

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that \* 410 RIVERSIDE ST LLC

Located At 410 RIVERSIDE ST

Job ID: 2011-04-761-ALTCOMM

CBL: 320 - - A - 002 - 001 - - - -

has permission to Amend permit UI# 10-0525 to Change Location of the 12'x24' tank storage area provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

*[Signature]*  
Fire Prevention Officer

*[Signature]* 5/3/11  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

*OK to close +  
SCAN  
NLA*

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Foundation/Rebar
  2. Final at completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-04-761-ALTCOMM

Located At: 410 RIVERSIDE

CBL: 320 - - A - 002 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. The original application (#10-0525) included a 12' x 24' covered storage area for three flammable gas storage tanks. The purpose of this permit is to relocate the same storage area closer to the building.

### **Fire**

1. Installation shall comply with City Code Chapter 10.

### **Building**

1. All previous conditions apply.





# General 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: <u>410 Riverside / 57 Ingersoll Dr. 04103</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>320</u> Block# <u>A</u> Lot# <u>2</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Bir Gas East Inc</u> Address <u>17 Northwestern Dr.</u> City, State & Zip <u>Salem NH, 03079</u>	Telephone: <u>603.401.0234</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>410 Riverside LLC</u> Address <u>70 Ingersoll Dr.</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Commercial</u> Number of Residential Units _____ If vacant, what was the previous use? <u>off/warehouse</u> Proposed Specific use: <u>office production</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Amend location of Gas Storage Structure on site</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>John Ossie</u> Telephone: <u>329-6499</u> Mailing address: <u>141 Preble St. Portland ME 04103 (EMK ADD)</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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.

RECEIVED  
APR 8 2011  
Dept. of Building Inspections  
City of Portland

Signature: John Ossie Date: 04-08-2011

This is not a permit; you may not commence ANY work until the permit is issued

original permit 10-0521-12'x24' covered storage area flammable gas cylinders

**Job Summary Report**  
**Job ID: 2011-04-761-ALTCOMM**

Report generated on Apr 8, 2011 11:46:38 AM

Page 1

<b>Job Type:</b>	Adds/Alter Commercial	<b>Job Description:</b>	310 Riverside Air Gas	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	Initiate Plan Review	<b>Pin Value:</b>	1085	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>		<b>Square Footage:</b>			
<b>Related Parties:</b>		* 410 RIVERSIDE ST LLC		<i>Property Owner</i>	
		FMC CADD - John Ossk		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
Job Valuation Fees	\$30.00		\$30.00						\$30.00

**Location ID: 34520**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
R17390	320 A 002 001		M				-70.328422	43.691175

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				17 Northwestern DRIVE

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
WAREHOUSE & STORAGE		INDUSTRIAL-MODERATE IMPCT					DISTRICT 8	RIVERSIDE

**Structure Details**

**Structure: Office/ Production & Distribution Airgas**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Industrial Building	0			17 Northwestern DRIVE

**Longitude Latitude GIS X GIS Y GIS Z GIS Reference**

**User Defined Property Value**

**Permit #: 20112561**

**Permit Data**





# Application for Administrative Authorization

Portland, Maine

# 19-6990041

Planning and Urban Development Department, Planning Division

320 A002

PROJECT NAME: LPG Gas Storage & Dispensing Facility

PROJECT ADDRESS: 40 Riverside Portland, ME CHART/BLOCK/LOT: 327 Lot 4, 5

APPLICATION FEE IS \$50: 40 Riverside PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

Amend existing permit to move gas cylinder storage shed to new location on site

### CONTACT INFORMATION:

#### OWNER/APPLICANT

Name: Adam Beck - Principal

Address: WPGA North

17 Northwestern Dr. Salem NH

Zip Code: 03079

Work #: 603-401-0234

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

E-mail: \_\_\_\_\_

#### CONSULTANT/AGENT

Name: FMC CADDO Juh. Orris

Address: 75 Bishop St.

