

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BU **INSPECTION**

PERMIT

Permit Number: 091097

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

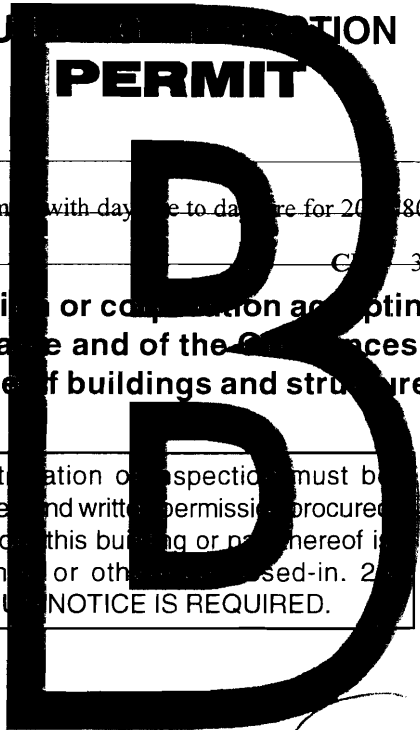
This is to certify that Labrecque Scott P &/n/a

has permission to Change of use from single family with day care to day care for 20-30 children

NOV 10 2009

AT 1340 Old Riverside St 357 C004001

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 buildings and structures, and of the application on file in this department.



Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is used-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Andrews

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1097	Issue Date:	CBL: 357 C004001
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Location of Construction: 1340 Old Riverside St	Owner Name: Labrecque Scott P &	Owner Address: 18 Brookside Dr	Phone:
Business Name: Huga Bug Childcare	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone: 207-591-5367	Permit Type: Change of Use - Commercial	Zone: IM

Past Use: Mixed / Single Family with Daycare	Proposed Use: Commercial Daycare / Change of use from single family with daycare to daycare for 20 to 80 children.	Permit Fee: \$105.00	Cost of Work: \$30.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>E</i> Type: <i>SB</i> <i>IBC 1003</i>	

Proposed Project Description: Change of use from single family with daycare to daycare for 20 to 80 children	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 checked="" type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 10/02/2009	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>10/5/09</i> <i>AKM</i></p>	<p>Zoning Appeal</p> <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 <p>Date:</p>	<p>Historic Preservation</p> <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 <p><i>AKM</i></p> <p>Date:</p>
	<p>PERMIT ISSUED</p> <p>NOV 10 2009</p> <p>City of Portland</p>		

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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.


A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

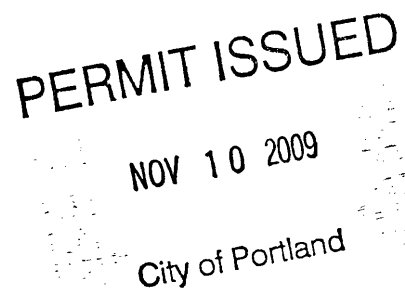


Signature of Applicant/Designee

 11/10/09
Date

Signature of Inspections Official

Date



City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1097	Date Applied For: 10/02/2009	CBL: 357 C004001
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Location of Construction: 1340 Old Riverside St	Owner Name: Labrecque Scott P &	Owner Address: 18 Brookside Dr	Phone:
Business Name: Huga Bug Childcare	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone: 207-591-5367	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Daycare / Change of use from single family with daycare to daycare for 20 to 80 children.	Proposed Project Description: Change of use from single family with daycare to daycare for 20 to 80 children
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/05/2009

Note: **Ok to Issue:**

- 1) During its existence, all aspects of the day care facility criteria, Section 14-247(o), shall be maintained.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) Proof of licensing with the Maine Department of Human Services is required before the issuance of the certificate of occupancy.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 11/03/2009

Note: **Ok to Issue:**

- 1) All conditions issued under permit number 09-0123 are required under this permit. Please see attached.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/15/2009

Note: **Ok to Issue:**

- 1) Fire alarm system requires a Masterbox connection per city ordinance. Masterbox design and installation shall be as approved by City Electrical Division.
- 2) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 3) Application requires State Fire Marshal approval.
- 4) The sprinkler system shall be installed in accordance with NFPA 13.
- 5) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance.
- 6) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required.
- 7) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 8) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 9) All means of egress to remain accessible at all times.
- 10) Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 11) Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
- 12) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

Location of Construction: 1340 Old Riverside St	Owner Name: Labrecque Scott P &	Owner Address: 18 Brookside Dr	Phone:
Business Name: Huga Bug Childcare	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone: 207-591-5367	Permit Type: Change of Use - Commercial	

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0123	Date Applied For: 02/17/2009	CBL: 357 C004001
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Location of Construction: 1340 OLD RIVERSIDE ST	Owner Name: LABRECQUE SCOTT P & CLARE	Owner Address: 18 BROOKSIDE DR	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Daycare w/ 80 Children - Change of use from single family w/daycare (20 children) to daycare w/80 children	Proposed Project Description: Change of use from single family w/daycare (20 children) to daycare w/ 80 children
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/10/2009

Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/16/2009

Note: **Ok to Issue:**

- 1) All previous permits shall be inspected and closed out prior to issuance of a CO. The stairs shall meet the IBC code for commercial compliance.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 06/16/2009

Note: **Ok to Issue:**

- 1) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 2) Fire alarm system requires a Masterbox connection per city ordinance.
- 3) State Fire Marshal signed off. Building is sprinklered (previous permit) in system. Also has Fire alarm system. KG
- 4) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required.
- 5) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.

Comments:

2/19/2009-amachado: Called DHS to find out how many employees are required by the state for a daycare with 80 children. Wes Allman needs to get back to me.

6/10/2009-amachado: Never heard back from DHS. Talked to applicant oday. She said that under state guidelines if sh was full she would need 2 employees for the older kids and 5 employees for the younger kids (infant/toddler). The plot plan shows 12 parking spaces on site.

