

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

Permit No: 01-098006	Issue Date: 2 0 01	CBL: 370A A002001
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Location of Construction: 446 Riverside Ind Pkwy	Owner Name: Albus Business Group The	Owner Address: 50 Allen Ave PORTLAND	Phone: 207-797-4657 <i>OK</i>
Business Name: n/a	Contractor Name: White, Paul	Contractor Address: 50 Allen Ave Portland	Phone: 207-767-4657 <i>WRONG #</i>
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: I-M

Past Use: Commercial	Proposed Use: Commercial / Work shop, that cut and forms counter tops.	Permit Fee: \$258.00	Cost of Work: \$38,700.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <b>PERMIT ISSUED WITH REQUIREMENTS</b> 08/30/1999	

Proposed Project Description:  
Tenant fit-up

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 08/09/2001	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>ok with conditions</i> <i>9/17/01</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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# All Purpose Building Permit Application

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

Location/Address of Construction: 464 Riverside street

Total Square Footage of Proposed Structure <u>7584</u>	Square Footage of Lot <u>133,184</u>
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Tax Assessor's Chart, Block & Lot Chart# <u>370 A</u> Block# <u>A</u> Lot# <u>2</u>	Owner: <u>Paul G White</u> <u>50 Allen Av</u>	Telephone: <u>797-4657</u>
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>38,700</u> Fee: \$ <u>258.00</u>
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Current use: VACANT

If the location is currently vacant, what was prior use: Counter Top Fabrication

Approximately how long has it been vacant: \_\_\_\_\_

Proposed use: \_\_\_\_\_

Project description: STONE Fabrication for granite counter top

Contractor's name, address & telephone: Paul G White 797-4657

Who should we contact when the permit is ready: STEVEN McDonough Call

Mailing address: 50 Allen Av Portland Phone: 797-4657

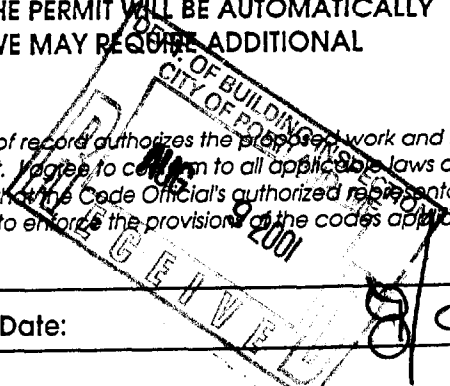
**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

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

Signature of applicant: <u>[Signature]</u>	Date: <u>8/9/01</u>
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**This is not a permit, you may not commence ANY work until the permit is issued**

Call



**BUILDING PERMIT REPORT**

DATE: 13 August 2001 ADDRESS: 446 Riverside Ind Pkwy CBL: 370A-A-002

REASON FOR PERMIT: Kitchen FIT-UP

BUILDING OWNER: Albus Business Group

PERMIT APPLICANT: \_\_\_\_\_ / CONTRACTOR Paul White

USE GROUP: F2/C CONSTRUCTION TYPE: 2C CONSTRUCTION COST: \$35,700.00 PERMIT FEES: \$280.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*11, \*13, \*24  
\*28, \*32, \*33, \*38, \*39, 23

- \* 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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. 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
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. 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.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. 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
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \* 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \* 13. 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)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. 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)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. 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)

8/9

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 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
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *Any New Signage requires a separate permit*
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
38. *See Guardrail Handrail and Stair requirements (attached)*
39. *Post Load Limits on MC22.*

*[Signature]*  
 P. Samuel Spivack, Building Inspector  
 Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager  
*[Signature]*

