

Location of Construction: 352 Warren Ave		Owner: Animal Emergency Clinic		Phone:		Permit No 960538 <div style="border: 1px solid black; padding: 5px; margin: 5px;"> PERMIT ISSUED JUN 13 1996 CITY OF PORTLAND </div>
Owner Address:		Leasee/Buyer's Name:		Business Name:		
Contractor Name: Maine State Builders		Address: 245 Warren Ave Ptd, ME 04103		Phone: 773-5504		Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px;"> PERMIT ISSUED JUN 13 1996 CITY OF PORTLAND </div>
Past Use: Prof Condo (Office) XXXXXXXXXX		Proposed Use: Prof Condo (Vet Clinic) Same		COST OF WORK: \$ 35,000.00 PERMIT FEE: \$ 200.00		
Proposed Project Description: Change Use/Make Interior Renovations		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>PEDESTRIAN</i> Signature: <i>[Signature]</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: Mary Gresik		Date Applied For: 10 June 1996		Zone: CBL: 303-G-001 Zoning Approval: <i>[Signature]</i> 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 major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		
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..				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		
<div style="text-align: center;"> PERMIT ISSUED WITH REQUIREMENTS PERMIT ISSUED WITH REQUIREMENTS CERTIFICATION </div> <p>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</p>				Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review		
SIGNATURE OF APPLICANT <i>[Signature]</i> Bill Skoolicas				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <i>6/10/96</i>		
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector				CEO DISTRICT 4 <i>K. Carroll</i>		

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		COST OF WORK: \$ 35,000.00		INSPECTION: Use Group: B Type: 57A	
Proposed Project Description: Change Use/Make Interior Renovations		Signature: [Signature]		Signature: [Signature]	
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE					
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Permit No: 960538

PERMIT ISSUED
JUN 13 1996
CITY OF PORTLAND

Zone: CBL: 303-G-001

Zoning Approval:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan
☐ minor ☐ mm ☐

Special Zone or Reviews:
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Zoning Appeal
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Historic Preservation
☐ Approved
☐ Approved with Conditions
☐ Denied

Action:
Date: 10 June 1996

CEO DISTRICT
4

303-G-001

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 352 Warren Ave

Issued to Animal Emergency Clinic

Date of Issue 09 October 1996

This is to certify that the building, premises, or part thereof, built — altered — changed as to use under Building Permit No. 960538, 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

APPROVED OCCUPANCY

Ground Floor

Phase I
Vet Clinic

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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.

BUILDING PERMIT REPORT

DATE: 12/June/96 ADDRESS: 352 Warren Ave.
 REASON FOR PERMIT: Change Use/make interior renovations
 BUILDING OWNER: Animal Eng. Clinic
 CONTRACTOR: MADE STATE Bldg APPROVED: K8 K12 K13
 PERMIT APPLICANT: _____ DENIED: K14 K15

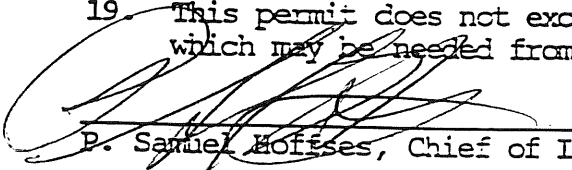
CONDITION OF APPROVAL OR DENIAL

1. 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. Precaution 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 sq. 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 (508 mm), and a minimum net clear opening of 5.7 sq. 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 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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 & 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.
- *12. 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/1993)
- X 13. ~~Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.~~
- X 14. Headroom in habitable space is a minimum of 7'6".
- X 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 or 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 of Inspection Services

/el 3/16/95

C.G. LT. Mc Dougall PFD.



MAINE STATE BUILDERS, INC.
245 WARREN AVENUE, PORTLAND, MAINE 04103

the quiet builder
since 1953

July 8, 1996

P. Samuel Hoffses, Chief of Inspection Services
Portland City Hall
389 Congress Street
Portland, Maine 04101

Dear Mr. Hoffses:

Subject: STAIR CONSTRUCTION
ANIMAL EMERGENCY CLINIC
352 WARREN AVENUE
BUILDING PERMIT #960538

This letter is to follow-up our recent telephone conversation regarding the stair construction for the Animal Emergency Clinic renovations referenced above.

As discussed, it is impossible to construct a stair with an 11" minimum tread and 7" maximum rise in the available space without substantially violating the minimum headroom standard for stairways. Although we have modified our original plan by extending the length of the stairwell, a steel main support beam limits the length of the stair run due to headroom considerations.

