

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: 01-0796	Issue Date: JUL 13 2001	CBL: 303 C001001
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Location of Construction: 3 Newcomb St	Owner Name: Bennett John H	Owner Address: 77 Middle St	Phone: 799-6322
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Demolitions	Zone: B-4

Past Use: Vacant Auto Shop: 2 Months	Proposed Use: Demo Existing Building. Call John at 799-6322 When Ready.	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Demo. Existing Building.	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: cih	Date Applied For: 07/03/2001	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>7/12/01</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:
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*Permit issued
with conditions
Beside road.*

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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: #3 NBUCOM ST. PORTLAND

Total Square Footage of Proposed Structure	Square Footage of Lot <u>13,373</u>
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Tax Assessor's Chart, Block & Lot Chart# <u>303</u> Block# <u>C</u> Lot# <u>1</u>	Owner: <u>JOHN BENNETT</u>	Telephone: <u>N 7796322</u> <u>V 8544821</u>
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>JOHN BENNETT</u> <u>77 MIDDLE ST WESTBROOK</u> <u>V 7796322 48544821</u>	Cost Of Work: \$ <u>1000</u> Fee: \$ <u>30</u>
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Current use: VACANT

If the location is currently vacant, what was prior use: AUTO SHOP

Approximately how long has it been vacant: 2 MONTHS

Proposed use: DEMOLITION TO REPLACE

Project description: DEMOLISH BUILDING + REMOVE DEBRIS TO BUILD NEW SHOP

Contractor's name, address & telephone: JOHN BENNETT

Who should we contact when the permit is ready: JOHN BENNETT

Mailing address: 77 MIDDLE ST WESTBROOK 04092
Phone: 8544821
7796322

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>7/3/01</u>
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This is not a permit, you may not commence ANY work until the permit is issued

**City of Portland
Inspection Services Division
Demolition Call List**

Site Address: #3 NEWCOMB ST
Structure Type: GAZABE

Owner: JOHN BENNETT
Contractor: JOHN BENNETT

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>DISSEMINATION</u>	<u>CONTACT NAME/DATE</u>
✓ Central Maine Power	1-800-750-4000	✓	<u>4/17/01 WANDA/DAVID FOSS</u>
✓ VERIZON NYNEX	1-800-241-9900 878-7000		<u>4/18/01 CATHARIN # 641</u>
✓ Northern Utilities	797-8002 X6241		<u>4/17/01 CAROLINA SMALL</u>
Portland Water District	761-8310		<u>4/18/01 GORDON SHOEMAKE</u>
✓ Public Cable Co.	775-3431 X257		<u>4/17/01 LARRY LAUZON</u>
Dig Safe***	1-888-344-7233		<u>5/1/01 CATHY 20011805929 CONF #</u>

*** (After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
✓ DPW/Sewer Division (J. DiPaolo)	874-8300 X8467	<u>4/17/01 CAROL MERRITT</u>
✓ DPW/Traffic Division (K. Doughty)	874-8300 X8437	<u>4/17/01 LUCY COPE</u>
✓ DPW/Forestry Division (J. Tarling)	874-8300 X8389	<u>4/17/01 JEFF TARLING</u>
✓ DPW/Sealed Drain Permit (C. Merritt)	874-8300 X8822	<u>4/17/01 CAROL MERRITT</u>
Building Inspections (insp required)	874-8300 X8703	
✓ Historic Preservation	874-8300 X8726	<u>4/18/01 DEBBY HARRIS</u>
Fire Dispatcher	874-8300 X8676	<u>4/18/01 ASP DOUGHTY</u> (CALL DAY OF WORK ALSO)

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>5/1/01 ED ANTZ</u>

U.S. EPA Region I - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: [Signature] DATE: _____

BUILDING PERMIT REPORT

DATE: 5 July 2001 ADDRESS: 3 Newcomb ST- CBL: 303-C-001

REASON FOR PERMIT: Demo. Existing Building

BUILDING OWNER: John H. Bennett

PERMIT APPLICANT: /CONTRACTOR SAO

USE GROUP: CONSTRUCTION TYPE: CONSTRUCTION COST: \$1000 PERMIT FEES \$30.00

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/ 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 1/2" 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.

7/3/01

- 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 13 & 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).

*I would advise to wait prior to Demolish
 of this structure until your site plan
 for the New structure has been
 Approved*

Demol. shall comply with section 114.0 with city amendments.