PSH 10/1/00

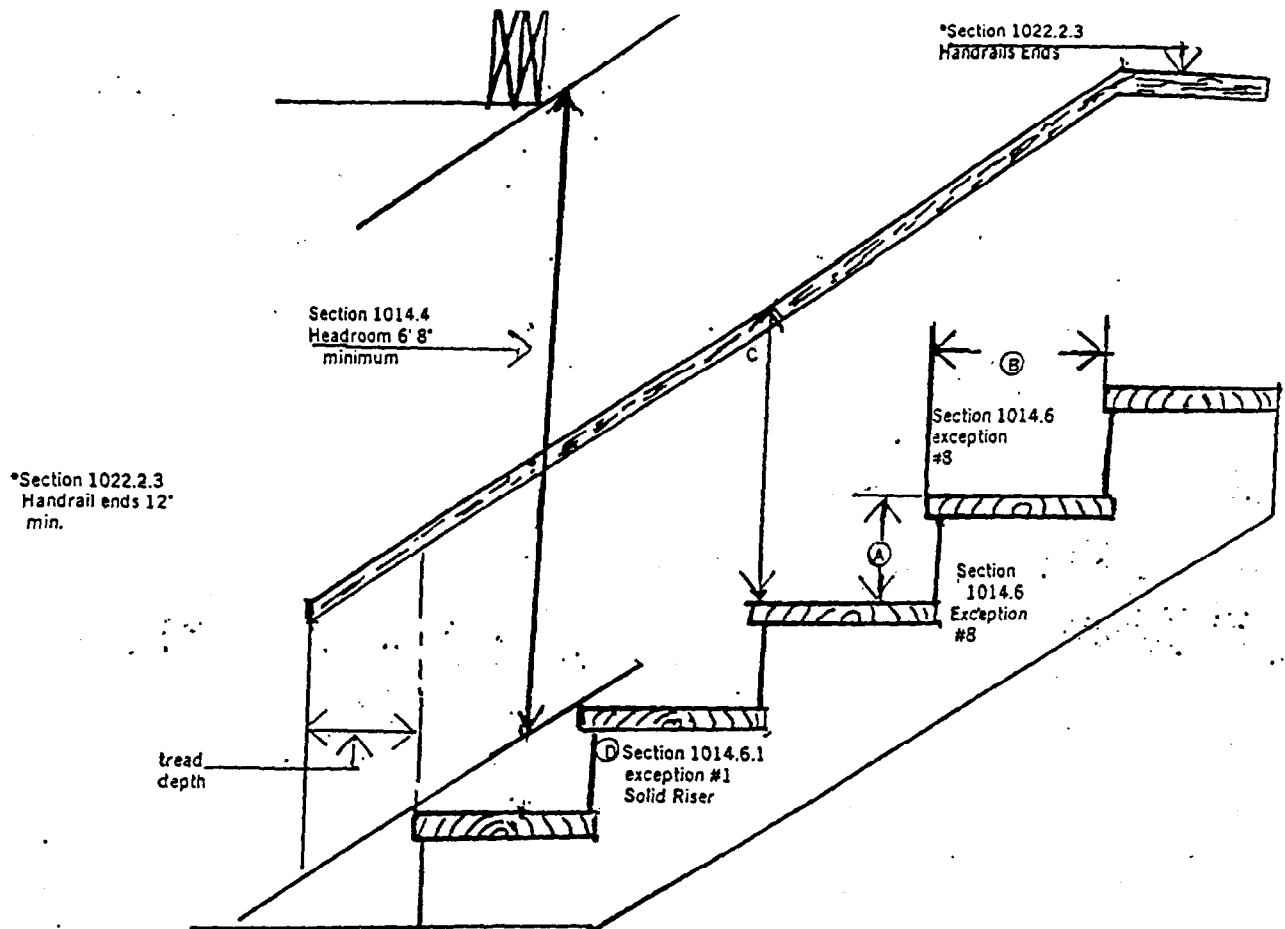
**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

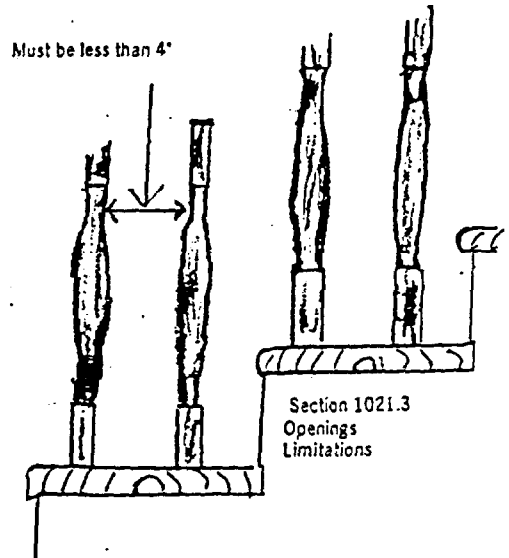
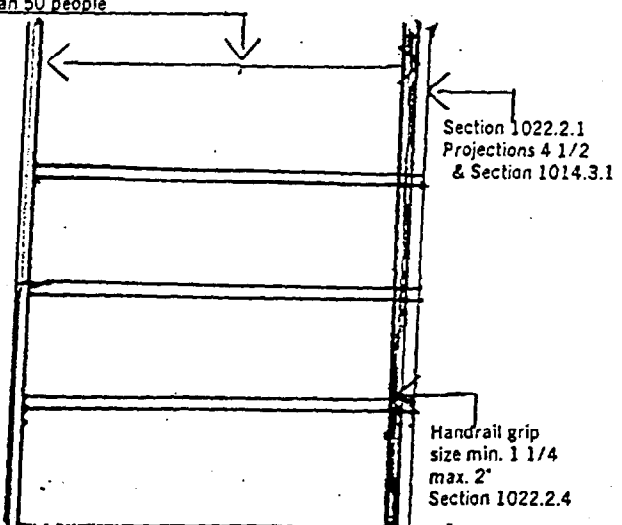
# Stairs



