

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

Location of Construction: 1158 Riverside St Pctd 04103		Owner: City of Portland		Phone: 797-8531	Permit No: <b>990087</b>
Owner Address: SAA		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: Riverside Golf Course - David D'Andrea		Address:		Phone: 797-8531	
Past Use: Golf Course		Proposed Use:		COST OF WORK: \$	PERMIT FEE: \$ 70.00
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Proposed Project Description: Install 3 tanks		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>[Handwritten]</i>	
Permit Taken By: <i>SP</i>		Date Applied For: February 3, 1999		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>	
		Signature: _____		Date: _____	

**PERMIT ISSUED**  
 FEB 8 1999  
**CITY OF PORTLAND**

Zone: *R03* CBL: 355-A-001  
 Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  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: *5*

**PERMIT ISSUED WITH LETTER**

**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

February 3, 1999

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ 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

CEO DISTRICT **DC7AR**

COMMENTS

10/6/99 Completed. All

Inspection Record

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

## BUILDING PERMIT REPORT

DATE: 5 February 1999 ADDRESS: 1158 Riverside ST. CBL: 355-A-001  
REASON FOR PERMIT: To install Three (3) 2-500 gal. <sup>Final</sup> / 1-1000 gal. P.G.  
BUILDING OWNER: City of Portland  
CONTRACTOR: Riverside Golf Course  
PERMIT APPLICANT: ↑ D'Andrea  
USE GROUP \_\_\_\_\_ BOCA 1996 CONSTRUCTION TYPE \_\_\_\_\_

### CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*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)
- 2.5 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 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. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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). Chapter 12 & NFPA 211
7. 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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. ( Section 1018.6 )

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. Section 1010.1
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.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
16. 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/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

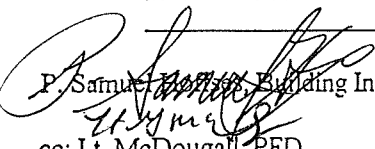
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

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. Section 921.0
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. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
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).
27. 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 )
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

\*31. All Tanks shall be installed as per state and federal rules and regulations.

32. All Combustible liquid tanks shall have containment for spillage equal to 110% of capacity

33.

  
P. Samuel, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

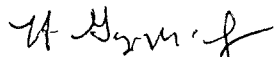
# PORTLAND FIRE DEPARTMENT

Review Date: 2/8/99 Contractor: City of Portland

Address: 1158 Riverside St CBL: 355-A-001

## Please note marked Conditions of Approval

- \* The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment and smoke protected enclosure. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide a 0.15 gpm per sq ft 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" copper or 1" steel. Maximum coverage area of a residential sprinkler is 144 sq ft per sprinkler.
- \* All required fire alarm systems shall have the capacity of zone disconnect via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
- \* All remote annunciators shall have a visible trouble indicator along with the fire alarm zone indicators.
- \* Any master box connected to the municipal fire alarm system shall have a supervised municipal disconnect switch.
- \* All master box locations shall be approved by the Fire Dept. Director of Communications.
- \* A master box shall be located so that the center of the box is five feet above finished floor.
- \* All master box locations are required to have a Knox box.
- \* A fire alarm acceptance report shall be submitted to the Portland Fire Department.
- \* All underground tank removal(s) and/or installation(s) shall be done in accordance with the Department of Environmental Protection and Regulation (Chapter 691).
- \* No cutting of tanks on site. Cutting of tanks to be done at an approved disposal site.
- \* The fire dispatcher must be notified at least 48 hrs in advance of removal or transportation of tanks.
- (\*) All above ground L/P tanks shall be located in accordance with NFPA 58 standards.
- (\*) Any tank located near the path of vehicle movement shall be protected.
- \* All piping shall be protected from possible mechanical damage and vandalism.
- \* A 4" storz fire department connection is required.
- \* Any renovation of sprinkler system over 20 heads must have State Fire Marshall approval.
- \* A sprinkler performance test shall be submitted to the P.F.D. after completion of work.
- (\*) State Fire Marshall approval is required for this project.

