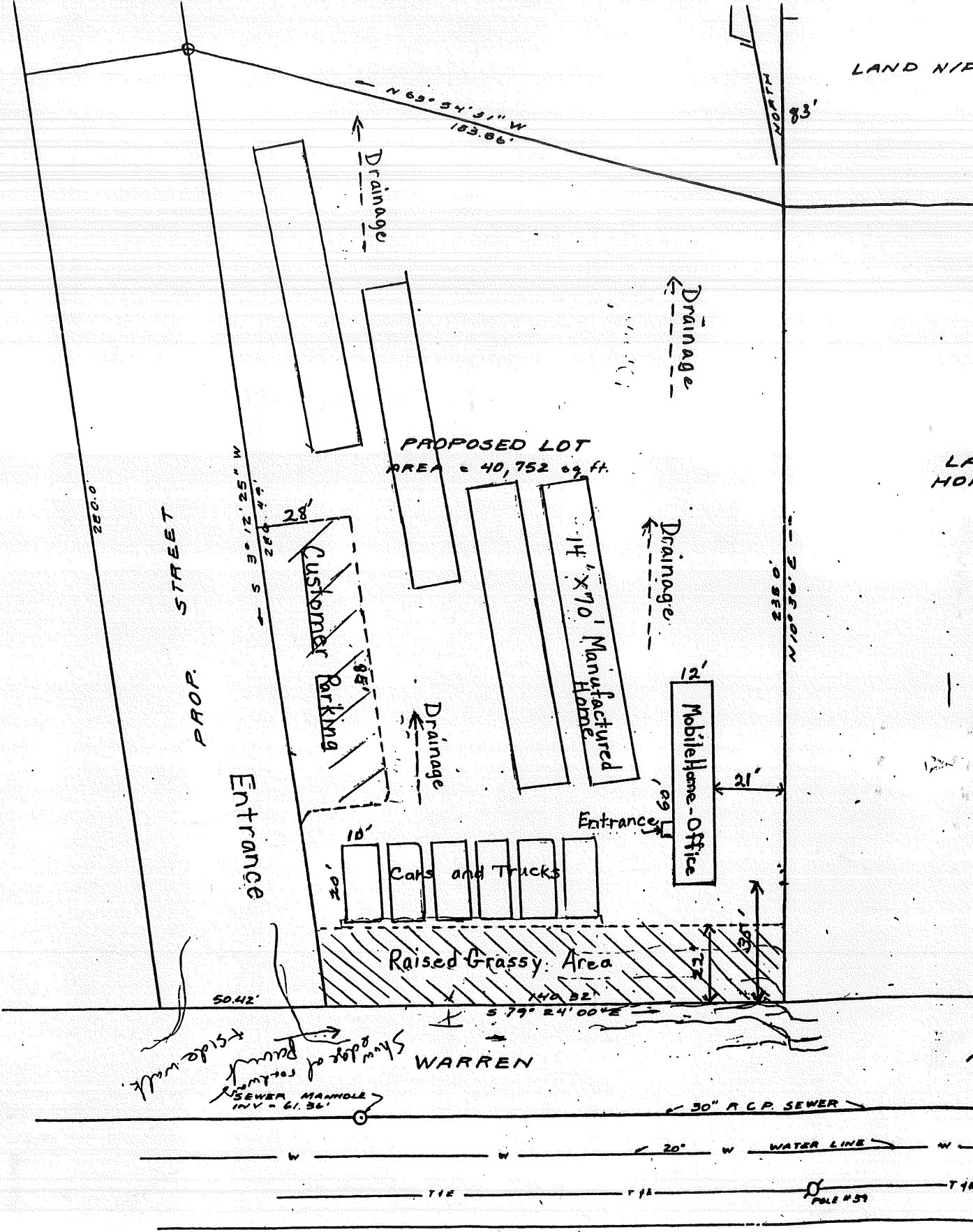
Desc 296-A-6 301-J-10 302-A -1 303-A-8-10 304-B-28 Utilities 2 3

305-D-1 WARREN AVE 411 -423 1619669 SF Total Sq Ft

Building Other Features Living Area 0

Line# Struct +/- Measure1 Measure2 Identical Units

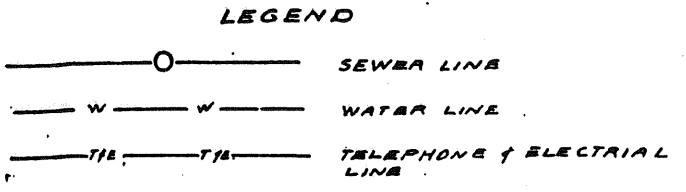
Next Screen [ ] Return [ ]