6/16/2009-jmb: Spoke with Jennifer L. To verify if there is still a garage, no, it is part of the daycare space. In type 5B construction, sprinklers allow the I-4 use to expand to 2 stories. Ok to issue

9/28/2009-amachado: Jennifer submitted a request in writing to withdraw the application. She is closing the daycare.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0123	Date Applied For: 02/17/2009	CBL: 357 C004001
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Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

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9/28/2009-amachado: Jennifer submitted a request in writing to withdraw the application. She is closing the daycare.

09 1097

Inspections
Department
Anne Muchado



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>1340 Riverside St. Portland me</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>12184</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>357</u> Block# <u>C</u> Lot# <u>004</u> 357 C 004	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Hug - A - Bug childcare Sue.</u> Address <u>64 Elmwood Ave</u> City, State & Zip <u>Westbrook, me 04092</u>	Telephone: <u>591-5367</u> <u>June Holman</u>
Lessee/DBA (If Applicable) <u>Hugabug Childcare</u> <u>June Holman</u>	Owner (if different from Applicant) Name <u>Scott Lebrague</u> Address <u>18 Brookside Drive</u> City, State & Zip <u>Falmouth, me</u>	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>single family Daycare</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Daycare Center 80 children</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Daycare for 20-80 children</u>		
Contractor's name: _____ Address: _____ City, State & Zip: <u>N/A</u> Who should we contact when the permit is ready: _____ Mailing address: _____		

RECEIVED

OCT - 2 2009

**Dept. of Building Inspections
City of Portland Maine**

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, 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.

Signature: [Signature] Date: 9/30/09

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

(o) Day care facilities, provided that:

will need this before C. also.

1. Proof of licensing with the Maine Department of Human Services is submitted to the city prior to issuance of a certificate of occupancy;

Required. Ok bilam.

2. Off-street parking shall be provided, with one (1) parking space per employee, plus one (1), based upon the number of employees required through state licensing for potential maximum capacity of such facility;

Ok

3. Off-street loading shall be located in a safe location;

Ok - bob + shown

4. There shall be an on-site outdoor play area with seventy-five (75) feet of land area per child; and

Ok

5. The outdoor play area shall be fenced and screened with a landscaped buffer.

(p) Dairies.

(q) Utility substations.

(r) Correctional prerelease facilities for up to twelve (12) persons, plus staff, serving a primary clientele of parolees or persons in correctional prerelease programs, provided that:

1. No correctional prerelease facility shall be located within one thousand (1,000) feet of another, as measured in a radius from the center of the lot;

2. Such facilities shall not be permitted in the I-Ma or I-Mb zones;

3. If a facility requires state or federal licensing, staffing of the facility shall be as required by such license. If a facility does not require state or federal licenses, there shall be a minimum of one (1) staff person for every ten (10) residents or fraction thereof; and

#2 Off Street Parking

1 Per employee + 1

so children Ratios are as follows

mixed age groups have a 1 staff to 8 children

Ratio.

$$\frac{10}{8180} - \text{Parking Spaces} + 1 = 11$$

Untitled

10/1/09

To Whom It May Concern:

This letter should serve as documentation that I grant permission to June Holman to apply for a change of use for my building at 1340 Old Riverside Street, Portland, Maine.

The change she is requesting is to use the building for a daycare serving 80 children.

In addition she has permission to request permits and to make changes involving construction of the building to include but not limited to electrical, plumbing, construction or signage.

I am also giving June Holman permission to utilize some of my business parking lot for overflow parking should this become necessary.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott LeBreque', written over the word 'Sincerely,'.

SCOTT LEBREQUE

75 st needed. per sidewalk
 $80 \times 75 = 6000 \text{ ft}$

$$139.5 - 31.75 = 107.75 - 71 = 36.75$$

amt
 - needed for
 play area.

