

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

Location of Construction: 46 Veranda St		Owner: James A MacDonald		Phone:		Permit No: <b>971209</b>	
Owner Address: 74 College St, Portland		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Business Exchange		Address: Roosevelt Trail, Westbrook		Phone: 854-1111		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  NOV 12 1997             </div>	
Past Use: restaurant		Proposed Use: same w/ addition of portable cooler		COST OF WORK: \$ 6000.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		PERMIT FEE: \$ 50.00 INSPECTION: Use Group: <i>A3</i> Type: <i>59</i> Signature: <i>[Signature]</i>	
Proposed Project Description: addition of portable cooler on outside of building				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: <i>OK</i> <i>11/10/97</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>NA - got an Exempt</i> <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Meg Hall		Date Applied For: October 31, 1997				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	

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..

call for pick up at- 797-5865

**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

*James E. MacDonald* 74 college st      10/31/97      797-5865  
 SIGNATURE OF APPLICANT      ADDRESS:      DATE:      PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE      PHONE:

White-Permit Desk   Green-Assessor's   Canary-D.P.W.   Pink-Public File   Ivory Card-Inspector

CEO DISTRICT 6  
*M. (KAR)*

429-A-004

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[Signature] ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

CEO DISTRICT 6

COMMENTS

11-25-97 No work yet

Inspection Record

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

# BUILDING PERMIT REPORT

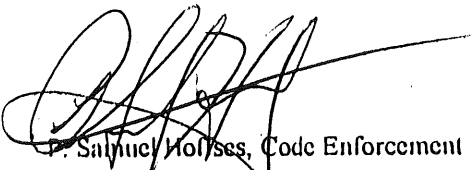
DATE: 12 NOV. 97 ADDRESS: 46 Veranda ST-  
REASON FOR PERMIT: To install outside cooler  
BUILDING OWNER: James A. MacDonald.  
CONTRACTOR: Business Exchange  
PERMIT APPLICANT: James A. MacDonald APPROVAL: 11x2x3 ~~PERMIT~~  
USE GROUP \_\_\_\_\_ BOCA 1996 CONSTRUCTION TYPE \_\_\_\_\_

## CONDITION(S) OF APPROVAL

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)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms

• In each story within a dwelling unit, including basements  
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
- 22. 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".
- 23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. \_\_\_\_\_
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_
- 33. \_\_\_\_\_
- 34. \_\_\_\_\_



P. Samuel Holmes, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

Applicant: James E. MacDonald

Date: 11/10/97

Address: 46 Veranda St

C-B-L: 429-A-4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - B-1

Interior or corner lot - cor. of Sherwood  
Proposed Use/Work - construct Addition (code) - Planning Allowed  
Sewage Disposal - existing use - Exemption to Site plan review

12.5' x 6.5'

Lot Street Frontage -

Front Yard - N/A

Rear Yard - None req - The zone line for Residential is not abutting this property - 6' shown

Side Yard - None required - not abutting a residential zone 11' shown

Projections -

Width of Lot -

Height -

Lot Area - 7,259 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - no change

Loading Bays -

Site Plan - get exemption

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

# Proposal To Install a Portable Cooler

From PIZZA TIME

46 VERANDA ST.  
PORTLAND, ME. 04103

To Whom it may concern

PIZZA TIME proposes to put a portable cooler outside of its building. To this end PIZZA TIME will need to put in a slab along side of its building for the cooler to set on. PIZZA TIME also needs to put an opening in the side of the building for the door end of the cooler so that the cooler will be accessible from the inside of the building. PIZZA TIME also needs to put up a fence with double 6' gates to screen its dumpster as per the planning commission.

## Specifications

### Slab

Size - 6' 6" WIDE BY 12' 6" LONG BY 6" DEEP - 81.25 sq ft.

