

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

Permit No: **951136**

**PERMIT ISSUED**  
 Permit Issued: **OCT 31 1995**  
**CITY OF PORTLAND**

Zone: **CBL: 296-E-1237**  
 Zoning Approval: *at - 10/26/95*  
**Special Zone or Reviews:**  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan  minor  mm

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

**CEO DISTRICT** 4

Location of Construction: 306 Warren Ave	Owner: Sanel Auto Parts	Phone:	Phone:
Owner Address: 306 Warren Ave	Leasee/Buyer's Name: Swedish Solutions	Business Name:	Phone:
Contractor Name: Offices/Whse	Address:	Phone:	Signature: <i>HHW7</i>
Past Use: Offices/Whse	Proposed Use: Auto Repair	COST OF WORK: \$ _____	PERMIT FEE: \$ 25.00
Proposed Project Description: Change Use	Signature: <i>HHW7</i> PEDESTRIAN ACTIVITIES DISTRICT (PADA) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Use Group: <i>S1</i> Type: <i>1B</i> Signature: <i>HHW7</i>	Date Applied For: 25 Oct 95

1. This permit application doesn't 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.

**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 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

PERMIT ISSUED WITH REQUIREMENTS  
PERMIT ISSUED WITH REQUIREMENTS

Swedish Solutions  
 306 Warren Ave  
 Portland, ME 04103

SIGNATURE OF APPLICANT *Alexander Liversidge* ADDRESS: \_\_\_\_\_ DATE: 25 October 1995 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

COMMENTS

met all requirements of ~~Code~~ Code 11/2/54

above w/out inspection

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

**BUILDING PERMIT REPORT**

**DATE:** October 31, 1995                      **ADDRESS:** 306 Warren Avenue

**REASON FOR PERMIT:** Change of use from office/warehouse to auto repair

**BUILDING OWNER:** Sanel Auto Parts      **APPLICANT:** Swedish Solutions

**CONTRACTOR:** \_\_\_\_\_                      **APPROVED:** SEE ITEMS 8 & 12

**CONDITIONS OF APPROVAL**

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 square feet.
- \*8. 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.
9. 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 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
  - a. In the immediate vicinity of bedrooms
  - b. In all bedrooms
  - c. 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.

10. 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 side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- \*\*12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.



P. Samuel Hoffses  
Chief, Inspection Services

of it, acid, alcohol and alcoholic beverages, ammonia, bleaching powders, bluing, chlorine, cleaning compounds or soaps, cellophane and celluloid, aniline/dye and dyestuff, oilcloth and linoleum, paint, varnish, shellac, japans, lacquers, putty, whiting, carbide, carbonic acid, carbonic ice, carbon black, caustic soda, creosote, hydrogen, oxygen, nitrogen, insecticides and fungicides, lampblack, nitrating of cotton or other products, peroxylin, potash, polishing compounds, serums, toxins, viruses or their culture, disinfectant, insecticide or poison, gasoline, petroleum or kerosene distillation, refining or derivation of by-products;

- h. Testing of internal combustion engines on open test stands;
- (3) Junkyards, scrap metal yards, automobile graveyards or metal reclamation as a principal use;
  - (4) Commercial scrap processing and recycling of paper, glass and cloth waste materials, and municipal and regional solid waste disposal facilities unless all processing activities, except loading operations, are carried out within an enclosed structure.
- (b) In an I-2 zone, day care facilities shall be permitted, provided that:
- (1) Proof of licensing with the Maine Department of Human Services is submitted to the city prior to issuance of a certificate of occupancy;
  - (2) Off-street parking shall be provided with one (1) parking space per employee, plus one (1) based on the number of employees required through state licensing for potential maximum capacity of such facility;
  - (3) Off-street loading shall be located in a safe location;
  - (4) There shall be an on-site outdoor play area with seventy-five (75) square feet per child; and
  - (5) The outdoor play area shall be fenced and screened with a landscaped buffer.
- (Code 1968, § 602.12.A; Ord. No. 334-76, §§ 2, 3, 7-7-76; Ord. No. 234-88, 2-1-88)

#### **Sec. 14-247. External effects.**

Any use established in an I-2 or I-2b zone after June 5, 1957, shall be so operated as to conform with the performance standards set forth herein. No use already established on that date shall be so altered or modified as to conflict with or, if already in conflict with, to further conflict with the performance standards established herein:

- (1) **Enclosed structure:** The use shall be operated within a completely enclosed structure, except for those customarily operated in open air.
- (2) **Noise:** Every use, except air-raid sirens or similar warning devices shall be so operated that the volume of sound inherently and recurrently generated, measured by a sound level meter and frequency weighting network (manufactured according to standards prescribed by the American Standards Association) at any boundary of lot upon which the use is located does not exceed seventy (70) decibels.

