

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

Location of Construction: 100 Kensington Street		Owner: <b>FSF MAINE PARTNERS LLC</b> Yacht Haven LLC		Phone: 842-9000		Permit No: <b>001333</b>	
Owner Address: 65 Kensington St		Lessee/Buyer's Name: <i>[initials]</i>		Phone:		BusinessName:	
Contractor Name: SAA		Address:		Phone:		Permit Issued: NOV 21 2000	
Past Use: vacant		Proposed Use: new storage bldg		COST OF WORK: \$ 286,000		PERMIT FEE: \$ 1776.00	
Proposed Project Description:  New boat storage building phase one only <i>20,570 sq ft</i>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>S-1</i> Type: <i>2C</i> <i>BOCA 99</i>		Zone: <i>FCBL-3 429-G-1-7</i> <i>012-K-018</i> <i>not even close</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: <i>130-B-13-15</i> <i>130-B-1</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (PAD.) Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: <i>[Signature]</i>		Date: <i>11/17/00</i>	
Permit Taken By: <b>K</b>		Date Applied For: <b>Nov 3 2000</b>				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 <i>Flood HAZARD perm part 1 elev. cert</i>	

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..

Alan 842-9000 or 653-2288

**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

Nov 3 2000 K

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

**PERMIT ISSUED WITH REQUIREMENTS**

2  
CEO DISTRICT

**AutoCAD digital format Final plans depicting  
the as-built condition must be filed with this  
office prior to closure.**

BUILDING PERMIT REPORT

DATE: 7 November 2000 ADDRESS: 100 Kensington St. CBL: 012-K-018

REASON FOR PERMIT: To Construct a boat storage bldg.

BUILDING OWNER: Yacht Haven

PERMIT APPLICANT: \_\_\_\_\_ (CONTRACTOR SAO)

USE GROUP: S1 CONSTRUCTION TYPE: 2C CONSTRUCTION COST: 286,000 PERMIT FEES: \$1,776.00

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, \*2, \*4, \*5, \*9, \*11, \*13, \*20, \*21, \*22, \*23, \*27, \*28, \*31, \*39

- 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 AS Per Professional Engineer requirement.
- 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 1/2" 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 (508)mm, 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)

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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. *All Attached Requirements and conditions on the attached Development Review*

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. *Sheets shall be me*

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. All flashing shall comply with Section 1406.3.10.

37. *State Fire Marshall Approval required for this project*

38. *Please contact Ben Diaz in reference to City Fire Alarm Connection 874-8489*

39. *All Required Floodplain Certificates AND permits shall be returned properly filled out, completed, and signed.*

E. Samuel Hodges, Building Inspector

By: L. McDougall, PFD

Marge Schmuckal, Zoning Administrator

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.

\*\*\*\*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

NATIONAL BUILDING CODE/1999  
PLAN REVIEW RECORDValuation: 286,000.00Plan Review # 1704/217Fee: 1776.00Date: 3 NOV. 2000

JURISDICTION

Portland ME.  
(City, County, Township, etc.)

BUILDING LOCATION

100 Kensington ST.  
(Street address)

BUILDING DESCRIPTION

Boat Storage

REVIEWED BY

S. Hoffses

Numerals indicated in parenthesis are applicable code sections of the 1999 BOCA National Building Code. The organization of this Plan Review Record follows the common Building Code format first implemented in the 1993 BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

## CORRECTION LIST

No.	DESCRIPTION	Code Section
1.	All site plan and bldg. Code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
2.	This bldg. shall require State Fire Marshal's office approval (State Law)	
3.	All exit access shall comply with sections	1006.5
4.	The sprinkler shall be installed and maintained as per NFPA 13	NFPA 13
5.	Fire Dept. Connection shall comply with section 916.0	916.0
6.	EXIT signs & lights shall comply with section 1023	1023.0
7.	Concrete shall be protected as per section 1908.0	1908.0
8.		