$$38.5 - 21 = 17.5$$

$$29.67 + 21 = 50.67$$

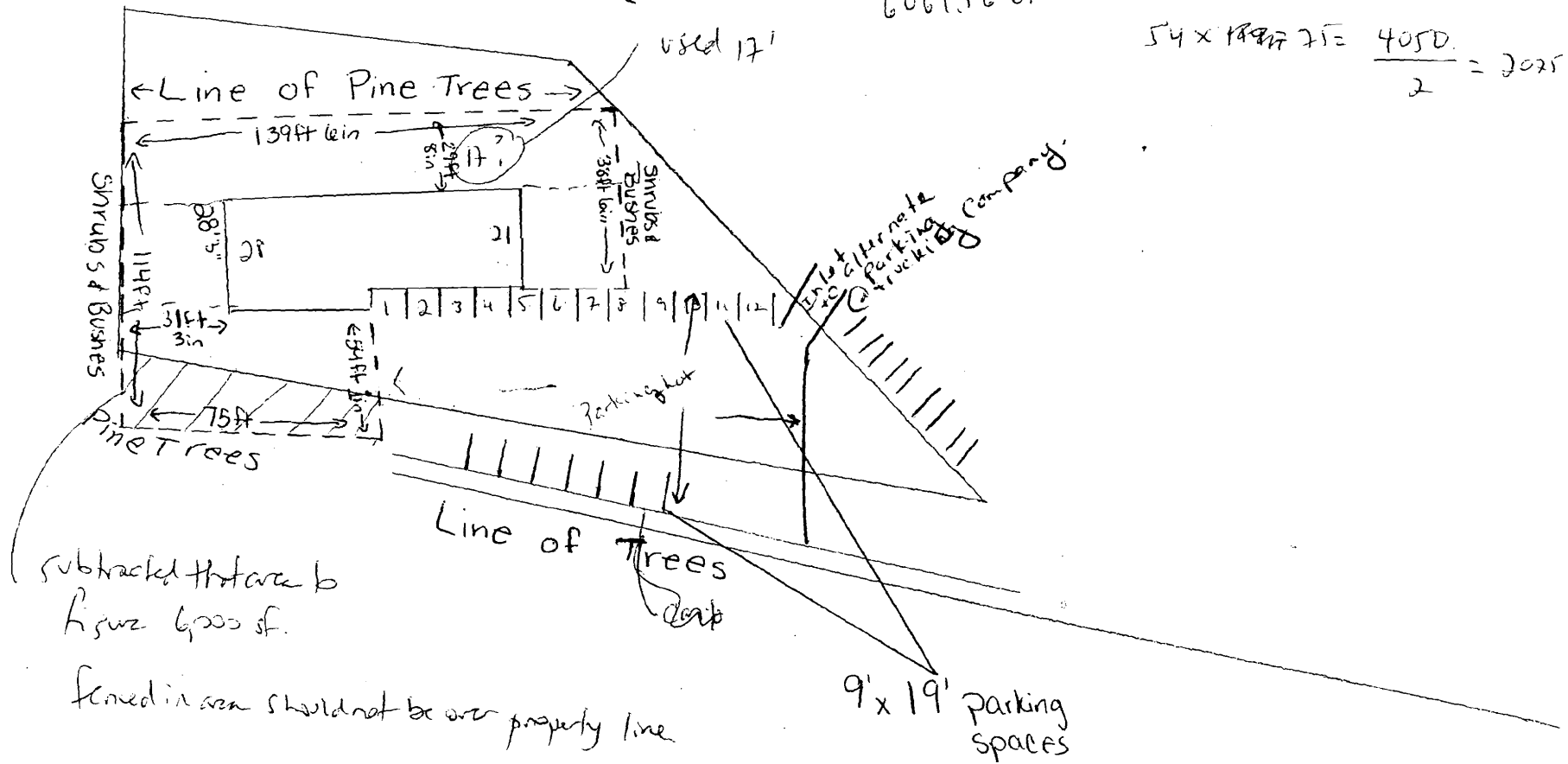
Numbers not adding up

$$4031.56 = \begin{cases} 139.5 \times 17 = 2371.5 \\ 37.25 \times 21 = 782.25 \\ 28.25 \times 31.25 = 882.81 \end{cases}$$

$$+ 2025$$

$$6061.56 \text{ OK.}$$

$$54 \times 1897.75 = \frac{4050}{2} = 2025$$

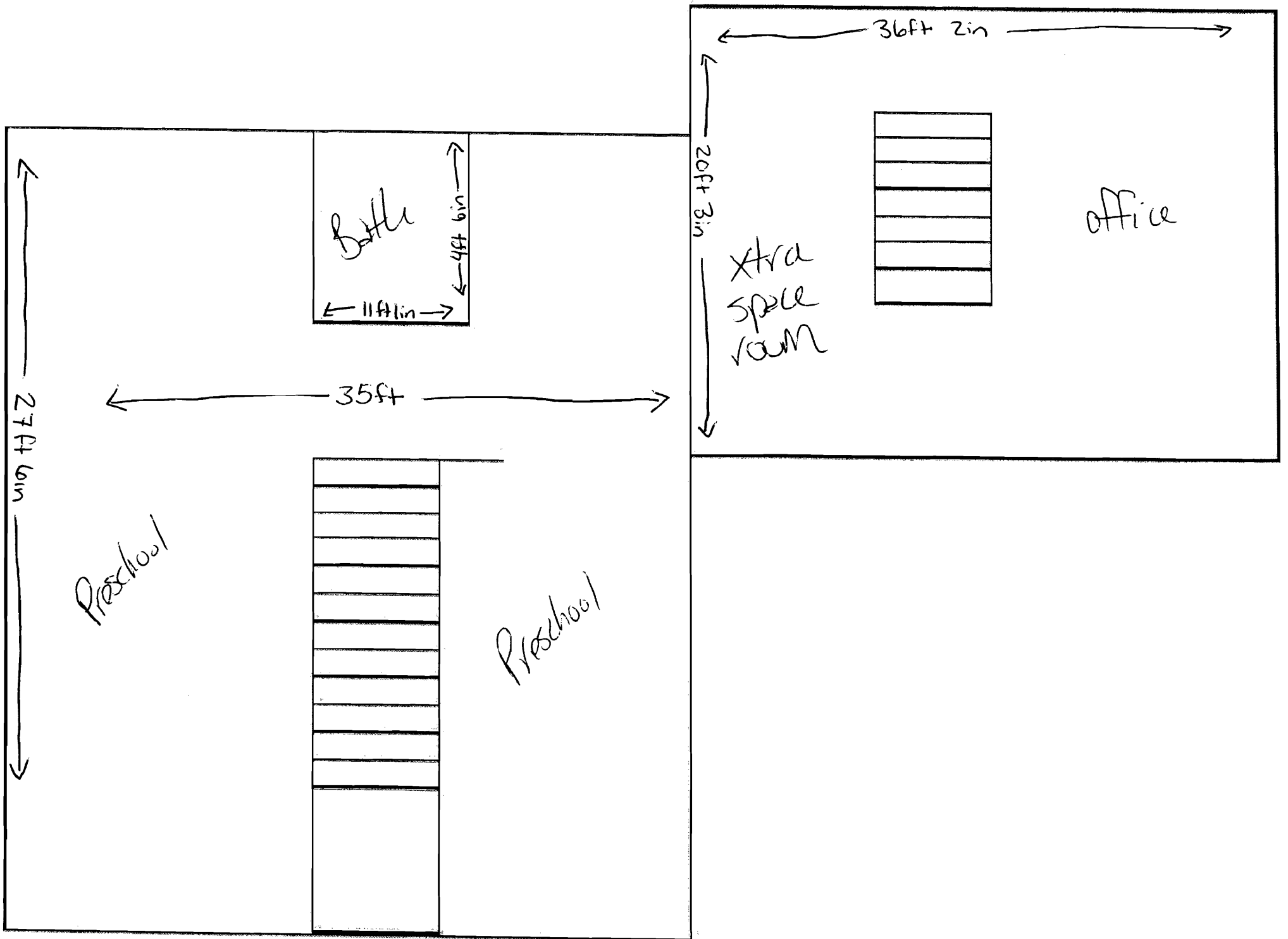


subtracted that area to
 figure gross sf.