	Section 1014.6 Exception #8	Section 1014.6 Exception #8	Section 1022.2.2	Section 1014.6.1	Section 1021
	A Maximum Riser Height	B Minimum Tread Depth	C Handrail Height Not part of Guardrail	D Solid Riser	E Guards Height
1 & 2 Family Dwelling	7 3/4"	10"	34" to 38"	4" Maximum Opening	36"
All Other Use Groups	7"	11" <i>NO NOTING</i>	34" to 38"	Different	42"

- \*Guards along open-sided floor areas and along stairs located less than 30 inches (762mm) above the floor or grade below shall not be less than 36 inches (914mm) in height.
- \*Guards shall be located along open-sided walking surfaces, mezzanines, stairways, ramps and landings which are located more than 15 1/2 inches (394mm) above the floor or grade below. The guards shall be constructed in accordance with Section 1021.6.
- \*Handrail extensions are not required for stairways within a dwelling unit Section 1022.2.3.
- \*There must not be a variation exceeding 3/16 of an inch in the depth of adjacent treads or in the height of adjacent riser. Section 1014.6.2.
- \*The difference between the largest and the smallest tread or between the largest and the smallest riser cannot exceed 3/8 of an inch. Section 1014.6.2.

W=36" for 1&2 family homes and occupancies with less than 50 people  
Section 1014.3  
Exception #3





50 ALLEN AVENUE  
PORTLAND, MAINE 04103  
(207) 797-4657  
FAX (207) 797-5605

CERAMIC

RESILIENT

CARPET

FORMICA

EPOXY

Steve McDowd  
650-6482  
\$

August 9, 2001

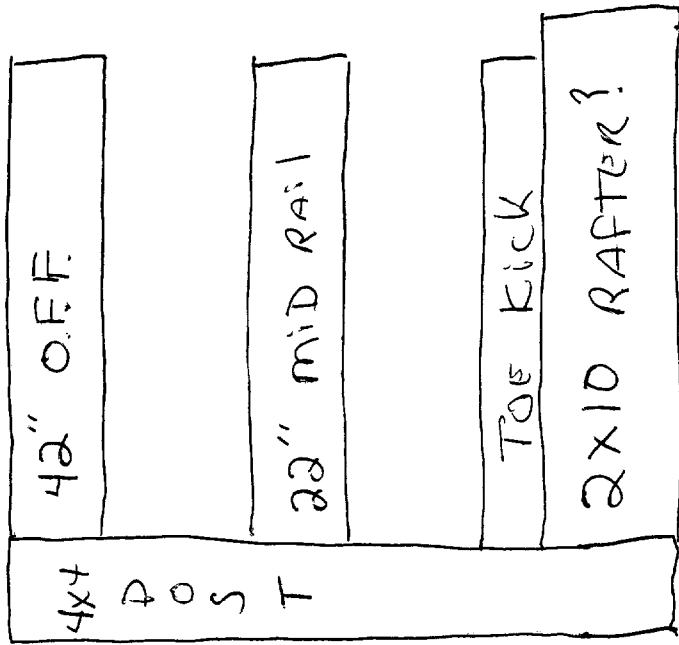
Dear Gentlemen,

After further review of our costs for the project at 464 Riverside Industrial Parkway. We feel it necessary to provide you with a revised cost estimate for the work done at the site. Having reviewed time cards and material purchase lists we feel the cost should be thirty eight thousand seven hundred dollars.

Thank You,

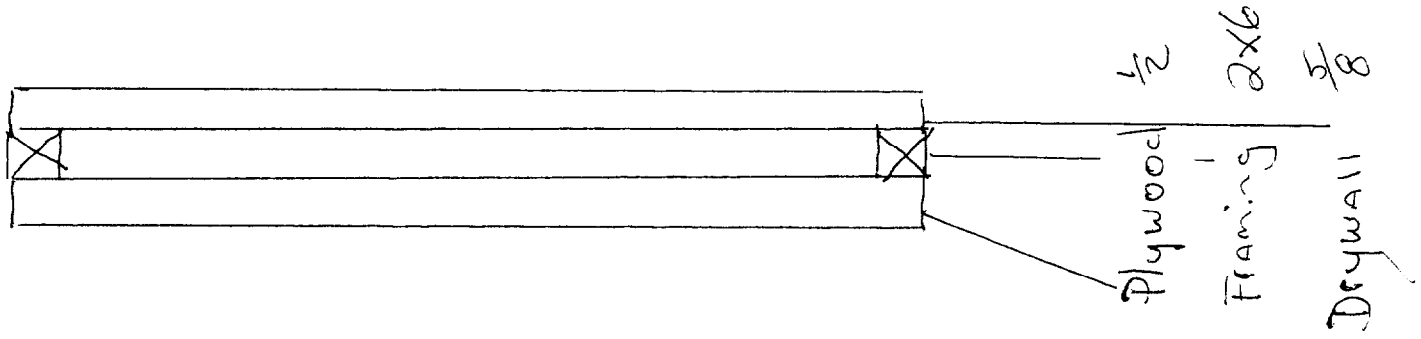
A handwritten signature in black ink, appearing to read "David E. Beattie", with a long horizontal flourish extending to the right.