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BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.  
4051 W. FLOSSMOOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60478-5795

NOTES: N.R. — Not required  
N.A. — Not applicable

## ADMINISTRATION (Chapter 1)

NA Complete construction documents  
(107.5, 107.6, 107.7)

✓ Signed/sealed construction documents  
(107.7, 114.1)

## BUILDING PLANNING (Chapters 3, 4, 5, 6)

### USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

✓ Single Use Group

NA Specific occupancy areas (302.1.1)

NA Mixed Use Groups

NA Accessory areas (302.1.2)

### GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

#### AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503)	<u>100%</u>
% Reduction for height (Table 506.4)	<u>- 0%</u>
% Increase for open perimeter (506.2)	<u>+ 113%</u>
% Increase for automatic sprinklers (506.3)	<u>+ 200%</u>
Total percentage factor	<u>= 413%</u>
Conversion factor	<u><math>\frac{413}{100} = 4.13</math></u> (Total percentage factor/100%)

Open perimeter (506.2)	<u>110</u> North	<u>187</u> East	<u>0</u> South	<u>187</u> West
Open perim.:	<u>484</u> ft.	Perimeter <u>594</u> ft.		
% Open perimeter =	$\frac{(484/594) \cdot 81}{(Open\ perim./perim.) \times 100\%}$			
% Tab. area increase = (506.2)	$\frac{2 \times (81 - 25) 56 = 112.96}{2 \times (\% Open\ perim. - 25\%)}$			

#### CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area <u>29,570</u> ft. <sup>2</sup>		Actual building height <u>30'</u> feet <u>2</u> stories
Adjusted floor area* <u>4980.62</u> ft. <sup>2</sup>		Allowable building height <u>30'</u> feet <u>2</u> stories <u>5A</u>

\*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction 2C Type of construction assumed for review (602.3) 2C

CASE 2 — MIXED USE SEPARATED USE GROUPS

Using Table 503, identify the allowable height and area of each of the separated use groups within the building. Construction types that provide, for each story of the building, tabular areas which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504.0) equal to or greater than the actual height of the use group are permitted.

Story	Use Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height (Table 503)
NA		_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
		_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
		_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
		_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
		_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
		_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
		_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
		_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories

\*Adjusted floor area = actual floor area/conversion factor

$$\sum \frac{\text{Adjusted floor area}^*}{\text{Allowable area (Table 503)}} = \frac{NA}{\text{Allowable area}} + \dots = \dots \leq 1.00$$

Permitted types of construction \_\_\_\_\_ Type of construction assumed for review (602.3) \_\_\_\_\_

UNLIMITED AREA ONE-STORY BUILDINGS

<u>SI</u>	Use group classification (507.1)	<u>NA</u>	School buildings (507.1.1)
<u>30</u>	Building height (story, feet) (507.1)	<u>NA</u>	High-hazard use groups (507.1.2)
<u>2c</u>	Type of construction (507.1)	<u>OK</u>	Exterior walls (507.2)
<u>YES</u>	Automatic sprinkler system (507.1, 904.11)		

MEZZANINES

<u>NA</u>	Area limitation (505.2)	<u>NA</u>	Openness (505.4)
<u>NA</u>	Egress (505.3)		

SPECIAL USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS

<u>NA</u>	Tenant separations (402.4)
	Egress (402.5)
	Mall width (402.6)
	Structural elements (402.7)
	Roof coverings (402.8)
	A-1, A-2 occupancy (402.9)
	Automatic sprinkler system (402.10)
	Standpipes (402.11)
	Fire department access (402.12)
	Kiosk requirements (402.14)

6 Parking structures (402.15)

HIGH-RISE BUILDINGS

<u>NA</u>	Automatic sprinkler system (403.2)
	Alternative sprinkler modifications (403.3)
	Automatic fire detection (403.4)
	Voice/alarm signaling systems (403.5)
	Fire department communication (403.6)
	Fire command station (403.7)
	Elevators (403.8)
	Standby systems (403.9)
	Stairway doors (403.10)

**ATRIUMS**

- Automatic sprinkler system (404.2)
- Occupancy (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Fire alarm system (404.6)
- Travel distance (404.7)

**OTHER SPECIAL USE AND OCCUPANCY**

- Underground structures (405.0)
- Open parking structures (406.0)

- Private garages (407.0)
- Public garages (408.0)
- Use Group I-2 (409.0)
- Use Group I-3 (410.0)
- Stages and platforms (412.0)
- Special amusement buildings (413.0)
- HPM facilities (416.0)
- Hazardous materials (307.8, 417.0)
- Use Groups H-1, H-2, H-3 and H-4 (418.0)
- Swimming pools (421.0)

**FIRE PROTECTION (Chapters 6, 7, 8, 9)**

**FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)**

Note: Entry in  indicates required rating in hours. NC indicates noncombustible construction required.

**COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)**

- Exterior walls
- Interior elements
- Roof

**CONSTRUCTION DOCUMENTS (703.0)**

- Fire tests (704.0)

**EXTERIOR WALLS (507.2, 705.0, 716.5)**

	North	East	South	West
Fire separation distance				
Loadbearing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nonloadbearing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- OK Exterior opening protectives (705.3, 706.0)
- NA Parapet walls (705.6)

**FIRE SEPARATION ASSEMBLIES**

- NA Exit enclosures (709.0, 710.0, 1014.11)
- NA Other shafts (709.0, 710.0)
- NA Mixed use and fire area separations (313.1.2)
- NA Other separation assemblies (302.1.1, Table 602)

**FIRE PARTITIONS**

- NA Exit access corridors (711.0, 1011.4)
- Tenant separations (711.0)
- Dwelling unit separations (711.0)
- Guestroom separations (711.0)

**OTHER FIRERESISTANT CONSTRUCTION**

- NA Fire and party walls (707.0 and Table 707.1)
- Smoke barriers (712.0)
- Nonloadbearing partitions (Table 602)
- Interior loadbearing walls, columns, girders, trusses (716.0)
- Supporting construction (716.0)
- Floor construction (713.0, 1006.3.1)
- Roof construction (713.0, 715.0)
- Penetrations (714.0)
- Opening protectives (717.0, 719.0, 720.0)
- Fire dampers (718.0)
- Fireblocking/draftstopping (721.0)
- Thermal and sound-insulating materials (723.0)



# INTERIOR FINISHES (Chapter 8)

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

Smoke development (803.3.2)

Flame spread (803.4)

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

Floor finish (805.0, 806.0)

## FIRE PROTECTION SYSTEMS (Chapter 9)

### FIRE SUPPRESSION SYSTEMS (Where required)

NA

Assembly (A-1, A-3, A-4) (904.2)

Assembly (A-2) (904.3)

Educational (E) (904.4)

High-hazard (H) (904.5)

Institutional (I) (904.6)

Mercantile (M), Moderate-hazard storage (S-1), Factory and Industrial (F-1) (904.7)

Residential (R-1) (904.8)

Residential (R-2) (904.9)

Windowless story (904.10)

Specific occupancy areas (302.1.1, 904.11)

Covered mall buildings (402.10)

High-rise buildings (403.2)

Atriums (404.2)

Underground structures (405.3)

Public garages (408.3.1)

Sound stages (411.7)

Stages and enclosed platforms (412.6)

Special amusement buildings (413.4)

HPM facilities (416.4)

Paint spray booths and storage rooms (419.3)

Unlimited area buildings (507.1)

Exit lobbies (1020.3)

Drying rooms (2806.4)

Waste- and linen-chutes/termination rooms (2807.6)

Refuse vaults (2808.4)

### FIRE SPRINKLER SYSTEMS

Added

NFPA 13 system (906.2.1)

NFPA 13R system (906.2.2)

NFPA 13D system (906.2.3)

Design (906.3)

Actuation (906.4)

Sprinkler alarms (906.5)

Sprinkler riser (906.7)

### LIMITED AREA SPRINKLER SYSTEMS

NA

Where permitted (907.2)

Design (907.3)

Actuation (907.4)

Standpipe connection (907.6)

Domestic supply (907.6.1)

Cross connection (907.6.2)

Shutoff valve (907.6.3)

### OTHER SUPPRESSION SYSTEMS

NA

Water-spray fixed systems (908.0)

Carbon dioxide extinguishing systems (909.0)

Dry-chemical extinguishing systems (910.0)

Foam-extinguishing systems (911.0)

Halogenated extinguishing systems (912.0)

Clean agent fire extinguishing systems (913.0)

Wet-chemical range hood extinguishing systems (914.0)

STANDPIPE SYSTEMS

- NA Building height (915.2.1)
- Building area (915.2.2)
- Malls (915.2.3)
- Stages (915.2.4)
- Approved system (915.3, 915.3.1)
- Piping design (915.4)
- Water supply (915.5)
- Control valves (915.6)
- Hose connection (915.7)

FIRE DEPARTMENT CONNECTIONS

- Required (916.1)
- Connections (916.2)

YARD HYDRANTS

- Fire hydrants (917.1)