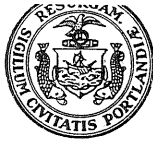
fenced in area should not be over property line



FRONT



FRONT 2nd Floor



Certificate of Occupancy

LOCATION 1340 Riverside St

Issued to Scott Labrecque

Date of Issue 25 October 1995

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. 941107, 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

Entire

Single Family
w/daycare (Max 20 Children)

Limiting Conditions:

Max twenty (20) children

This certificate supersedes
certificate issued

Approved:

10-25-95

(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.

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 25.00 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

941107

Owl: Scott Labrecque Phone # _____
 Address: Pamela Tyburski 1340 Riverside St Pctld, ME 04103
 LOCATION OF CONSTRUCTION: 1340 Riverside St
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: 1-fam w/daycare
 Past Use: 1-fam
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion: Change of Use from 1-fam to 1-fam w/daycare

For Official Use Only **PERMIT ISSUED**
 Date 24 May 1994 Subdivision _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: Public
 Estimated Cost _____ 16 Private _____
CITY OF PORTLAND
 Zoning: _____
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: _____ (Explain) _____

Foundations: not to exceed 20' Children
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Wall:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Wall:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling: **HISTORIC PRESERVATION**
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark
 3. Type Ceilings: _____ Does not require review
 4. Insulation Type _____ Size _____ Requires Review
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span/Action: Approved
 2. Sheathing Type _____ Size _____ Approved with Conditions
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____
 Date: 5/24/94
 Signature: _____

Heating: Type of Heat: _____
Electrical: Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik
 Signature of Applicant Pamela Tyburski Date 24 May '94
 CEO's District Pamela Tyburski

PERMIT ISSUED WITH LETTER

FOI 100
10-23-95

DHS 20 child day care

Issued 1-3-95

State Fire Marshals office / OK

CAFO to be mailed / Tenant

DEPARTMENT OF PUBLIC SAFETY
317 STATE STREET, STATION 52
AUGUSTA, ME 04333
Telephone Area Code 207 287-3473

STATEMENT OF DEFICIENCIES
AND
PLAN OF CORRECTIONS

OCCUPANT	DCH 66745571A (20)	CHAPTER	
CITY OR TOWN	Portland 04101	STREET AND NO.	1340 Riverside St.
OPERATOR	Little Folks Care Center	ADDRESS	1171 Washington Ave.
OWNER	Famela Tyburaki	ADDRESS	Portland 04103
TELEPHONE:	797-0884 or 878-0602		

NOTE: In accordance with Title 25 of the Maine Statutes, as revised, a State Fire Inspector recently inspected your property and found the following conditions in violation of the statutes governing the fire laws of the State, as indicated below.

This section is to be completed by the owner or operator and returned to this office within ten days as to action to be taken or anticipated for correction of deficiencies. A reply to this statement is mandatory. Please identify time frames for each item.

DATE: November 7, 1994

1. Open sides of stairs, platforms and landings must have guards installed to prevent small children from falling or climbing through and over the edge. These guards must be of sound construction and placed in such a manner that a 4 inch sphere (ball) cannot pass through. (21-2.5)
2. Round shaped handrails must be installed and maintained on both sides of new stairs and on at least one side of existing stairs. Handrails must not exceed 2 inches in diameter. (21-2.5)
3. All rooms used for Day-Care or sleeping purposes must have two means of escape, one of which is normally a door. The second may be a window which allows 5.7 square feet of clear opening when the window is in the normal open position. (10-9.2.4.1)
4. Exit ways such as hallways, entrance ways and stairways must be kept clear of any storage that may slow down or entangle occupants in the case they may have to escape in a hurry.
5. Smoke detectors must be located outside of the sleeping rooms and must be audible in the sleeping room while the doors are closed. (21-3.3.1)
6. All areas and rooms used to nap day-care occupants in must have a properly installed smoke detector. New installations of smoke detectors must be powered by the house electrical supply but may include battery back-up power. (10-9.3.4.3)
7. All floor levels of a residence must have a smoke detector that is powered by the house electrical supply. This also includes the basement or usable crawl space. (NFPA 74)
8. All rooms or areas used for day-care purposes must have a smoke detector properly installed. (10-9.3.4.3)
9. Eighteen (18) inches of clearance is required between appliance connector pipe (stove pipe) and any material that may burn. Alternate forms of protection are allowed please contact this office or your oil dealer if you are unfamiliar with these standards. (NFPA 211)
10. All chimneys must be kept clean on the inside at all times. If you are able to see the collection of soot and/or creosote on the inner liner of the chimney it is time to clean the chimney. (NFPA 211)

1340 Old Riverside St

11/14/06

Signs

We need to inspect
for sign

Query - Will you have sign?

8/18/08

Sprinkler Sx.

Need Compliance letter

Kieft (80 kids)

8/18/08

Add Stairs/2nd fl sp Finish/smoke det. Need to Insp.

6/23/09

CO Permit
Are they wired smokes.
Compliance letter from master electrician
Emergency lights

2/17/09

Δ Use for 80 kids

Marge?

Sprinkle single family part

May have a sidewalk sign

-

Sidewalk Occupancy
sign from Clerk's Office

1340 Old Riverside St.

Scott Labrecque
owner

June Holman
lease 10/1/09
St of Me

① Building licensed for 80 children

② Δ of use pending by prior owner

? schedule last
week of September
bc Jennifer
w/d permit

Told had to open own permit
Δ use - 5 weeks later

no electrical permits

plumbing

miter manano

returns on handrails

↑ stairs door needs to be closed

Kieth

- sprinkler sp

good to go

- master box today

- carbon monoxide
Knox box
archived?

11/12/09 (Hand delivered)

June Holman

64 Elmwood Ave

Westbrook, Maine 04092

207/591-5367

~~City Clerk -~~

City of Portland

~~Tammy Prosser~~ Director of Inspection Services
~~Fax 874 8716~~

389 Congress Street Room 315

Portland, Maine 04101

PLEASE SUBMIT THIS AS A PERMANENT RECORD IN FILE FOR property located at 1340 Old Riverside Road in Portland, Maine (Owner-Scott Lebreque)

See attached letter dated 11/11/09 granting me permission to handle the permitting requirements for this property.