In keeping with your request for us to maximize the tread dimension, it is possible to provide an increased tread depth of over 10" if we maintain the existing stairway riser dimension of 7-1/2". This will result in a tread dimension of about 11" when the overhang of the nosing is taken into account.

Thank you for your consideration of this matter.

Sincerely,

William S. Skoolicas
President

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical code and the following specification:

Date 1/6/97

LOCATION: 352 Warren Ave

Permit # _____

OWNER Allen Potthoff

ADDRESS _____

								TOTAL EACH FEE	
OUTLETS									
	20	Receptacles	5	Switches		Smoke Detector		25	.20 5
FIXTURES		(number of)							
		incandescent	20	fluorescent				20	.20 4
		fluorescent strip							.20
SERVICES									
		Overhead				TTL AMPSTO	800		15.00
		Underground					800		15.00
TEMPORARY SERV.									
		Overhead				AMPS OVER	800		25.00
		Underground					800		25.00
METERS		(number of)							1.00
MOTORS		(number of)							2.00
RESID/COM		Electric units							1.00
HEATING		oil/gas units							5.00
APPLIANCES		Ranges		Cook Tops		Wall Ovens			2.00
		Water heaters		Fans	1	Dryers	1		2.00 2
		Dishwasher		Compactors		Others (denote)			2.00
Disposals									3.00
MISC. (number of)		Air Cond/win							3.00
	1	Air Cond/cent					1	10.00	10
		Signs							5.00
		Pools							10.00
		Alarms/res							5.00
		Alarms/com							15.00
		Heavy Duty							2.00
		Outlets							
		Circus/Carnv							25.00
		Alterations							5.00
		Fire Repairs							15.00
		E Lights							1.00
		E Generators							20.00
		Panels							4.00
TRANSFORMER		0-25 Kva							5.00
	1	25-200 Kva					1	8.00	8
		Over 200 Kva							10.00
TOTAL AMOUNT DUE									88 29
MINIMUM FEE/COMMERCIAL 35.00								25.00	

INSPECTION:

Will be ready _____

or will call X

CONTRACTORS NAME C/W Elect

ADDRESS 24 Orchard Rd- Gorham

TELEPHONE 839 8317

MASTER LICENSE No. Gregory Cushman #14053

LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR

Gregory S. Cushman

Per # 823-8927

Permit Number _____

Location _____

Owner _____

Date of Permit _____

Final Inspection 6/6/97

By Inspector James

PROGRESS INSPECTIONS:

124/917 (Claring)
6/6/02 (Pewar)

DATE: | REMARKS:

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	OUTLET	1	EA	1.00	1.00
2	HOWEY DRY	1	EA	1.00	1.00
3	PLASTER	1	EA	1.00	1.00
4	ALUMINUM	1	EA	1.00	1.00
5	BRASS	1	EA	1.00	1.00
6	COILS	1	EA	1.00	1.00
7	AIR CONDENS	1	EA	1.00	1.00
8	WATER PUMP	1	EA	1.00	1.00
9	WATER PUMP	1	EA	1.00	1.00
10	COMPRESSOR	1	EA	1.00	1.00
11	DRYER	1	EA	1.00	1.00
12	WATER PUMP	1	EA	1.00	1.00
13	WATER PUMP	1	EA	1.00	1.00
14	WATER PUMP	1	EA	1.00	1.00
15	WATER PUMP	1	EA	1.00	1.00
16	WATER PUMP	1	EA	1.00	1.00
17	WATER PUMP	1	EA	1.00	1.00
18	WATER PUMP	1	EA	1.00	1.00
19	WATER PUMP	1	EA	1.00	1.00
20	WATER PUMP	1	EA	1.00	1.00
21	WATER PUMP	1	EA	1.00	1.00
22	WATER PUMP	1	EA	1.00	1.00
23	WATER PUMP	1	EA	1.00	1.00
24	WATER PUMP	1	EA	1.00	1.00
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44	WATER PUMP	1	EA	1.00	1.00
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46	WATER PUMP	1	EA	1.00	1.00
47	WATER PUMP	1	EA	1.00	1.00
48	WATER PUMP	1	EA	1.00	1.00
49	WATER PUMP	1	EA	1.00	1.00
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57	WATER PUMP	1	EA	1.00	1.00
58	WATER PUMP	1	EA	1.00	1.00
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64	WATER PUMP	1	EA	1.00	1.00
65	WATER PUMP	1	EA	1.00	1.00
66	WATER PUMP	1	EA	1.00	1.00
67	WATER PUMP	1	EA	1.00	1.00
68	WATER PUMP	1	EA	1.00	1.00
69	WATER PUMP	1	EA		