Samuel Moffet, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

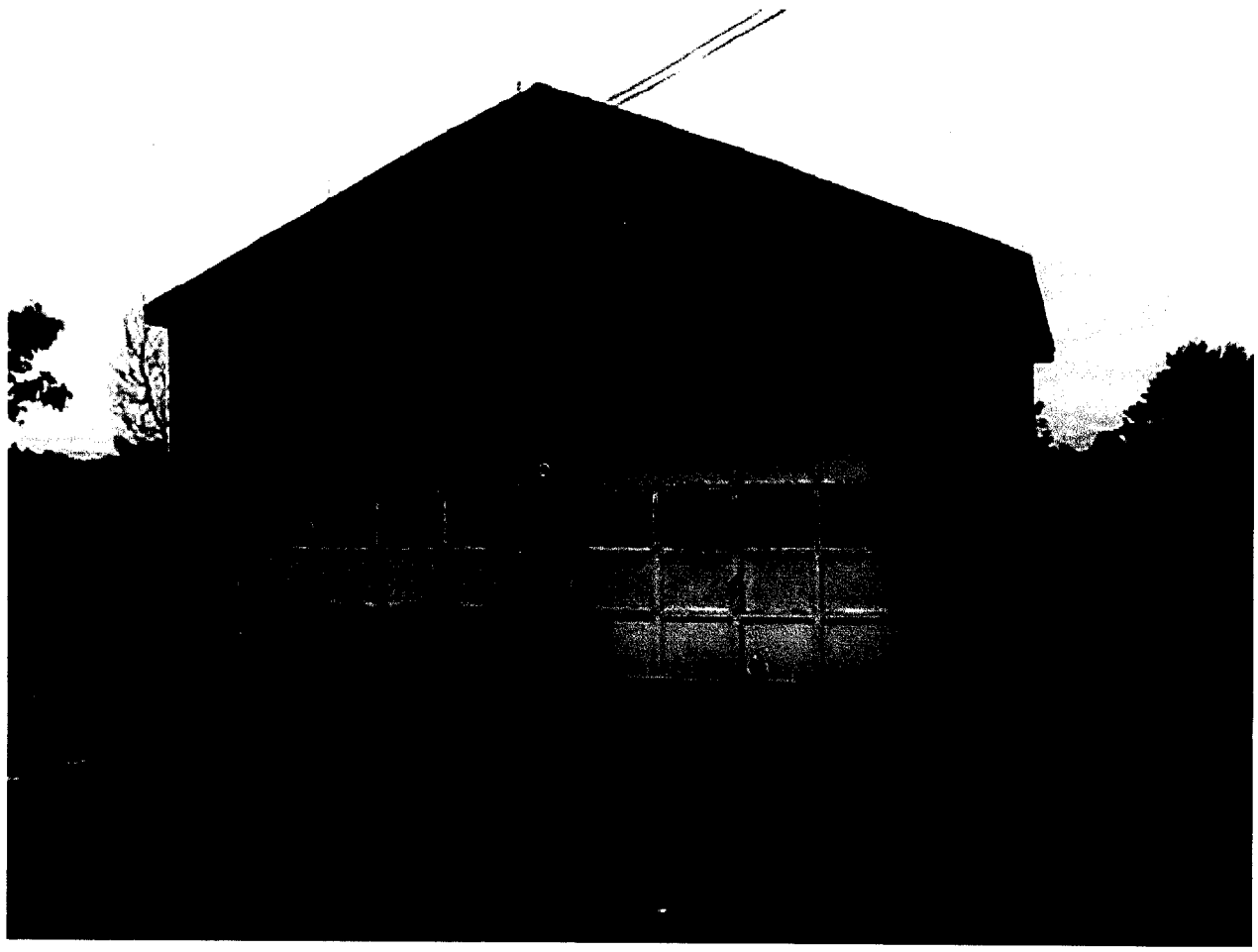
****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****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**

3 Newcomb St.



From: Marge Schmuckal
To: Penny Littell
Date: Fri, Apr 20, 2001 9:04 AM
Subject: Re: appalachia

Oh Yes, Thanks for reminding me. I talked to Sam on this. There are no requirements that they put plumbing in. If he has approval to use the bathroom in the house next door, that would suffice. If he had more than one employee working for him that might start stretching the regs and he then might be required to put in plumbing facilities. This "non-requirement" is put in place to handle situations such as those little photo drop off places and the little drive-up bank tellers. You know what is interesting tho???? This morning on my drive in, I was listening to Aaron Copland's "Appalachia Spring". Do you think there is some sort of tie-in there?

>>> Penny Littell 04/20 8:39 AM >>>
any word on plumbing requirements?

*Sam - We need to
talk about this
issue P.L.
8430*