

Permit No: **9 80677**

PERMIT ISSUED

Permit Issued: **JUN 24 1998**

CITY OF PORTLAND

Zone: **2A** CBL: **303-A-011**

Zoning Approval: **303-A-011**

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj Minor Imm

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: **4/11/98**

CEO DISTRICT

Location of Construction: **401 Warren Ave** Owner: **Holmes, Peter** Phone: _____

Owner Address: _____ Lessee/Buyer's Name: **Halbout Auto Body** Phone: _____

Contractor Name: **Benchmark** Address: **650 Main St So. Portland, ME 04106** Phone: **874-2963**

Past Use: **Automotive body Shop**

Proposed Use: **Same**

COST OF WORK:
 \$ **90,000.00**

PERMIT FEE:
 \$ **470.00**

FIRE DEPT.: Approved Denied

INSPECTION:
 Use Group **SI** Type **2C**

Signature: **[Signature]** Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (PAD): Approved Approved with Conditions Denied

Signature: **[Signature]** Date: _____

Proposed Project Description:
Construct Addition (51 x 85)

Permit Taken By: **Mary Gressik** Date Applied For: **10 April 1998**

PERMIT ISSUED WITH REQUIREMENTS

- 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.

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: **Peter Feudtack** Date: **10 April 1998**

Address: _____ Phone: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: **White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector**

18 JULY 98 ON SITE AND WORK

27 JULY 98 BATTER BOARDS SETS-

30 JULY 98 - CHECKED FENCE HOLES. AT REQUEST OF MR. VANCE ATTORNEY - 4'x10'4" DEEP &

FILLED IN REST OK. A SITE WORK STARTED FOUNDATION HOLE dug,

4 AUG. 98 PLACING FORMS

25 AUG 98 FOUNDATION COMPLETED UNDERGROUND WORK DONE FENCE INSTALLED.

15 SEPT 98 INSPECTED ADDITIONAL FOUNDATION AND STAB IN

28 SEPT. 98 STEEL BEAMING ERCTED -

14 OCT 98 PROBLEMS WITH STEEL CONNECTIONS WITH OLD BLOCKS. - INSPECTION

NEW PAINT BOOTH

23 OCT 98 PLACING ROOF SHEETING

11 DEC-98 ON SITE WORK COMPLETED TALKED WITH OWNER TOLD HIM TO CALL THE

DEPT. REVIEW AND FOR APPROVAL SO A C.O.F.O. CAN BE ISSUED. WORK COMPLETE

16 DEC-98 - RECEIVED FAX FROM DEPT. REV. CO-ORD. OK TO ISSUE CERTIFICATE OF OCCUPANCY

Inspection Record
Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 401 Warren Ave 303-A-011

Issued to Peter Holmes

Date of Issue 16 December 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980671, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Automotive Body Shop
Use Group S1
Type 2C BOCA 1996

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

[Signature]
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



**STEELOX
SYSTEMS INC.**

5412 Courseview Drive, Suite 300
P.O. Box 8181
Mason, OH 45040-8181
513/573 5200

April 9, 1997

CERTIFICATION

This is to certify that STEELOX SYSTEMS, INC., an AISC/MB Quality Certified Manufacturer, with our design office in Mason, Ohio and manufacturing plant in WCH, Ohio, USA, has designed the buildings and components described below to meet the loads indicated in accordance with the order documents.

Size and Type: RFCG: 85'-0" Wide x 51'-8" Long x 14'-2 1/4" Eave Height
span @ 85'-0", 3 bays @ 21'-4"/ 12'-0"/ 18'-4", 1/12 slope

Order Number: E6668

Date of Order: March 20, 1997

Builder: Benchmark

Owner: Harbour Auto Body

Location: Portland, Maine

End Use: Auto Body Shop

Design Basis:

Roof Live Load	= 50 psf
Roof Dead Load	= 2.2 psf (sheeting, framing) ✓
Roof Snow Load (C _s = 1.0)	= 50 psf ✓
Ground Snow Load	= 50 psf ✓
Wind Load	= 90 mph, EXP. 'B' ✓
Wind Importance Factor	= 1.10
Collateral Load	= 3 psf (lighting, ductwork)
Seismic Criteria	= A _a = 0.12, A _v = 0.12 ✗
Seismic Importance Factor	= 1.0

Load combinations and wind application in accordance with the 1996 edition of the Building Officials and Code Administrators, Inc. building code.

Design Standards: AISC 9th Edition
AISI 1989 Edition

Outside Suppliers: None.

Signed,

James C. Rovito

James C. Rovito, P.E.

STEELOX SYSTEMS, INC.

This certification is not a warranty. In no event shall STEELOX SYSTEMS INC. have any liability whether direct or derivative with respect to any commercial loss, claim for labor, or consequential damage of any type, whether such claims be based in contract, tort, warranty, strict liability or otherwise on account of this certification. STEELOX SYSTEMS INC.'s liability with respect to errors, misstatements or otherwise arising out of the delivery of this certification is limited to repair or replacement of those portions of the building referred to by this certificate to which such errors or misstatements apply, or to allow credit therefore at STEELOX SYSTEMS INC.'s option.