FIRE ALARM SYSTEMS

- NA Approval (918.3)
- Assembly (A-4), Educational (E) (918.4.1)
- Business (B) (918.4.2)
- High-hazard (H) (918.4.3)
- Institutional (I) (918.4.4)
- Residential (R-1) (918.4.5)
- Residential (R-2) (918.4.6)
- Location/details (918.5)
- Power supply/wiring (918.6, 918.7)
- Alarm-notification appliances (918.8)
- Voice/alarm signaling system (918.9)

AUTOMATIC FIRE DETECTION SYSTEMS

- Approval (919.3)
- Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- Residential (R-1) (919.4.4)
- Sprinklered buildings exception (919.5)
- Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- NA Residential (R-1) (920.3.1)
- Residential (R-2, R-3) (920.3.2)
- Institutional (I-1) (920.3.3)
- Interconnection (920.4)
- Battery backup (920.5)

FIRE EXTINGUISHERS

- NA Approval (921.1)
- Required (921.2)

SMOKE CONTROL SYSTEMS

- NA Passive system (922.2.1)
- Mechanical system (922.2.2)
- Smoke removal (922.3)
- Activation (922.4)
- Standby power (922.5)

SMOKE AND HEAT VENTS

- NA Size and spacing (923.2)

SUPERVISION

- NA Fire suppression systems (924.1)
- Fire alarm systems (924.2)



**MEANS OF EGRESS (continued)**

<u>NA</u>	General limitations (1005.0)	<u>NA</u>	Ramps (1016.0)
<u>NA</u>	Air movement in egress elements (1005.7)		Means of egress doorways (1017.0)
<u>OK</u>	Types and location of egress (1006.0)		Number of doorways (1017.2)
<u>NA</u>	Exit access travel distance (1006.5 and Table 1006.5)		Size of doors (1017.3)
<u>NA</u>	Accessible means of egress (1007.0)		Door hardware (1017.4)
<u>NA</u>	Emergency escape (1010.4)		Revolving doors (1018.0)
<u>NA</u>	Exit access passageways and corridors (1011.0)		Horizontal exits (1019.0)
<u>NA</u>	Aisles and accessways (1012.0)		Level of exit discharge passageway (1020.0)
<u>NA</u>	Grandstands (1013.0)		Guards (1021.0)
<u>NA</u>	Interior stairways (1014.1 - 1014.11)		Handrails (1022.0)
<u>NA</u>	Exterior stairways (1014.1 - 1014.10, 1014.12)	<u>OK Need</u>	Exit signs and lights (1023.0)
<u>NA</u>	Smokeproof enclosures (1015.0)		Means of egress lighting (1024.0)
			Access to roof (1027.0)

**ACCESSIBILITY (Chapter 11)**

<u>NA</u>	Required (1103.0)		Accessible entrances (1106.0)
<u>NA</u>	Accessible route (1104.0)		Special use groups (1107.0)
<u>NA</u>	Parking facilities (1105.0)		Features and facilities (1108.0)

**INTERIOR ENVIRONMENT (Chapter 12)**

<u>NA</u>	Room dimensions (1204.0)		Air-borne noise (STC) (1214.2)
<u>NA</u>	Roof spaces (1210.1, 1211.2)		Structure-borne sound (IIC) (1214.3)
<u>NA</u>	Crawl spaces (1210.2, 1211.1)		Ratproofing (1215.0)

**BUILDING ENVELOPE (Chapters 14, 15)**

**EXTERIOR WALL COVERINGS (Chapter 14)**

<u>NA</u>	Performance requirements (1403.0)	<u>NA</u>	Combustible material restrictions (1406.0)
<u>NA</u>	Wall sidings and veneers (1404.0, 1405.0)		

## ROOFS AND ROOF STRUCTURES (Chapter 15)

<u>NA</u>	Performance requirements (1505.0)	<u>NA</u>	Low-slope roof coverings (1507.5)
<u>NA</u>	Fire classification (1506.0)	<u>NA</u>	Flashing (1508.0)
<u>NA</u>	Steep-slope roof coverings (1507.4)	<u>NT</u>	Roof structures (1510.0)

## STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

### STRUCTURAL LOADS (Chapter 16)

#### DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603.1)

Uniformly distributed floor live loads (1603.2, 1606.0)

Floor Area Use	Loads Shown
Plans stamped	
by Professional Engineer	
John D. Stark	
No. 4567	

Live load reduction (1603.2, 1606.7)

Roof live loads (1603.3, 1607.0)

Roof snow loads (1603.4, 1608.0)

Ground snow load,  $P_g$  (1608.3)

