

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

Location of Construction: <b>503-52500000</b> Owner: <b>**** North East Mobile Health</b>		Phone: 772-4459	Permit No: <b>101052</b>					
*** <del>105</del> Presumpscot Street <b>Presumpscot</b>		Business Name:						
Owner Address: DD Merrill 601A Danforth St	Lessee/Buyer's Name: **** North East Mobile Health	Phone:	Permit Issued:  SEP 20 2000					
Contractor Name: Manley Associates	Address: 657-6005	Phone:						
Past Use:  vacant lot	Proposed Use:  <del>same</del> Ambulance Service. just determining use	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>COST OF WORK:</b> \$</td> <td><b>PERMIT FEE:</b> \$ 30.00</td> </tr> <tr> <td><b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</td> <td><b>INSPECTION:</b> Use Group: ? Type: ? BOCA99</td> </tr> <tr> <td>Signature: <i>[Signature]</i></td> <td>Signature: <i>[Signature]</i></td> </tr> </table>		<b>COST OF WORK:</b> \$	<b>PERMIT FEE:</b> \$ 30.00	<b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: ? Type: ? BOCA99	Signature: <i>[Signature]</i>
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Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>							
Proposed Project Description:  change of use vacant to Ambulance Service ?? see letter . . .	<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: <b>CBL:</b> I-415-B-006 Zoning Approval: <i>ok with conditions</i> <b>Special Zone or Reviews:</b> <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"/>					
Permit Taken By: K	Date Applied For: Sept 14 2000 K							

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..

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: Sept 14 2000	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**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: *[Signature]*

**PERMIT ISSUED WITH REQUIREMENTS**

**CEO DISTRICT**

2

## BUILDING PERMIT REPORT

DATE: 15 Sept. 2000 ADDRESS: 125 Presumpscot St. CBL: 415-B-006

REASON FOR PERMIT: Change of Use From Vacant Lot To Ambulance Service

BUILDING OWNER: D.D. Merrill

PERMIT APPLICANT: CONTRACTOR Manley Associates

USE GROUP: \_\_\_\_\_ CONSTRUCTION TYPE: \_\_\_\_\_ CONSTRUCTION COST: \_\_\_\_\_ PERMIT FEES: \$30.00

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, \*36 #31

- ~~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 from freezing. Section 1908.0
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)
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 1/4" 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. 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 1010.4)
16. 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)
17. 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)
18. 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)

19. 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

20. 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)

21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

23. 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)

24. 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".

25. 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.

26. 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).

27. 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.

28. All requirements must be met before a final Certificate of Occupancy is issued.

29. 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).

30. 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)

31. Please read and implement the attached Land Use Zoning report requirements. *This permit is for Determining Use only. Separate permits shall be required for a new structure a tenant etc.*

32. 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.

33. Bridging shall comply with Section 2305.16.

34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

*\* 36. This permit application does not show any structure parking etc. therefore it is a permit for zoning issues - Not a bldg. permit.*

P. Sanguel-Hotels, Building Inspector  
Cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

PSH 1/26/00

\*\*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.

\*\*\*\*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, OR EQUIVALENT.

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

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

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

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.**

Location/Address of Construction: P 125?? Presumptive end of St

Tax Assessor's Chart, Block & Lot Number Chart# <u>415-419A</u> Block# <u>B A</u> Lot# <u>6 5</u>	Owner: <u>See Purchase &amp; Sale Agree</u>	Telephone#: <u>207-772-4159</u>
Owner's Address: <u>P.D. MERRILL 601A DANFORTH ST 04102</u>	Lessee/Buyer's Name (If Applicable) <u>NORTH EAST MOBILE HEALTH SERVICES</u>	Cost Of Work: <u>-</u> Fee <u>\$30.00</u>
Proposed Project Description:(Please be as specific as possible) <u>Change of use from vacant lot to Ambulance Service</u>		
Contractor's Name, Address & Telephone: <u>MANLEY ASSOCIATES, INC 13-15 MAIN ST #9 PROX 1210 GRAN, ME 04039</u>		Rec'd By:

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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

*Man 125 Presumptive*

**4) Building Plans (Sample Attached)**

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

- Cross Sections w/Framing details (including porches, decks w/ railings, 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: [Signature] Date: 9/14/2008