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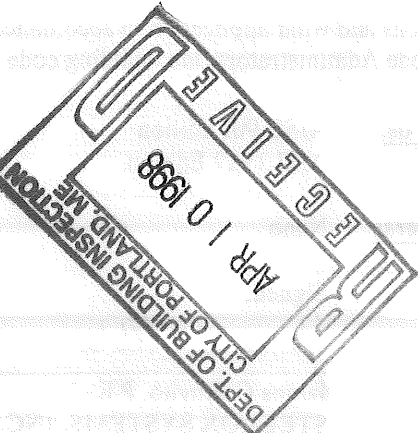
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CITY OF
PORTLAND

2 SETS

BUILDING PERMIT REPORT

DATE: 6/23/98 ADDRESS: 461 W. Iron Ave (303-A-011)
REASON FOR PERMIT: renovation addition 85'x51'
BUILDING OWNER: Peter Hendrick
CONTRACTOR: Benchmark
PERMIT APPLICANT: Peter Hendrick
USE GROUP S-1 BOCA 1996 CONSTRUCTION TYPE 2C Steel/Box System

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *6, *17, *18, *19, *20, *24, *27, *29, *30, *31, *32

- *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)
3. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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).
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".
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

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, 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)

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.

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.

X 24.

All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

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).

X 27.

Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

28.

Please read and implement the attached Land Use-Zoning report requirements.

X 29.

ALL SITE plan requirements must be completed before a certificate of occupancy can or will be issued.

X 30.

Door alarm east side of bldg.

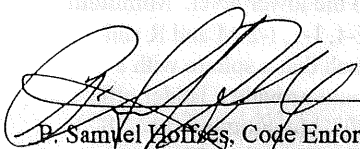
X 31

A list of all sub-contractors must be submitted to this office as soon as possible.

X 32

Your submitted plans does not have a wall or roof plan, Please submit these before work begins.

32.



P. Samuel Hoffes, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

CITY OF PORTLAND, MAINE
PLANNING BOARD

John Carroll, Chair
Jaimey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Deborah Krichels
Erin Rodriguez
Mark Malone

April 21, 1998

Peter Holmes
Harbour Auto Body
401 Warren Avenue
Portland ME 04103

RE: Rand Road - Sunrise Business Park

Dear Mr. Holmes:

On April 14, 1998, the Portland Planning Board voted unanimously (7-0) to approve the site plan for the Sunrise Business Park. The approval was granted for the project with the following conditions:

- i. That prior to issuance of a building permit, the applicant submit for staff review additional stormwater analysis information and details as contained in the memo from Jim Wendel dated April 6, 1998.
- ii. That prior to issuance of a building permit, the applicant submit written permission from the Portland Water District to build within the PWD easement and/or to change the easement.
- iii. That prior to issuance of a building permit, the applicant submit permission from the Portland Terminal RR Company or other legal authority to outlet stormwater onto their property.

Furthermore, the Planning Board voted (5-2) to grant the waiver for curb and sidewalks along the property frontage for two years. However, the applicant is required to place an additional \$2,500 in a performance guarantee for the construction of a bituminous sidewalk along the property frontage only. This sidewalk will be constructed by the applicant within two years of Planning Board approval.

The approval is based on the submitted site plan and the findings related to site plan review standards, as contained in Planning Report #12-98, which is attached.

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


1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

2. 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. Requests to extend approvals must be received before the expiration date.
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.)

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 is 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,



John Carroll, Chair
Portland Planning Board

Enclosure

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
✓ P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
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, MAINE

PLANNING BOARD

John H. Carroll, Chair
Jaimey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Deborah Krichels
Erin Rodriguez
Mark Malone

303-A-011
June 16, 1998

Peter Holmes
Harbour Auto Body
401 Warren Avenue
Portland ME 04103

re: 401 Warren Avenue, Building Addition

Dear Mr. Holmes:

On June 9, 1998, the Portland Planning Board voted unanimously 6-0 (Rodriguez absent) to approve the site plan for a 3,731 sq. ft. building addition at 401 Warren Avenue. The approval was granted for the project with the following conditions:

- that the existing stockade fence be placed on the applicant's property and be repaired and maintained as needed and that the site plan be revised to show the existing height of the fence, not to exceed more than eight feet.
- that the lighting catalogue cuts be submitted to be reviewed and approved by staff.
- that door 6 be relocated from the east side, not to face the Vance's side and that door 8 be permanently bolted or removed, so that no doors will be open on the east side of the building or on the south side of the addition on the east side of the property, and
- that all man doors be fitted with door alarms.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #28-98, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. 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. Requests to extend approvals must be received before the expiration date.

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 is 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,



John Carroll, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
— Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
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William Bray, Deputy Director of Public Works
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Natalie Burns, Associate Corporation Counsel
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Approval Letter File