Re: Permit for change of use for 1340 Old Riverside St

On 9/30/09, I spent a lot of time at the counter of your office to discuss the cities regulations around my desire to operate this building as a daycare for up to 80 children. Accompanying me that day was Julie Andersen from the State of Maine Licensing and Regulatory Agency for Child Care. She assisted me in gathering information about this project and had some questions of her own regarding your requirements and processes as it pertains to her newly acquired territory.

During the time that we were there, we determined that I was not allowed to close out the permits that the last child care owner acquired, because she had withdrawn her permits. I was then instructed as to the proper procedures for filing my own Change of Use Permit and I did so. I clarified on many occasions that I was not able to utilize any of her previous permits or would be held accountable for them and was told 'no, you have to do your own change of use permit.'

I asked for a meeting with an inspector so that we could review the plans and answer some questions that I had and I was told that I could not talk to an inspector and that they are not here to advise me, I had to apply, complete the process and call for a final inspection, where I should 'make sure all of the requirements are met' and only then, will the inspection take place. It was emphasized to me that should make SURE that all the requirements are met.

In the meantime, someone from a security system company suggested that I call Ben Wallace to review the requirements of the security system. Ben referred me to captain Keith Couture who had several conversations with me and met with me once to review the fire departments, processes, procedure and requirements.

5 weeks later, I was called and told that this permit was ready. When I came to pick it up, I was told to make sure that I understood and completed ALL of the conditions of the permit before scheduling a final walkthrough. Since I did not, I returned to ask some questions about the process. I spoke to an inspector who clarified some of my questions and then informed me that I had to close out all of the previous permits in the file as a condition of my current permit.

My current permit # 09-1097 issued 11/10/09. The condition in my permit refers to permit # 09-0123. Permit 09-123 was approved on 6/16/09 and withdrawn on 9/28/09.

Permit 09-123 (the withdrawn permit) has as a condition of approval that all previous permits be inspected and closed out prior to issuance of CO. It also requires that separate permits be filed for electrical, plumbing, sprinkler, fire alarm or HVAC or Exhaust systems.

These previous permits were taken out on 9/18/08.

One permit # 08-1040 was for a sprinkler system. Captain Couture informed me that I will only need to provide him with a letter of compliance and he will close out that permit. I asked for a final inspection and was instructed that I do not even need that if I can fax over a copy of that compliance letter.

Another permit #08-1020, was for construction work to renovate some space upstairs. This permit was granted but not closed out. It included, as one permit, the construction, electrical and heating work. As conditions to this work, it is required that a separate permit be pulled for the heating and electrical work.

The work was completed before I took over lease of the building. I did not take the permits out and I do not know who did the work on the building without pulling a permit. I am not sure how I can be held accountable or even repair this issue. As you may recall from the beginning of this letter, I was told 5 weeks ago, on no uncertain terms, that I 'could not use the old permits OR be held accountable for them'. I asked this questions several times and received the same answer each time.

I began my project with a trip to the city because it is my intention to satisfy all of the requirements and provide a safe and habitable structure for my clients. While I am in agreement I should be held to the standards of a structure that is existing, I do not agree that I should be held to codes or standards for new additions that I am building, because I am not and have not had any involvement in building them. I do not know any of the contractors and have no contact with the previous tenant who hired them.

My trip to your counter was also made in September, before I signed a lease on this building. My trip was to gather the information that I needed to make an informed decision about this project. This project has a strict time limit, as my plans to take on this building meant that I did not renew my State Child Care licenses at the other buildings which expire in December.

During my visit, it appeared that there was a minimal amount of requirements on my part for the change of use. So it became a very feasible time frame. I was told that the permit would only take a couple weeks. (it took 5). I am very discouraged to find that the staff at the counter either at that time or now are not very credible or trustworthy and are changing the protocol when we are too late in the project to go back. When I mentioned this, I was told that I had a part of responsibility to gather the information that I needed. What was I doing in September when I was there for more than a couple of hours, if it was not being responsible and gathering information? Yet all I got was mis informed. I asked for something in writing about the codes and told that was not possible. I asked for an inspector to meet with me to discuss requirements and was told that was not possible. It would appear that the required information is only available to city officials and I should guess at what needs to be done and hope for the best but expect the worst.

I'm sure that there is a protocol to cover this type of situation where a person acquires a building that did not have proper permits pulled prior to taking it over. I do not believe that I could be subject to redo the work that someone else did. I would expect to be required to ensure that the building is safe and functional as any existing building would require. If it is legal policy for you to require me to complete and be held accountable for another person's permits then I would like to have a copy of that ordinance for my files.

At this time, I am also asking to know what the requirements are for the existing building to have in order for me to be licensed for a daycare of up to 80 children. I am happy to get a letter of compliance for the working conditions of existing structures and systems for the sprinklers, electrical, plumbing, heating and security and fire systems.

If this requires an inspection, then please schedule that inspection with the appropriately qualified inspectors as soon as possible and let me know by the end of today when that will be possible.

I would also like to know if there are any penalties or fees associated that inspection if it does not pass.

I would like to have, in writing, by the end of that inspection, a list of the requirements for the building to operate as an existing property licensed to operate a daycare for up to 80 children.

If you are requiring me to pull additional permits on work that was done before I acquired this property, and requiring me to complete standards for new structures, then I would like to have a copy of your ordinances that address this situation.

Also, if I am to be required to pull new permits on the electrical work, please advise me in writing on the correct process that a professional will need to take in order to pull that permit and review the work that has been done to ensure that they are compliant.

If you are requiring me to pull additional permits, I would like to have an inspection to outline any requirements on permits that have not been pulled yet, ie electrical, plumbing and heating.

I would also like to know where I can view "all the aspects of daycare facility criteria, Section 14-247(o).

I am intending to replace windows in the attic of this structure with replacement windows. Please let me know if a permit is required.

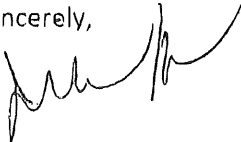
In addition, the State of Maine Department of Human Services requires a certificate of occupancy before issuing a license so I would like to know how I can meet this condition.