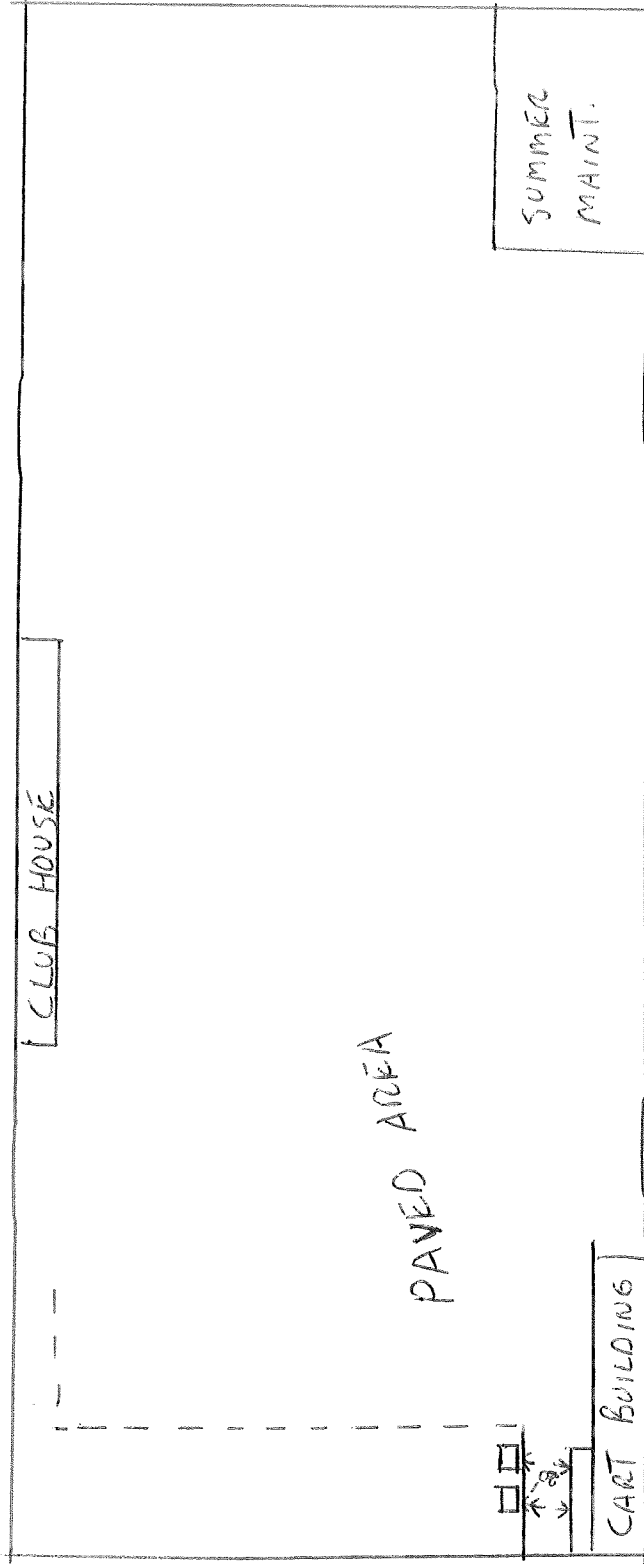


Lt. Gaylen Mc Dougall  
Portland Fire Prevention Bureau



CURB

- - PROPOSED FUEL TANKS
- 500 GAL EA
- 20' FROM BUILDING

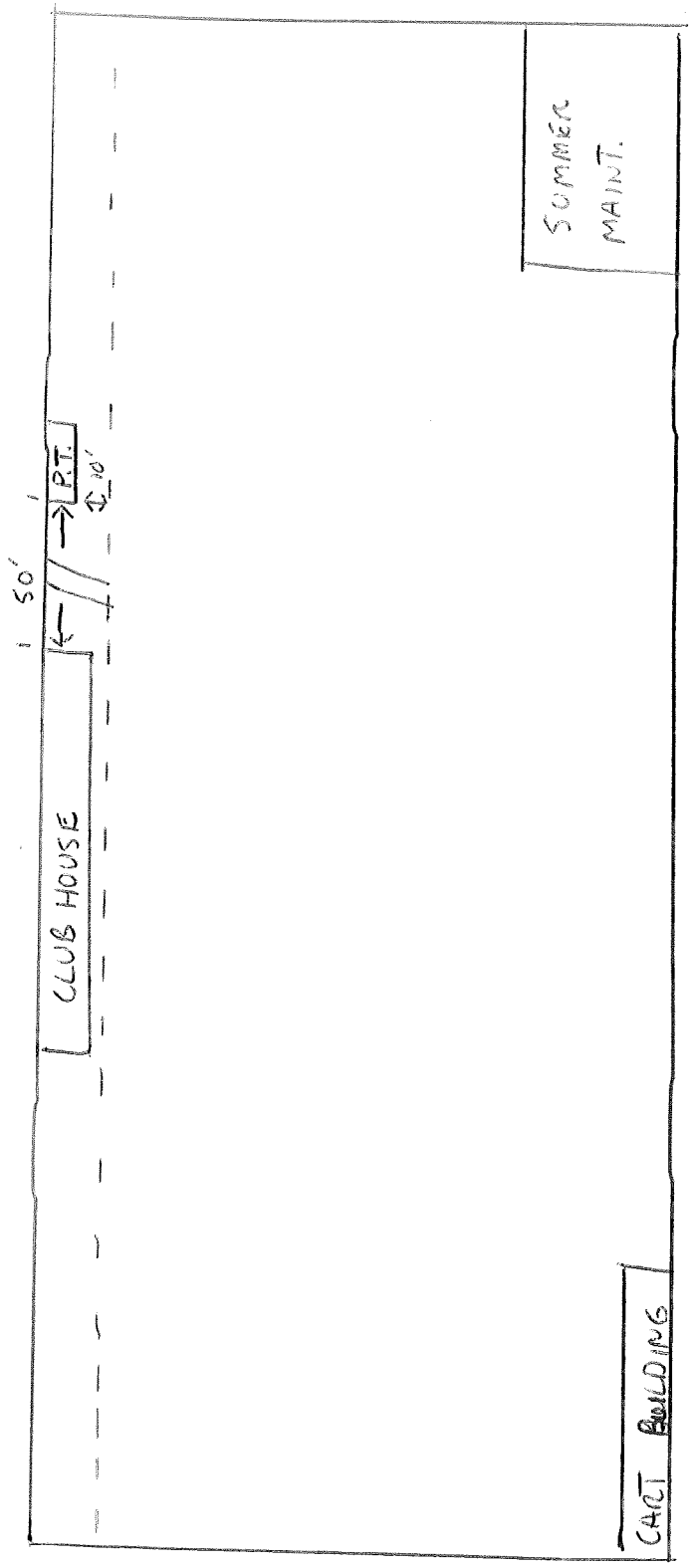


David M. Grygiel  
Director

== CARPATH

== CURB

P.T. PROPANE TANK PROPOSAL  
 50' FROM CLUBHOUSE  
 10' FROM CURB  
 WALL - COLUMNS WILL  
 SURROUND TANK





**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

Building Use Permit Pre-Application

Single Family Dwellings/Two-Family Dwelling

Small Single or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the information below for a building or Use Permit.

**NOTE:** 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.

**RIVERSIDE GOLF COURSE**

**1158 RIVERSIDE ST., PORTLAND, ME 04103**

Address of Construction (Include Portion of Building)		Square Footage of Lot	
City of Portland Riverside Golf Course 1158 Riverside St. Portland, ME 04103		355	
Assessor's Chart Block & Lot Number	Owner	City	Phone
355 Block A Lot 001	CITY OF PORTLAND RIVERSIDE GOLF COURSE	PORTLAND	797-8531
Lessor/Buyer's Name (if Applicable)		Cost Of Work	
RIVERSIDE GOLF COURSE		2 PERMITS 70.00	
Proposed Project Description (Please be as specific as possible)			
Installation of (2) 500 gal. above ground fuel storage tanks. (1) gasoline (1) diesel. Installation of (1) 1000 gal. Liquid propane tank.			
Contractor's Name, Address & Telephone		Riverside Golf Course 797-8531 David F. D'Andrea - Golf Course Supt.	
Current Use	Proposed Use	88/116	
N/A	GAS/DIESEL FOR COURSE EQUIP. + CARTS LP FOR HEAT/HOT WATER CLUB HOUSE		

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation

All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.

All plumbing must be conducted in compliance with the State of Maine Plumbing Code.

All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.

HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standard for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ ratings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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	Date:
David F. D'Andrea	1/29/99

Building Permit Fee: \$25.00 for the 1st \$1000 cost plus \$5.00 per \$1,000.00 cost thereafter.

Additional Site review and related fees are attached on a separate sheet.