If  $P_g > 10$  psf, flat-roof snow load,  $P_f$  (1608.4)

If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1608.4)

Sloped roof snowload,  $P_s$  (1608.5)

If  $P_g > 10$  psf, snow load importance factor,  $I$  (Table 1609.5)

Wind loads (1603.5, 1609.0)

Basic wind speed (1609.3)

Wind exposure category (1609.4)

Wind importance factor,  $I$  (Table 1609.5)

Wind design pressure,  $P$  (1609.7)

Earthquake loads (1603.6, 1610.0)

Peak velocity-related acceleration,  $A_v$  (1610.1.3)

Peak acceleration,  $A_a$  (1610.1.3)

Seismic hazard exposure group (1610.1.5)

Seismic performance category (1610.1.7)

Soil-profile type (Table 1610.3.1)

Basic structural system and seismic-resisting system (Table 1610.3.3)

Response modification factor,  $R$ , and deflection amplification factor,  $C_d$  (Table 1610.3.3)

Analysis procedure (1610.4, 1610.5)

Other loads

Attic load (1606.2.2, 1606.2.3)

Partition loads (1606.2.4)

Concentrated loads (1606.3)

Impact loads (1606.6)

Misc. loads (1606.4, 1606.8, 1606.9, 1607.5, 1612.0)

#### STRUCTURAL DESIGN CALCULATIONS

yes Submitted for all structural members (107.7)

yes Signed/sealed (107.7, 114.1)

Deflection limits considered (1604.5)

**STRUCTURAL DESIGN CALCULATIONS (continued)**

<input type="checkbox"/>	Unbalanced snow loads considered (1608.6)	<input type="checkbox"/>	Internal pressure effects considered (1609.7, 1609.8)
<input type="checkbox"/>	Drift snow loads considered (1608.7)	<input type="checkbox"/>	Components and cladding effects considered (1609.8)
<input checked="" type="checkbox"/>	Sliding snow loads considered (1608.8)	<input type="checkbox"/>	Load combinations considered (1613.1)

**MATERIAL PERFORMANCE (Chapter 17)**

<input type="checkbox"/>	Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. _____	<input checked="" type="checkbox"/> NA	Masonry construction (1705.5)
<input type="checkbox"/>	Owner's special inspection program specified (1705.0)	<input checked="" type="checkbox"/> NA	Wood construction (1705.6)
<input checked="" type="checkbox"/>	Prefabricated items (1705.2)	<input type="checkbox"/>	Prepared fill and foundations (1705.7, 1705.8, 1705.9)
<input type="checkbox"/>	Steel construction (1705.3)	<input checked="" type="checkbox"/> NA	Fireresistive materials (1705.12)
<input type="checkbox"/>	Concrete construction (1705.4)	<input type="checkbox"/>	EIFS, wall panels and veneers (1705.10, 1705.13)

**FOUNDATIONS AND RETAINING WALLS (Chapter 18)**

<input type="checkbox"/>	Soil type (1611.0, 1802.1, 1804.1)	<input type="checkbox"/>	Foundations (1814.0 - 1824.0)
<input type="checkbox"/>	Bearing value (1611.0, 1802.1, 1804.1)	<input type="checkbox"/>	Foundation walls (1611.0, 1812.0)
<input type="checkbox"/>	Soil report (1802.1, 1804.1)	<input type="checkbox"/>	Waterproofing/dampproofing (1813.0)
<input type="checkbox"/>	Prepared fill (1804.1.1)	<input type="checkbox"/>	Retaining walls (1611.0, 1825.0)
<input type="checkbox"/>	Footings (1806.0 - 1811.0)	<input type="checkbox"/>	

**STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)**

**CONCRETE (Chapter 19)**

<input checked="" type="checkbox"/>	Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)	<input checked="" type="checkbox"/>	Minimum concrete strength (Table 1907.1.2[1])
<input checked="" type="checkbox"/>	Minimum slab requirements (1905.1)	<input checked="" type="checkbox"/>	Cold-weather and hot-weather curing specified (1908.9, 1908.10)

**MASONRY (Chapter 21)**

<input checked="" type="checkbox"/> NA	Engineered masonry design/construction standard specified (2101.1.1)	<input type="checkbox"/>	Cold-weather and hot-weather construction specified (2111.3, 2111.4)
<input type="checkbox"/>	Empirical masonry design (2101.1.2)	<input type="checkbox"/>	Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
<input type="checkbox"/>	Construction materials (2104.0)	<input type="checkbox"/>	Glass block (2118.0)
<input type="checkbox"/>	Mortar type (2104.7)	<input type="checkbox"/>	