I would like a copy of a written assessment of how my stairs do or do not meet IBC Code for Commercial Compliance.

Once again, I am interested in receiving a written response to these questions and concerns even once we have discussed them as your agency has not been very credible or trustworthy with the information that it has shared with me in the past. My goal is to comply with the regulations in a fair and reasonable manner and hope that you will agree that a more up front and documented approach is necessary now.

Please fax your responses, appointment times and documentation references to my attention at 878-6959.

Sincerely,



June Holman

Incl: Letter dated 11/11/09 granting permission to pull necessary permits from Scott Lebreque

Cc: Wes Ullman-Director; State of Maine Department of Human Services Board of Child Care Licensing

*Penny Kittel: Director of Planning + Urban Development. 874-8430 ext
email PK@Portlandmaine.gov 756-8288 Fax*

Renny
TO: ~~Patty~~ Little

Director of Planning + Urban
Development

fax: 756-8258

from: June Hubman

591-5367

cell 321-1634

fax: 878-6859

5 pages.

RECEIVED

NOV 12 2009

City of Portland
Planning Division

1. 11/06/09 Sign permit

APPLICANT: Is the sign there? Will you be changing it? Will it be in the same location?

CITY: Need to inspect

2. 8/18/08 Sprinkler system

APPLICANT: Do you have your Certification re the sprinkler system? Can you provide it?

CITY: Need to inspect

3. 8/18/09 Add stairs/ finish 2nd floor/ install fire alarm/smoke detectors

APPLICANT: Do you know who installed? Hooked up panel? Know Box? Certification from electrician/alarm company re installation

CITY: Need to inspect

4. 2/17/09 Change of use for up to 80 children / WITHDRAWN

5. 10/2/09 Change of use for up to 80 children

APPLICANT: Conditions of approval

CITY: Need to inspect

1. 11/06/09 Sign permit

APPLICANT: Is the sign there? Will you be changing it? Will it be in the same location?

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5. 10/2/09 Change of use for up to 80 children

APPLICANT: Conditions of approval

CITY: Need to inspect



Fire Alarm Permit

If you or the property owner owes real estate or property taxes or user charges on any property within the city, payment arrangements must be made before permits of any kind are accepted.

Installation address: _____ CBL: _____

Exact location: (within structure) _____

Type of occupancy(s) (NFPA & ICC): _____

Building owner: _____

System Designer: _____

Designer phone: _____ E-mail: _____

Installing contractor: _____ License No: _____

Contractor phone: _____ E-mail: _____

This is a new application: YES NO

This is an amendment to an existing permit: YES NO Permit no: _____

The following documents have been provided with this application:

Floor plans: YES NO

Wiring diagram: YES NO

Annunciator details: YES NO

Bid specifications: YES NO

Equipment data sheets: YES NO

Battery & voltage drop calculations: YES NO

Input/ Output Matrix: YES NO

Designer/ personnel qualifications: YES NO

<p>COST OF WORK: _____</p> <p>PERMIT FEE: _____</p> <p>(\$10 PER \$1,000 + \$30 FOR THE FIRST \$1,000)</p>
--

Download a new copy of this document from Inspection Division on-line at www.portlandmaine.gov for every submittal. Submit all plans on 11X17 copies or electronic PDF's in addition to full sized plans to the Building Inspections Department, 389 Congress Street, Room 315, Portland, Maine 04101.

Prior to acceptance of any fire alarm system, a complete commissioning and acceptance test must be coordinated with all fire system contractors and the Fire Department, and proper documentation of such test(s) provided.

All installation(s) must comply with NFPA 70, NFPA 72, and Fire Department Technical Standard(s).

Applicant signature: _____ Date: _____

DEFINITIONS

- FIRE ALARM SYSTEM:** A combination of components consisting of initiating devices, signal devices and control devices; all of which either report to or receive a signal from a central control point (FACP).
- HIGH-RISE:** Any structure seventy-five (75) feet or more above grade level. Lineal measure shall be from the lowest point of the occupiable space to the top floor of the structure as determined by the Fire Chief.
- CLASS "C" FIRE ALARM SYSTEM:** A fire alarm system of the least degree, intended to be used in occupancies where life safety hazards are minimal and the occupant load is low.
- CLASS "B" FIRE ALARM SYSTEM:** A fire alarm system intended to be used where life safety hazards are greater than usual due to higher fire loads, larger structures or greater occupant loads.
- CLASS "A" FIRE ALARM SYSTEM:** A fire alarm system required in all structures where the greatest hazards are present due to fire loads, high occupant density or excessive size. These systems are intended for use where total evacuation is impractical and/or the earliest possible warning is desirable and a need exists for the control of panic.

GENERAL REQUIREMENTS
SECTION 1.0

- 1.1 All structures, as herein defined, shall be provided with some level of early warning, installed and maintained as detailed by this ordinance and other referenced publications. The intent of this ordinance is to provide early warning to all persons where danger from fire may not be immediately evident, to allow those persons to safely evacuate the area and/or take other appropriate action.
- 1.2 The Fire Prevention Bureau shall review each building permit application for all structures except one (1) and two (2) family homes, to determine the need and extent of fire alarm protection.
- 1.3 The level of protection required shall be based on the size and type of construction, occupancy classification (as determined by NFPA 101) and building contents.
- 1.4 Fire alarm protection may be required in structures not specifically required to be protected by other sections of these standards to offset exit deficiency, mixed occupancies or other safety situations not otherwise addressed.
- 1.4.1 At the discretion of the Fire Chief, state of the art alternate fire protection systems may be accepted as an equivalent substitute to the fire alarm systems detailed in these standards.
- 1.5 Some level of fire alarm protection shall be required for any of the following occupancies:
- High-rise buildings (any occupancy classification, class “A” system required)
 - High Hazard Occupancies/Public Assemblies
 - Educational Occupancies
 - Detention and Correctional Occupancies
 - Hotels and Dormitories
 - Apartment Buildings (4 or more stories or 11 or more units)
 - Residential Board and Care Facility
 - Mercantile Occupancies
 - Business Occupancies (when occupied by 50 or more persons)
 - Industrial Occupancies (when occupied by 50 or more persons or any high hazard classification)
 - Storage (when stored materials are classified as hazardous and the structure is normally occupied)
 - Special Structures (when determined by the Fire Prevention Bureau)
 - Any mixed occupancy that includes a residential use.
- 1.6 All equipment used in any one structure shall be of the same manufacturer. All control equipment shall be listed under “UL” category UOJZ as a single control unit. Partial listings shall not be acceptable.
- 1.7 All control equipment must have transient protection devices to comply with UL864 requirements.
- 1.8 The installation of any fire alarm system shall comply with the performance standards for a Type “A”, “B” or “C” system or as specified or modified by the Fire Prevention Bureau.
- 1.9 The “Performance Standards” for Type “A”, “B”, and “C” systems shall be met unless waived by the Fire Chief in his discretion.
- 1.10 All structures requiring a fire alarm system shall be provided with a “Knox Box” – make, model and size as determined by the Portland Fire Prevention Bureau. Knox Box shall be located as specified by the fire department. All keys required to operate the fire alarm system shall be placed within this box.