David E. Beattie  
Manager  
Paul G. White Tile Company



Handrails Sec. 1022.0  
 Guardrails Sec. 1021.0

# Handrail Detail





50 ALLEN AVENUE  
PORTLAND, MAINE 04103  
(207) 797-4657  
FAX (207) 797-5605

CERAMIC

RESILIENT

CARPET

FORMICA

EPOXY

August 8, 2001

Dear Gentlemen,

Portland Stone Works is a stone fabricating business. We cut granite and marble with a table saw, we take the cut pieces and shape and polish them to form counter tops. We have moved into this building and set up the shop to operate here mainly because of prior use.

The business that was there previously did much the same thing. They cut and formed formica and corian to make counter tops. Theirs was a dry system and ours is a wet system. They used a vacuum system for sawdust and dust and we use a water recycling system therefore we do not waste water. We reuse all of our water through our recycling system.

The area had much the same physical set up as we are now using. They had a bathroom and an electrical room. They also had an office that was not really up to standards so we did some basic reinforcements and replaced a stairway that lead to an upper storage deck.

Hopefully this describes sufficiently the business that we intend to operate out of this facility. If you have any other questions either Steve McDonough or myself will be more than happy to try and answer them for you.

Sincerely,

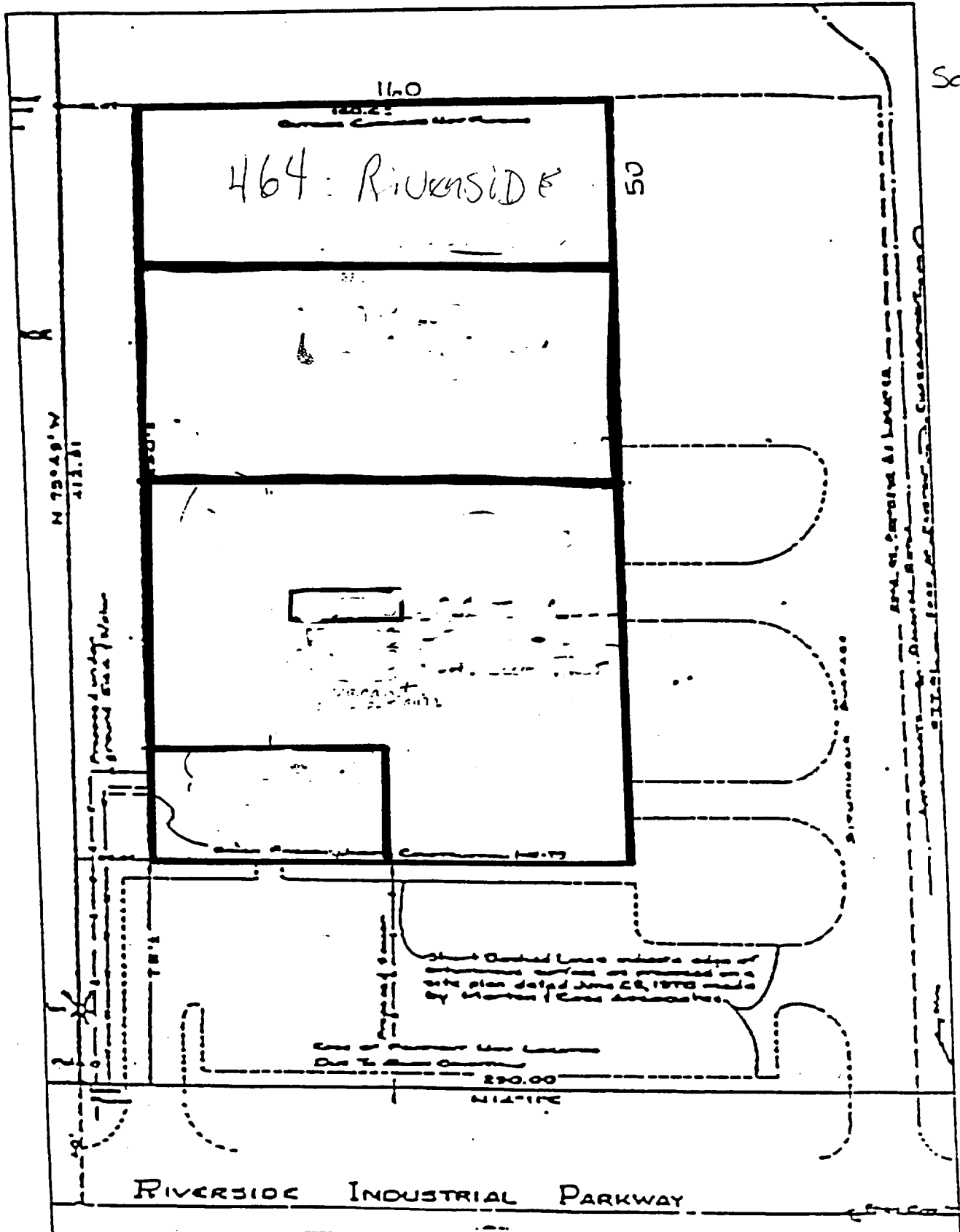
A handwritten signature in black ink, appearing to read "David E. Beattie", written in a cursive style.