YOUR HOMES INC.  
 LAND N/E  
 243'  
 S 79° 24' E

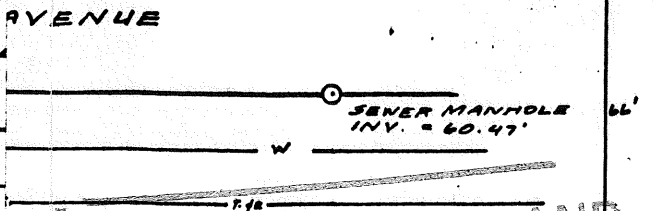
LAND N/E SUNRISE  
 LANE IMPROVEMENT CO.  
 HON

- REFERENCES
- 1985 PLAN BY E. C. JORDAN CO FOR SUNRISE HOME IMPROVEMENT CO.
  - 1979 PLAN BY E. C. JORDAN CO FOR GOODWILL OF MAINE.



9 EXHIBIT  
 Plaintiff's

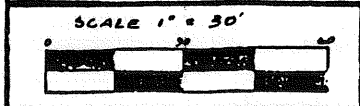
Handwritten notes:  
 Show slope of parking  
 Show slope of ramp  
 Show slope of driveway  
 SEWER MANHOLE  
 INV. = 61.36'



PLAN OF LAND  
 ON WARREN AVENUE  
 IN PORTLAND, MAINE

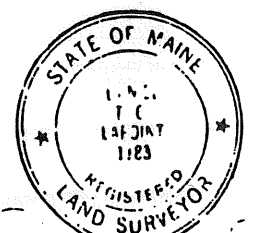
CITY OF PORTLAND  
 APPROVED SITE PLAN  
 SUBJECT TO DEPARTMENTAL  
 CONDITIONS  
 DATE OF APPROVAL 11/13/93

FOR  
 YOUR HOME INC.  
 PO BOX 6681  
 PORTLAND, MAINE 04101



FIELD BOOK PAGE

DATE DRAWN 11/12/1985



CITY OF PORTLAND, MAINE  
CORPORATION COUNSEL

To: Marge Schmuckal

From: Gary C. Wood

Date: 25 January, 1999

Re: Alfred Waxler

- For your info./review/comments
- For your approval/signature
- For your files
- Other \_\_\_\_\_

Comments: Please sign and send the State  
sign-off form for Al's MH Dealer license to Al  
in Florida. Send me a copy. Thanks.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





COMMENTS

2/14/00 Front signs appear to be installed per plan (10)

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

## BUILDING PERMIT REPORT

DATE: 1 Feb 1999 ADDRESS: 421 Warren Ave. CBL 296-A-1006  
REASON FOR PERMIT: To erect (2) signs 30" x 36" — 18" x 56"  
BUILDING OWNER: Alfred J. Warlick  
CONTRACTOR: \_\_\_\_\_  
PERMIT APPLICANT: \_\_\_\_\_  
USE GROUP Signage 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: X/

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
12. 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. The units must be operable from the inside without the use of special

knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. ( Section 1018.6 )

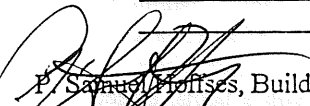
- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
- 14. All vertical openings shall be enclosed 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
- 15. 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
- 16. 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

- 17. 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
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. 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".
- 22. 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 to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 24. 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.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- 26. 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).
- 27. 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 )
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

\* 31. OK per Corp. Council agreement with Mr. Waxler

32. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
33. \_\_\_\_\_

  
P. Samuel Moises, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

**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): <u>421 Warren Ave</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>296</u> Block# <u>A</u> Lot# <u>006</u>	Owner: <u>A Fred Walker</u>	Telephone#: <u>573 35853</u>
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>25.00</u> Fee <u>\$14.5</u> + <u>\$2.90</u> = <u>\$17.90</u>
Proposed Project Description: (Please be as specific as possible) <u>Ext Signage</u> <u>2 SIGNS</u> <u>30" x 36"</u> <u>18" x 56"</u> <u>CITY</u>		
Contractor's Name, Address & Telephone <u>A Fred Walker P.O. Box 6681 04101</u>		Rec'd By: <u>[Signature]</u>
Current Use: <u>Factory Vacant lot</u>	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 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: <u>A Fred Walker</u>	Date: <u>12/08/98</u>
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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



Area 1