Portland, ME

Zip Code: 04103

Work #: 870-2511

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

E-mail: \_\_\_\_\_

### Criteria for an Administrative Authorizations: (See Section 14-523 (4) on page 2 of this application)

#### Applicant's Assessment Y(yes), N(no), N/A

#### Planning Division Use Only

a) Is the proposal within existing structures?	<u>Y</u>	<u>Y</u>
b) Are there any new buildings, additions, or demolitions?	<u>Y</u>	<u>Y</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>Y</u>	<u>Y</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	<u>Y</u>
e) Are the curbs and sidewalks in sound condition?	<u>Y</u>	<u>Y</u>
f) Do the curbs and sidewalks comply with ADA?	<u>Y</u>	<u>Y</u>
g) Is there any additional parking?	<u>N</u>	<u>Y</u>
h) Is there an increase in traffic?	<u>N</u>	<u>Y</u>
i) Are there any known stormwater problems?	<u>N</u>	<u>Y</u>
j) Does sufficient property screening exist?	<u>Y</u>	<u>Y</u>
k) Are there adequate utilities?	<u>Y</u>	<u>Y</u>
l) Are there any zoning violations?	<u>N</u>	<u>Y</u>
m) Is an emergency generator located to minimize noise?	<u>Y</u>	<u>Y</u>
n) Are there any noise, vibration, glare, fumes or other impacts?	<u>N</u>	<u>N/A</u>

**IMPORTANT NOTICE TO APPLICANT:** The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207) 874-8703, to determine what other City permits, such as a building permit, will be required.

Signature of Applicant:

glo

Date:

11/10/10



**Planning Barbara Barhydt**

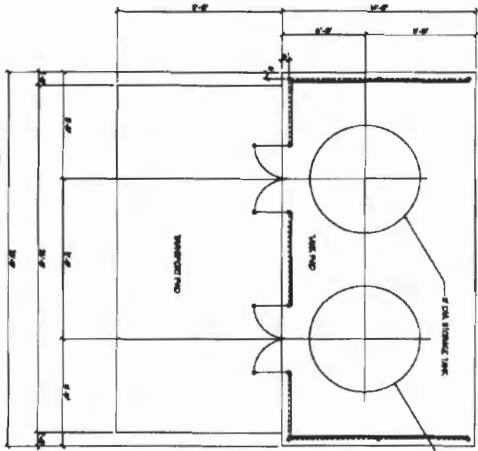
November 24, 2010

The Administrative Authorization is approved with the standard condition of approval that the required building permits from the Inspection office.

Dept. of Building Inspections  
City of Portland, Maine

JUL 21 2010

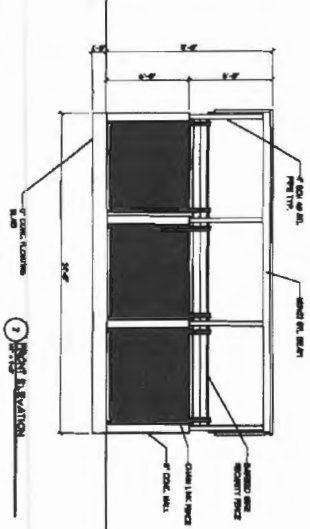
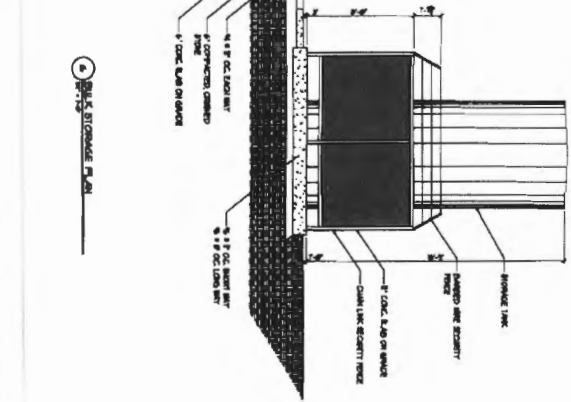
RECEIVED