David E. Beattie  
Manager  
Paul G. White Tile Company



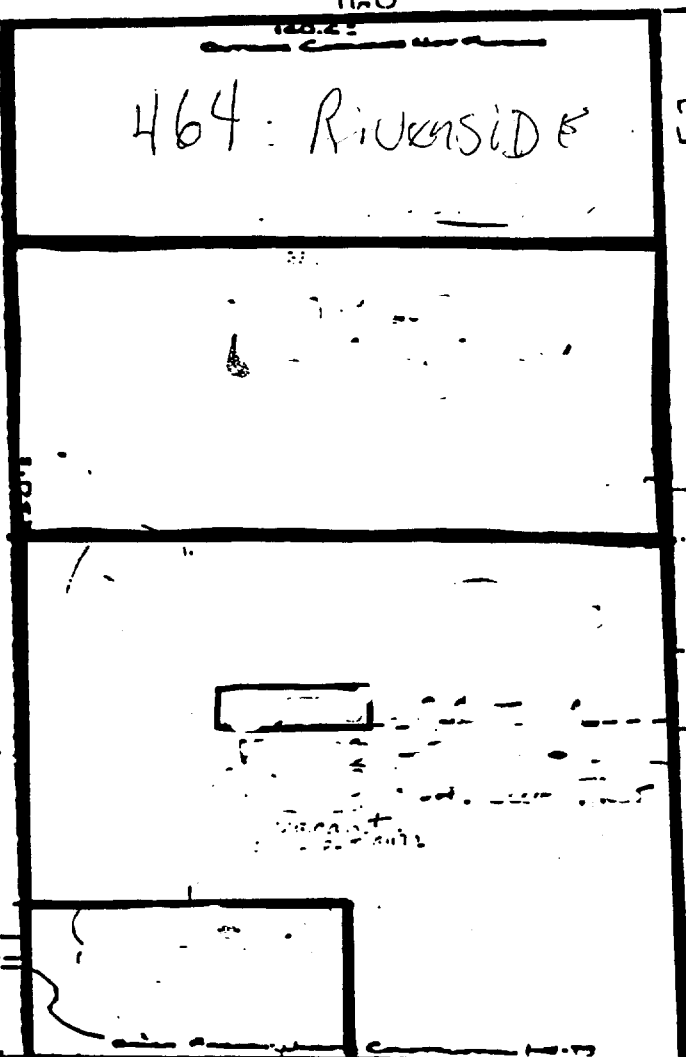
1/1/2001

Scp Pool



N 73°48' W  
213.81

Proposed parking  
ground area



Short Dashed Lines indicate edge of  
existing surface as proposed on a  
site plan dated June 28, 1970 made  
by Martin J. Carr Associates.