-
- 1.11 All installations shall comply with the applicable requirements of NFPA 72, The National Electrical Code, and the Fire Prevention Bureau.
- 1.12 All applications for "Fire Alarm Permits" shall be made at the building inspection office on forms provided by the Fire Prevention Bureau. All information requested on the forms shall be completed when applicable to the proposed installation and all supportive documentation provided before the permit can be reviewed.
- 1.13 In addition to the "Fire Alarm Permit", the installer shall apply for an electrical permit through the building inspection office.
- 1.14 Any application for a Class A or B fire alarm system shall include:
- 1) A copy of the Bid Specification.
 - 2) Complete descriptive data indicating "UL" listings for all system components.
 - 3) A complete description of the sequence of operation.
 - 4) A complete wiring diagram for all components being connected to the system.
 - 5) Floor plans indicating the placement of all equipment.
 - 6) Annunciator details showing the labeling of all zones.
 - 7) Battery Calculations.
- 1.14.1 Any application for a Class C fire alarm system shall include those items listed above as required by the Fire Prevention Bureau.
- 1.15 Any additions or modifications from approved plans will require the submission of an amendment and approval from the fire department.
- 1.16 After the completion of installation, the installation contractor shall provide the Fire Prevention Bureau with a "Fire Alarm Acceptance Report" per NFPA 72 before the "Certificate of Occupancy" can be issued.
- 1.17 All fire alarm wiring shall be protected from vandalism by means of electrical mechanical tubing ("EMT") or metal conduit or concealment within the wall cavity.
- 1.18 Any fire alarm system, including all peripheral devices, shall be maintained and kept operational at all times. Whenever any initiating device is activated and rendered inoperable, it shall be repaired or replaced within twenty-four (24) hours. Any other component needing repair or replacement shall be started within twenty-four (24) hours of disablement and continued until completed as parts are received.
- 1.19 Any alarm system requiring more than one (1) zone shall be provided with individual zone disconnects.
- 1.20 Any Class "A" or "B" fire alarm system shall submit CAD drawings of said system.

CONTROL EQUIPMENT
SECTION 2.0

- 2.1 The Fire Alarm Control Panel (FACP) or an annunciator panel shall be placed at the primary point of entry as defined by the Fire Prevention Bureau.
- 2.2 Programmable systems shall be capable of being programmed onsite.
- 2.3 PACP and annunciator panels shall have visual and audio trouble indicators.
- 2.4 All control features shall be placed within the FACP only.
- 2.5 Any FACP which is placed within a space shall have the door leading to that space labeled with the words "Fire Alarm Control Panel".
- 2.6 The tripping of a tamper switch shall activate a trouble condition only and shall not sound the evacuation signals.
- 2.7 The activation of a Class "A" or "B" fire alarm system shall automatically send a signal to either the "Municipal" fire alarms or an approved "Central Receiving Station" when required by Municipal Ordinance 2.5. "Municipal" Fire Alarm Connections shall be approved by the Fire Chief.
- 2.8 Any structure required to have a fire alarm system shall provide a firefighter communication system, which, at the discretion of the Fire Chief, may consist a telephone communication system or a state of the art system such as a fixed repeater system. Said system shall be a Motorola Approved Fixed repeater system and shall meet the interface requirements of the City of Portland's 800 mhz radio system. All such equipment shall be properly installed and regularly maintained by the property owner and will be available for inspection and use of the City of Portland 24/7.

INITIATING DEVICES**SECTION 3.0**

- 3.1 Exhaust hood extinguishing systems, halon systems, and standpipe systems shall be electrically connected to the evacuation system.
- 3.2 Detection devices located within concealed spaces or spaces deemed inaccessible by the Fire Prevention Bureau shall have an indicator visible to the firefighter from all normally occupied spaces approved by the Fire Prevention Bureau.
- 3.3 Any initiating device not connected to the FACP shall be so labeled.
- 3.4 All fire alarm pull stations, control equipment, and audio visual equipment shall be red, with the exception that FACP may be a different color when proper labeling is provided.
- 3.5 All areas that are part of a defined exit system (hallways, stairways, lobbies, etc.) and any areas prone to smoldering fires shall be protected with smoke detectors. All other areas shall be protected with heat detectors. The heat detectors shall be rate-of-rise in all cases when practical.
- 3.6 The fusing of any sprinkler head shall activate the fire alarm.
- 3.7 All detection devices shall be protected against radio frequency activation.