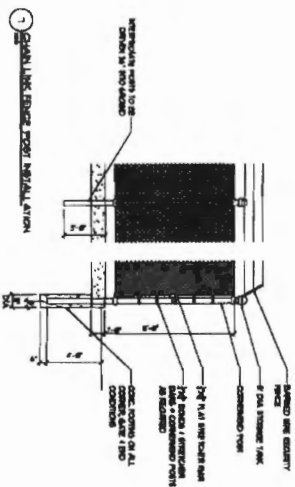
1 MAIN STORAGE TANK

NOTE:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL MATERIALS SHALL BE AS SHOWN OR APPROVED BY THE ENGINEER.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTIONS PERMITS AND REGULATIONS.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTIONS.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC UTILITIES.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TRAFFIC AND PEDESTRIANS.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL RESOURCES.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC RESOURCES.  
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CULTURAL RESOURCES.  
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARCHITECTURAL RESOURCES.  
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SCIENTIFIC RESOURCES.  
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC DISTRICTS.  
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL LANDMARKS.  
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MONUMENTS.  
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MEMORIALS.  
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL STATUES.  
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FOUNTAINS.  
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GARDENS.  
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES.  
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS.  
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ANIMALS.  
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL BIRDS.  
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSECTS.  
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MICROORGANISMS.  
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SOILS.  
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WATER RESOURCES.  
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL AIR RESOURCES.  
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CLIMATE RESOURCES.  
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENERGY RESOURCES.  
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MATERIAL RESOURCES.  
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HUMAN RESOURCES.  
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SOCIAL RESOURCES.  
35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CULTURAL RESOURCES.  
36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ECONOMIC RESOURCES.  
37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL RESOURCES.  
38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SCIENTIFIC RESOURCES.  
39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC RESOURCES.  
40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARCHITECTURAL RESOURCES.  
41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SCIENTIFIC RESOURCES.  
42. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC RESOURCES.  
43. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARCHITECTURAL RESOURCES.  
44. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SCIENTIFIC RESOURCES.  
45. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC RESOURCES.  
46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARCHITECTURAL RESOURCES.  
47. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SCIENTIFIC RESOURCES.  
48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC RESOURCES.  
49. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARCHITECTURAL RESOURCES.  
50. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SCIENTIFIC RESOURCES.

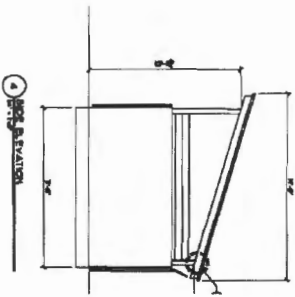
2 MAIN STORAGE TANK



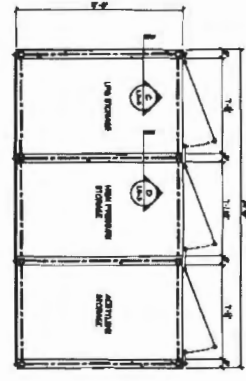
3 MAIN STORAGE TANK



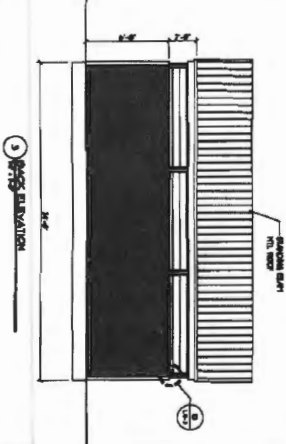
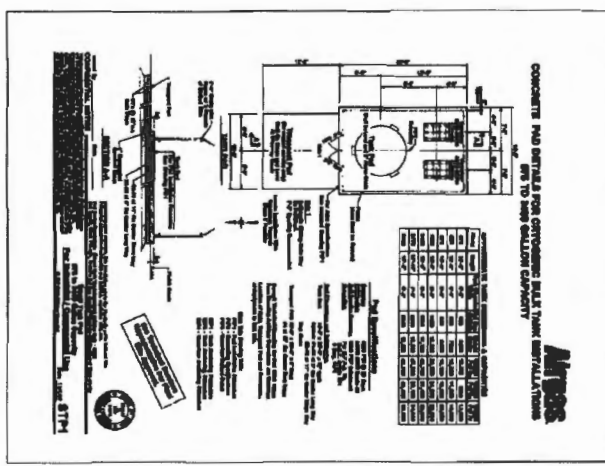
4 MAIN STORAGE TANK



5 MAIN STORAGE TANK



6 EXTERIOR TANK STORAGE



7 EXTERIOR TANK STORAGE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07-13-10
2	ISSUED FOR CONSTRUCTION	07-13-10
3	ISSUED FOR AS-BUILT	07-13-10

AirGas Facility  
67 Inland Drive, Portland, ME 04103

Engineering Resource Center  
75 Oakway St.  
Portland, ME 04102  
207-625-4111 Fax 207-625-8515  
Email: erc@ercc.com

PROPERTY OF

7-19-18

All built to flow

Shil P.E. Signoff

MLD