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Portland - Topsham - Kennebunk



Ms. Marge Schmuckal  
Assistant Chief of Inspection  
City of Portland Code Enforcement  
389 Congress Street  
Portland, Maine 04101

Re: Premises located on Presumpscot Street  
Chart #415 Block # B Lot # 6  
Chart #419A Block # A Lot # 5

Dear Ms Schmuckal

I am writing in support of the Permit Pre-Application that North East Mobile Health Services is submitting with regard to the above-referenced property.. As this property is located within a zone that has been classified as I-M, it is our contention that the proposed use anticipated by our company is consistent with the uses described in and defined by Division 14.

#### **What We Do**

First let me describe the nature of our business. North East Mobile Health Services is a privately owned ambulance service. The service operates as a corporation under the laws of the State of Maine and the company itself is licensed as an ambulance service by Maine Emergency Medical Services. In addition, each of its vehicles is individually licensed for use in the provision of medical transportation by Maine Emergency Medical Services. The vehicles used in the operation of our business include van and modular style ambulances and vans modified to transport patients in wheelchairs. North East currently maintains an office for the operation of its business at 125 Presumpscot Street in Portland. Additional offices are maintained in Topsham and Kennebunk.

North East is a service business that provides a combination of both emergency medical services and routine, scheduled transportation that is medical in nature. Requests for services are routed through a dispatch center located in Bangor. Patients/customers never come to our office and all transportation is initiated and completed off-site. When not in use, vehicles are garaged on premises and light, routine maintenance of the vehicles is conducted. Most repairs are conducted off site at Rowe Ford in Westbrook or at other repair shops in the area.

While operation of an ambulance service is not specifically permitted pursuant to Section 14-247, it is apparent that it should be permitted within the zone pursuant to <sup>14-247</sup>14-247-1 as a low impact industrial use. It is also quite apparent that many of the uses that are permitted in the zone bear some degree of similarity to the uses which North East would carry on in the course of its business operation. These include intermodal transportation facilities and transportation terminals ( Section 14-247-6 ) and some vehicle repair services ( 14-247-7). Many of the other permitted uses set forth in the law clearly contemplate the use of delivery and other ancillary support vehicles. Inasmuch as the scope of business contemplated at the subject property by North East is essentially vehicle related, it appears clear that the proposed use is consistent with the intended legislative purposes of the I-M zone.

#### **What We Don't Do**

North East is not engaged in, directly or indirectly, in any of the enumerated prohibited uses set forth in Section 14-249. Such uses clearly are in the nature of high impact businesses that bear no resemblance to the nature of the uses or any incidental accessory use proposed to be conducted by North East at the subject property. North East manufactures no products, processes no chemicals, stores no waste and extracts no raw materials. It draws no clients/patients whatsoever to its business location and neither prepares or serves any food products.

**Section 12-248 Compliance**

If the uses proposed by North East are not deemed to come under the "expressly permitted uses" enumerated in Section 14-247, it is submitted that said uses should be permitted under the authority of Section 14-248 ( **Performance Based Uses** ). The proposed development meets the following standards:

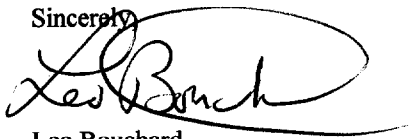
- (1) It is consistent with the legislative purpose of this Zone; and
- (2) It is designed and operated so that it will prevent undue adverse environmental impact, significant diminution of neighboring structures, or significant hazards to the health or safety of the neighboring residents. North East's operations produce no emissions beyond those associated with the vehicles that it maintains in its ambulance fleet. Adverse noise levels, odors and traffic impacts are essentially non-existent.

**Summary**

Based on a review of the foregoing, it seems clear that North East should be permitted to operate an ambulance service and to conduct any and all incidental accessory uses normally associated with the operation of such a business on the subject property.

Should you have any further questions or require any additional information about the nature of North East's business operations or its intended uses of the subject property, kindly contact me and I will do my best to comply with your request.

Sincerely,



Leo Bouchard  
Director of Operations

*OK under  
14-248  
Performance  
Based Uses*