230.00  
N14.1°E

RIVERSIDE INDUSTRIAL PARKWAY

50

## 444 RIVERSIDE INDUSTRIAL PARKWAY

**Property Address:** 444 Riverside Industrial Parkway  
Portland, Maine

**Space Available:** 20,736 ± SF (See attached Site Plan)  
The space is subdividable.

**Land Area:** Approximately 133,184 ± SF (3.057 ± Acres)

**Assessor's Reference:** Map 370A, Block A, Lot 2

**Zoning:** I-1

**Age:** Constructed in 1978

**Construction:** Steel panels on steel frame

**Roof:** Metal pitched roof with 1:12 pitch and 55 pounds per square foot snow load.

**Floors:** Warehouse: Poured concrete slab  
Office: Carpet

**Ceiling Height:** Warehouse: 24' to 34' clear height

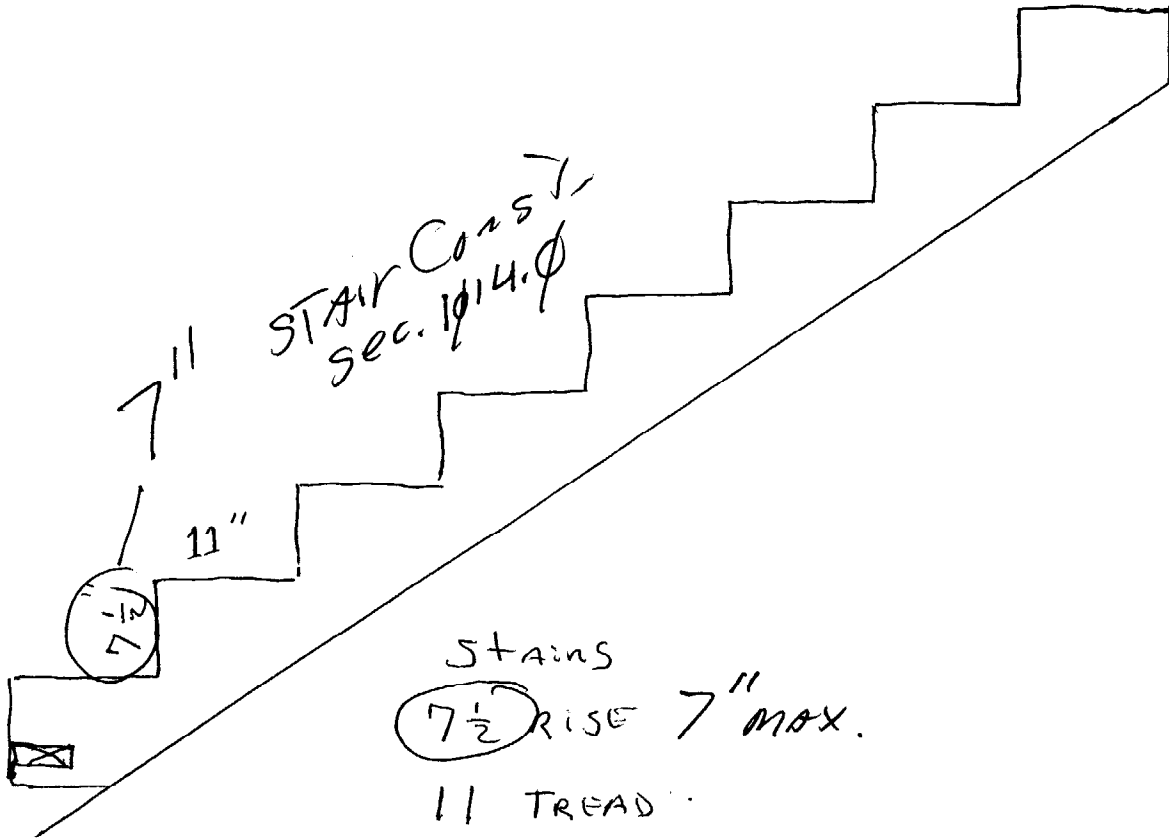
**Lighting:** Warehouse: High pressure sodium  
Office/Mezzanine: Strip fluorescent

**Electrical:** 3 phase, 200 volt, 400 amp service

**Heat:** Warehouse: Suspended natural gas-fired heaters  
Office: Electric baseboard

**Utilities:** Municipal water and sewer

**Loading Doors:** Three (3) loading docks  
One (1) 12 ft. x 14 ft. drive-in OHD



STAIR CONST.  
sec. 1014.0

7 1/2"

11"

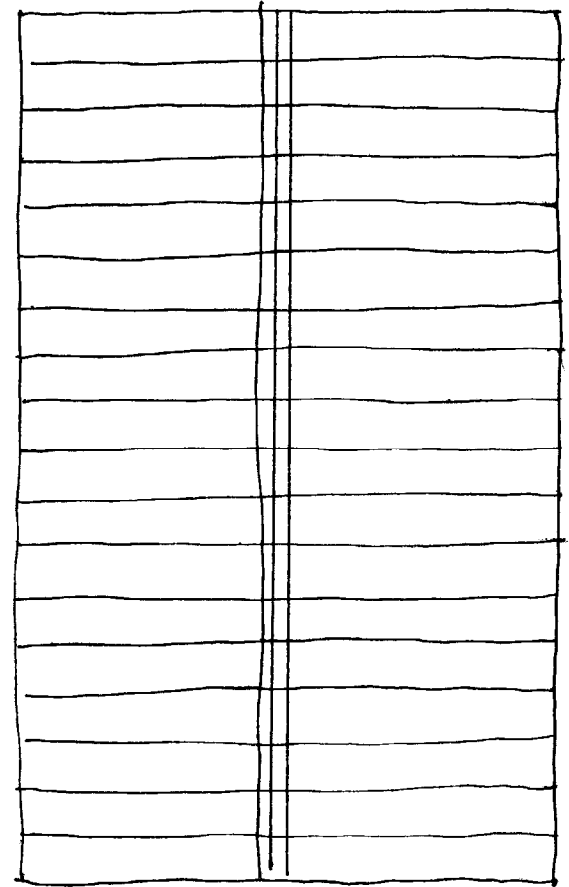
1 1/4"