Composition - wire reinforced concrete

### Cooler

Size 6' WIDE BY 12' LONG BY 7' 6" HIGH

Composition - segmented metal panels

### Building Opening

Size 6' WIDE BY 7' 6" HIGH

Structure 7' LONG 4" X 6" HEADER - SUPPORTED BY 1 7' 6" HIGH 4" X 6" STATIONS

### Fence

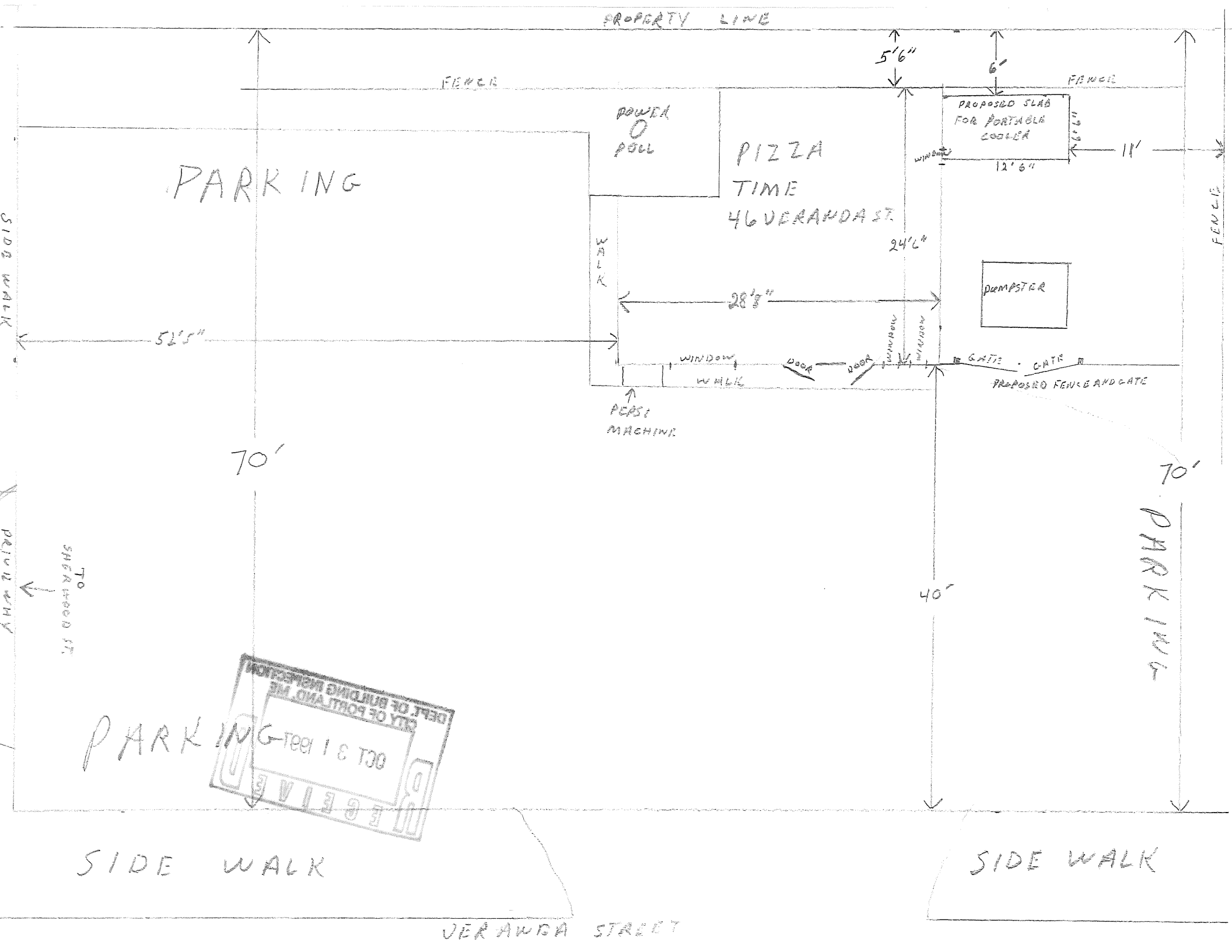
Size 25' LONG BY 6' HIGH - DOUBLE 6' GATES

Composition - WOODEN GRAPE STAKE (STOCKADE)

11/7/97

Note: Was given a waiver from site plan review

PIZZA TIME  
James E. Mac Donald  
President



PARKING

POWER POOL

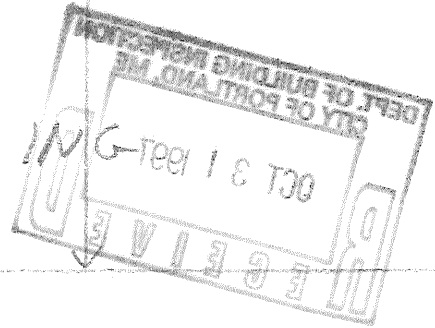
PIZZA TIME  
46 VERANDAS

PROPOSED SLAB FOR PORTABLE COOLER

DUMPSTER

PEAS MACHINE

PROPOSED FENCE AND GATE



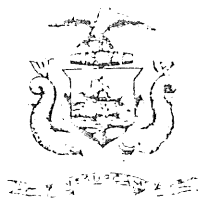
PARKING

SIDE WALK

SIDE WALK

VERAWA STREET





## CITY OF PORTLAND

October 17, 1997

James MacDonald  
Pizza Time  
46 Veranda St.  
Portland ME 04103

Dear Mr. MacDonald:

The Portland Planning Authority has found that the proposed cooler addition at 46 Veranda Street meets all but one of the requirements for an exemption. The one requirement not met is Sec. 14-523(4)(g): *there are no evident deficiencies in existing screening from adjoining properties.*

In order to meet this standard, your dumpster must be screened from view by a fence. Such screening may take place as part of the cooler installation.

If you could amend your site plan to include fencing/screening of the dumpster, your proposal will qualify for the site plan exemption.

Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sarah Hopkins".

Sarah Hopkins  
Senior Planner

cc: Alexander Jaegerman, Chief Planner  
Marge Schmuckal, Zoning Administrator  
Natalie Burns, Associate Corporation Counsel

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