SIGNALING DEVICES
SECTION 4.0

- 4.1 The use of bells as a signal device is prohibited in any system.
- 4.2 All Class "A" systems shall be provided with two (2) separate signal circuits installed so as to reduce the chances of both being damaged by a single incident.
- 4.3 The activation of the fire alarm system in all high-rise occupancies shall sound an audible and visible alarm on the floor of initiation, the two (2) floors above, and the floor below. Whenever any incident requires the activation of a floor connected to other floors by means of an unprotected vertical opening, the alarm activation shall be extended to include all floors so interconnected. If a second zone goes into alarm, then a general evacuation shall be sounded.
- 4.4 All other structures shall sound a general evacuation throughout all floors unless otherwise approved by this office.
- 4.5 All residential occupancies requiring a fire alarm system shall equip each living with an approved "mini-horn" connected to the FACP.
- 4.6 The use of chimes shall be restricted to hospitals, nursing homes, convalescent homes, institutions for the mentally handicapped, and other occupancies where sudden loud noises might cause panic or confusion to the occupants. Any occupancy using chimes as the signal devices must provide staff which is awake twenty-four (24) hours a day.
- 4.7 The Fire Prevention Bureau may require multi-lingual voice evacuation systems in all facilities using prerecorded voice evacuation systems. Prerecorded messages shall use a female voice and state the following at the completion of a thirty (30) second alert tone:

"Attention Please! The fire alarm system has detected an emergency condition within the building. Please proceed to the nearest stairway and exit the building. Do not use the elevators."

TYPE A FIRE ALARM SYSTEM PERFORMANCE STANDARDS
SECTION 5.0

- 5.1 Type "A" Fire Alarm System Performance Standards.
- 1) "UL" Listed
 - 2) Meet all applicable NFPA; local and state standards
 - 3) Supervision of all peripheral devices
 - 4) Addressable detection devices
 - 5) Alarm Verification
 - 6) Voice communications
 - 7) Firefighter telephones and/or radio communications
 - 8) Municipal connection
 - 9) Separate audio and visual trouble indication
 - 10) Individual zone or device disconnect
 - 11) Building systems status indication
 - 12) Elevator recall
 - 13) Sprinkler activation and zone indication
 - 14) History recall
 - 15) Prerecorded messages
 - 16) Drill switch
 - 17) "Knox Box"
 - 18) Field programmable
 - 19) Two (2) separate signal circuits per floor.

TYPE B FIRE ALARM SYSTEM PERFORMANCE STANDARDS
SECTION 6.0

- 6.1 Type "B" fire alarm system performance standards:
- 1) "UL" Listing
 - 2) Meet all applicable NFPA, local, and state standards
 - 3) Zone indication
 - 4) Separate audio and visual trouble indication
 - 5) Municipal connection capabilities
 - 6) Supervision of all peripheral devices
 - 7) Sprinkler activation and zone indication (when applicable)
 - 8) Individual zone disconnect
 - 9) Drill switch

TYPE C FIRE ALARM SYSTEM PERFORMANCE STANDARDS
SECTION 7.0

- 7.1 Type "C" Fire Alarm System Performance Standards.
- 1) "UL" Listed
 - 2) Meet all applicable NFPA, local, and state standards
 - 3) Zone indication
 - 4) Separate audio and visual trouble indication
 - 5) Supervision of all peripheral devices
 - 6) Sprinkler activation and zone indication (when applicable)

1. 11/06/09 Sign permit
APPLICANT: Is the sign there? Will you be changing it? Will it be in the same location? *NO*

CITY: ~~Need to inspect~~ *will talk w/ P.W.*

2. 8/18/08 Sprinkler system
APPLICANT: Do you have your Certification re the sprinkler system? Can you provide it?

CITY: ~~Need to inspect~~ *Kieth Gatreau - sign off -
Cofo.*

3. 8/18/09 Add stairs/ finish 2nd floor/ install fire alarm/smoke detectors
APPLICANT: Do you know who installed? Hooked up panel? Know Box? - *ordered: do not know when: →*
Certification from electrician/alarm company re installation
Completed will get antenna & then sign off TempCofo

CITY: Need to inspect

will apply for elect. permit Monday - will waive fee

4. 2/17/09 Change of use for up to 80 children / WITHDRAWN

5. 10/2/09 Change of use for up to 80 children
APPLICANT: Conditions of approval
CITY: Need to inspect

proof of DHS lic. = Julie Anderson

DEAN & ALLYN, INC.

FIRE PROTECTION • SPECIAL HAZARD

52 LEWISTON ROAD • BLDG. 10
P.O. BOX 709 • GRAY, ME 04039
TEL. 207/657-5646 • FAX 207/657-5647

November 2, 2009, 2009

June Holman
1340 Riverside Street
Portland, ME 04103

Re: Hug-A-Bug Childcare Services
1340 Riverside St.

To Whom it May Concern,

This letter is to confirm that the fire protection system at the above referenced tenant space has been installed and tested in accordance with NFPA #13D, City of Portland and Maine State Fire Marshal's requirements.

Very truly yours,


Tim White
Dean & Allyn, Inc.

on arterials or collectors. The I-Mb zones are similarly located on the peninsula. These locations provide for direct access onto arterials, thereby protecting residential neighborhoods from drive-through traffic.

The I-M, I-Ma and I-Mb industrial zones are intended to provide for larger industrial buildings and for the limited or controlled use of areas outside of structures for storage of materials and machinery. These facilities often require large volumes of imported materials and products which result in large volumes of shipping and receiving. Often uses may be highway-oriented and transportation-related, thus relying on citywide and regional transportation infrastructure.

Industrial uses in the moderate impact industrial zones may require separation from higher impact uses, which should be directed to the high impact industrial zone.
(Ord. No. 164-97, § 7, 1-6-97)

Sec. 14-247. Permitted uses.

The following uses are permitted whether provided by private or public entities in the I-M moderate impact industrial zone, the I-Ma and the I-Mb zone:

- (a) Low impact industrial uses, including but not limited to bakeries, breweries, bottling, printing and publishing, pharmaceuticals, machine shops, musical instruments, precision instruments, watchmakers, toys and sporting goods, wood products, jewelry, assembly of electrical components, tool and die shops and the packaging of food.
- (b) Research and development and back office uses.
- (c) Building contractors and construction and engineering services.
- (d) Wholesale trade.
- (e) Warehousing and distribution facilities, including outdoor storage.
- (f) Intermodal transportation facilities and transportation terminals.
- (g) Repair services, including all types of automotive repair services.