STAIRS  
7 1/2" RISE 7" MAX.

11 TREAD

42 Handrail

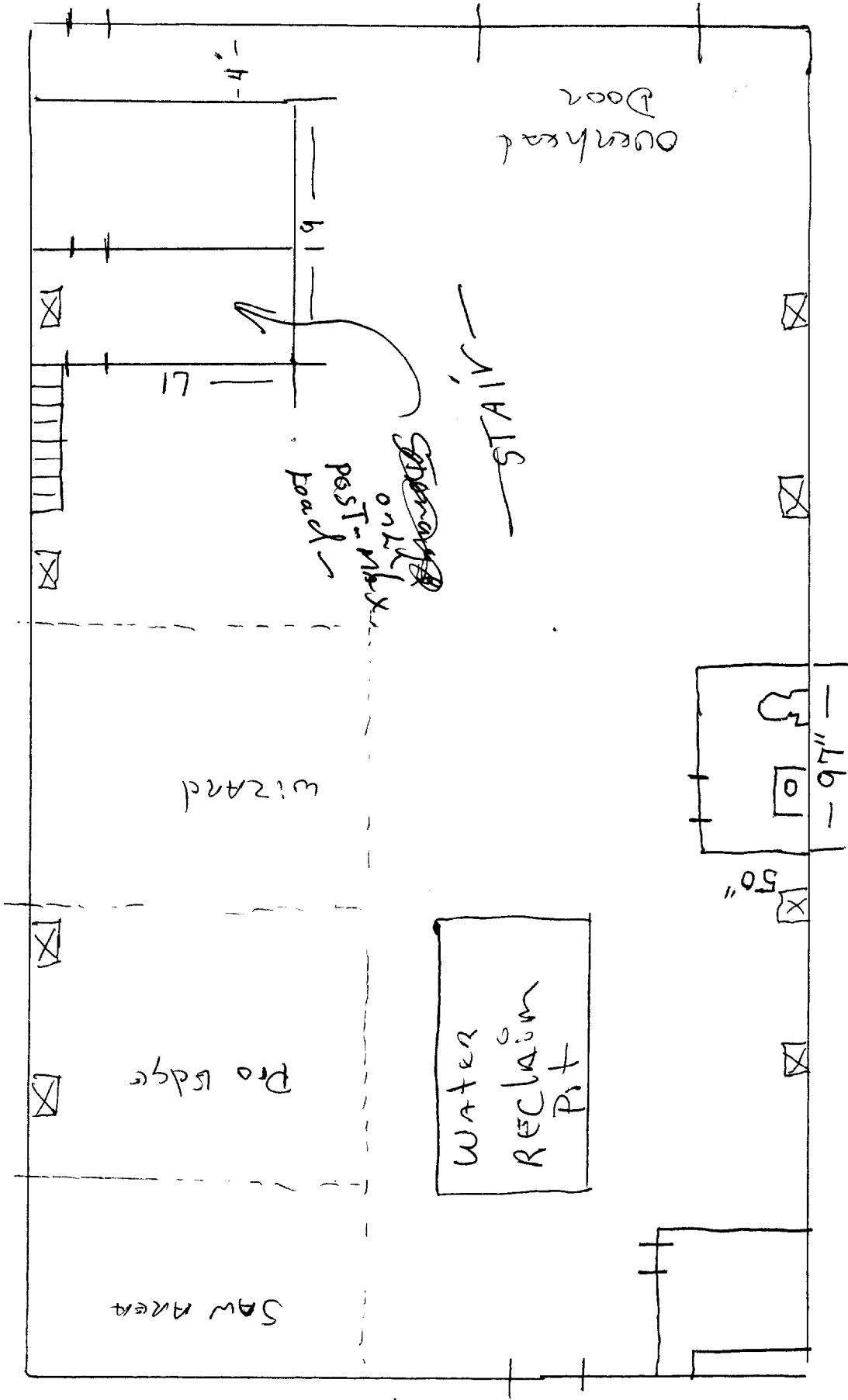
9' span | 9' span



Office

Walls 2x6 16" OC  
Ceiling 2x10 12" OC

464  
Riverside Street  
Proposed



DUPLICATE

GENERAL RECEIPT

# CITY OF PORTLAND, MAINE

DEPARTMENT Inspection DATE 8/9/01

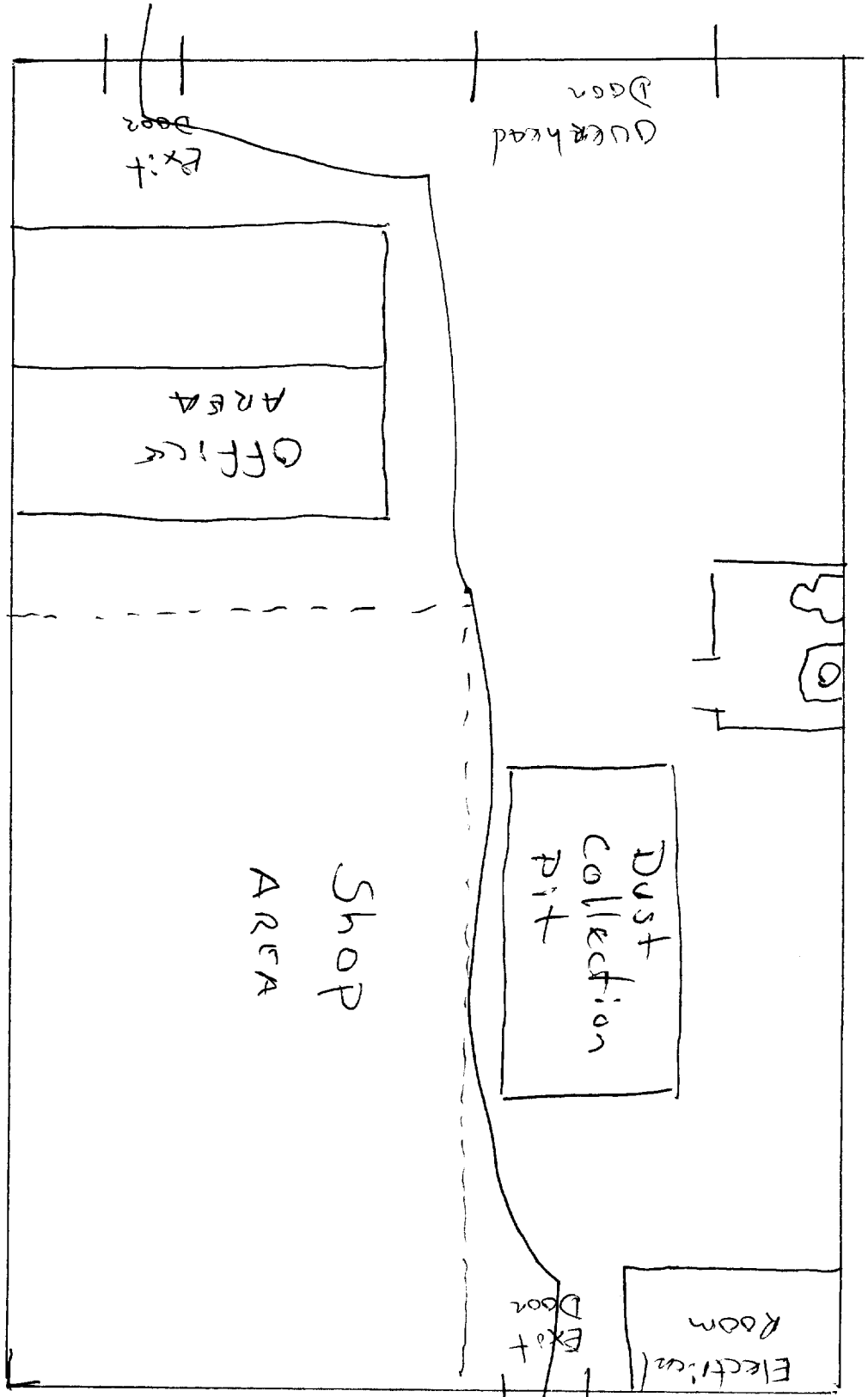
RECEIVED FROM The Abbess Business Group

ADDRESS 464 Riverside St.

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	<u>Stair Fabrication</u>		
	<u>Check # 1294</u>		<u>150.00</u>
	<u>Cash</u>		<u>108.00</u>
	<u>CDL 370 AA 002</u>		

CASH  CHECK  OTHER TOTAL 258.00

RECEIVED BY [Signature]



464  
Riverside Street  
Existing