- (3) *Vibrations:* Any use or portions thereof creating intense earthshaking vibrations such as are created by heavy drop forges, or heavy hydraulic surges shall be controlled in such a manner as to prevent transmission beyond lot lines of vibrations, causing a displacement of .003 of one (1) inch measured at the property line by a vibrograph or comparable instrument.
- (4) *Glare, heat:* Any operation producing intense glare or heat shall be performed within an enclosed building in such manner as to be imperceptible from any point along the lot lines.
- (5) *Discharge of toxic or noxious matter:* No use shall for any period of time discharge across the boundaries of the lot wherein it is located, toxic or noxious matter in concentrations in excess of one-fourth of the maximum allowable concentrations set forth in Table 1, Industrial Hygiene Standards, Maximum Allowable Concentration, Chapter 5 of the "Air Pollution Abatement Manual," copyright 1951, by Manufacturing Chemists' Association, Inc., Washington, D.C., as subsequently amended or revised, which is hereby incorporated in and made a part of this section by reference.
- (6) *Emission of noxious, odorous matter:* The emission of noxious, odorous matter in such quantities as to be offensive at lot boundaries is prohibited. There is hereby established as a guide in determining such quantities of offensive odors Table III (Odor Thresholds) of Chapter 5 of the "Air Pollution Abatement Manual," copyright 1951, by Manufacturing Chemists' Association, Inc., Washington, D.C., as subsequently amended or revised which is hereby incorporated herein and made a part of this section by reference. For the purpose of this section, the smallest value shall apply in cases where multiple values are cited.
- (7) *Smoke:* The emission of any smoke from any source whatever shall not be permitted at a density greater than that density described as Number 3 of the Ringelmann Chart.
- (8) *Air pollution:* No emission of fly ash, dust, or other form of air pollution is permitted which can cause any damage to health, to animals or vegetation, or other forms of property or which can cause any excessive soiling at any point, and in no event any emission, from any chimney or otherwise, is permitted which is composed of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at any point.
- (9) *Discharge into sewerage system:* No discharge at any point into any private sewage disposal system or stream or into the ground of any materials in such a way or of such nature or temperature as to contaminate any water supply, or otherwise cause the emission of dangerous or objectionable elements, except in accordance with standards approved by the health authority. No accumulation of solid wastes conducive to the breeding of rodents or insects shall be permitted.
- (10) *Storage of vehicles:* Storage of more than ten (10) unregistered derelict automotive vehicles on the premises for more than sixty (60) days shall not be permitted. There

shall be no outside storage of tires or portions of tires unless all property boundaries are located more than five hundred (500) feet from the nearest residential zone or are separated from the nearest residential zone by a constructed street that has been accepted by the city. Any storage of tires or portions of tires that is located five hundred (500) feet or less from the nearest residential zone or is not separated from the nearest residential zone by a constructed street that has been accepted by the city shall be within a completely enclosed structure.

(Code 1968, § 602.12.B; Ord. No. 193A-93, § 2, 2-17-93)

**Sec. 14-248. Space and bulk.**

No building or structure shall be erected, altered, enlarged, rebuilt or used in an I-2 or I-2b zone which does not comply with the following requirements:

- (1) *Minimum side yards:*
  - a. *I-2 zone.* Principal buildings or structures and accessory buildings or structures: One (1) foot for each foot of height up to a maximum of twenty-five (25) feet except when the side line abuts a residence zone in which case they shall be a minimum of twenty-five (25) feet.
  - b. *I-2b zone.* Principal buildings or structures and accessory buildings or structures: None required except where the side line abuts a residence zone in which case they shall be twenty-five (25) feet.
- (2) *Minimum front yards:*
  - a. *I-2 zone.* Principal buildings or structures and accessory buildings or structures: Twenty-five (25) feet.
  - b. *I-2b zone.* Principal buildings or structures and accessory buildings or structures: None required.
- (3) *Maximum height:*
  - a. *I-2 zone.* Principal buildings or structures and accessory buildings or structures: Four (4) stories not to exceed forty-five (45) feet.
  - b. *I-2b zone.* Principal buildings or structures and accessory buildings or structures: Four (4) stories not to exceed forty-five (45) feet.
- (4) *Minimum rear yards:*
  - a. *I-2 zone.* Principal buildings or structures and accessory buildings or structures: One (1) foot for each foot of height up to a maximum of twenty-five (25) feet except when the rear line abuts a residence zone in which case they shall be a minimum of twenty-five (25) feet.
  - b. *I-2b zone.* Principal buildings or structures and accessory buildings or structures: None required except where the rear line abuts a residence zone in which case they shall be a minimum of twenty-five (25) feet.

- (5) *Minimum street frontage: Sixty (60) feet.*

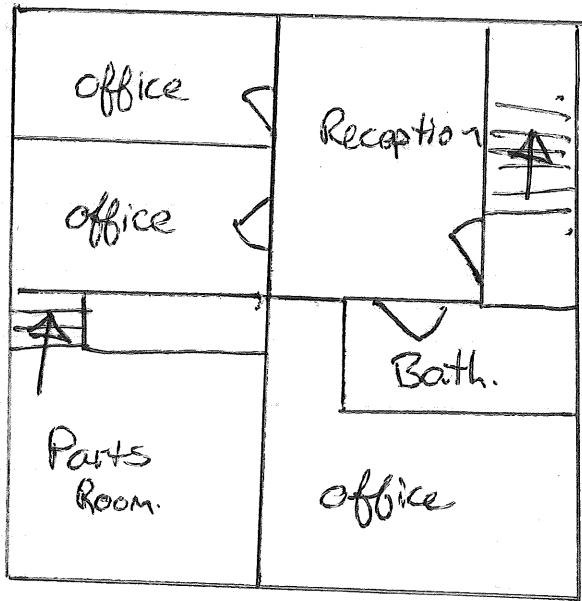
(Code 1968, § 602.12.C; Ord. No. 330-90, § 2, 5-7-90)

Swedish Solution  
306 Warren Ave.

First Floor



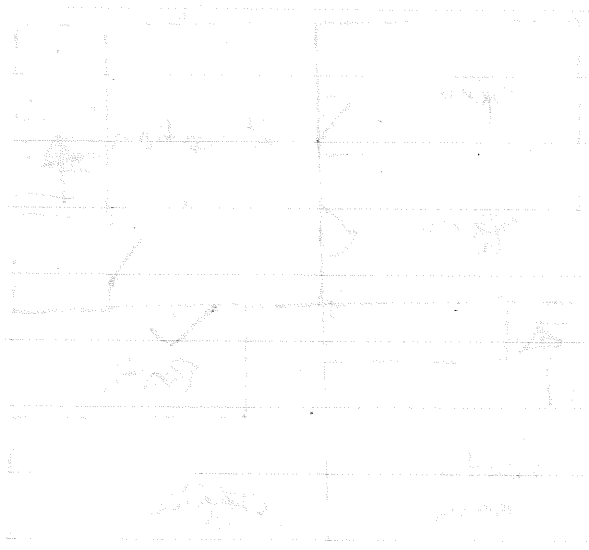
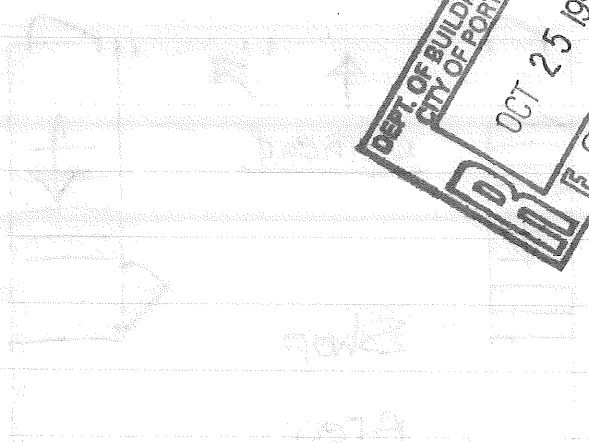
Second Floor



1100 Sq Ft.



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
OCT 25 1995  
RECEIVED



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