## STEEL (Chapter 22)

STAMPED  
PLANS  
by professional  
ENGINEER

Structural steel design/construction standard specified (2203.1, 2203.2)

Shop drawing preparation specified (2203.4)

Open-web steel joist design/construction standard specified (2205.1)

Formed steel design/construction standard specified (2206.5)

Formed steel member design/construction (2206.6)

## WOOD (Chapter 23)

NA

Installation inspections (2301.2)

Design/construction standard specified (2303.1)

Grade mark specified (2303.1.1)

### HEAVY TIMBER CONSTRUCTION

Minimum dimensions (605.1, 2304.0)

Design/construction standard specified (2304.1)

### WOOD FRAME CONSTRUCTION

Fastening and construction details (2305.0, Table 2305.2)

Wind bracing design required (2305.7)

Seismic bracing (2305.8)

Foundation anchorage (2305.17)

Wood structural panels (2307.0)

Particleboard (2308.0)

Fiberboard (2309.0)

Fire-retardant-treated wood (2310.0)

Decay and termite protection (2311.0)

Joist hangers (2312.0)

Prefabricated components (2313.1, 2313.3.1, 2313.3.2)

Metal-plate-connected trusses (2313.3.1, 2313.3.2)

## NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

### GLASS AND GLAZING (Chapter 24)

NA

Skylights (2404.0)

NA

Safety glazing (2405.0, 2406.0, 2407.0)

### GYPSON BOARD AND PLASTER (Chapter 25)

NA

Gypsum board materials (2503.0, Table 2503.2, Table 2503.3)

NA

Plaster (2504.0, 2505.0, 2506.0)

### PLASTIC (Chapter 26)

NA

Approved materials (2601.2)

Identification (2601.4)

Interior trim (2603.7)

Alternative approval (2603.8)

### FOAM PLASTIC (2603.0)

Labeling (2603.2)

Surface-burning characteristics (2603.3)

Thermal barrier (2603.4)

Exterior walls (2603.5, 2603.6)

TRANSMITTING PLASTIC (2603.5, 2604.0)

Diffusing systems (2604.5)

Wall panels (2605.0)

Unprotected openings

Roof panels (2607.0)

Skylight glazing (2608.0)

## BUILDING SERVICES (Chapters 28, 30)

### MECHANICAL SYSTEMS (Chapter 28)

NA

Waste- and linen-handling systems (2807.0)

NA

Refuse vaults (2808.0)

### ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

NA

Construction standard specified (3001.2)

Venting (3007.3 - 3007.6)

Elevator emergency operation (3006.2)

Opening protectives (3008.2)

Hoistway enclosure (3007.1)

Conveyors and escalators (3010.0, 3011.0)

## SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

### SPECIAL CONSTRUCTION (Chapter 31)

NA

Membrane structures (3103.0)

PEDESTRIAN WALKWAYS (3106.0)

Flood-resistant construction (3107.0)

NA

Construction and use (3106.1 - 3106.3)

Towers (3108.0)

Separation (3106.4)

Local approval (3106.5)

Egress and size (3106.6 - 3106.8)

### EXISTING STRUCTURES (Chapter 34)

#### ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

NA

General requirements (3402.0)

Additions/alterations (3403.0, 3404.0)

Structural loads (1614.0, 3402.5)

Change of occupancy (1110.3, 3405.0)

Accessibility (1110.0, 3402.7)

Compliance alternative evaluation (3408.0)

#### BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter _____ %	Percentage of height reduction _____ %
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fire-resistance rating of vertical opening enclosures _____	
Type of HVAC system _____	serving number of floors _____



## BUILDING EVALUATION SUMMARY (continued)

Automatic fire detection: Yes  No  type and location \_\_\_\_\_  
 Fire alarm system: Yes  No  type \_\_\_\_\_  
 Smoke control: Yes  No  type \_\_\_\_\_  
 Adequate exit routes: Yes  No  Dead ends: Yes  No   
 Maximum exit access travel distance \_\_\_\_\_ Elevator controls: Yes  No   
 Means of egress emergency lighting: Yes  No  Mixed use groups: Yes  No

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3408.6.1 Building height			
3408.6.2 Building area			
3408.6.3 Compartmentation			
3408.6.4 Tenant and dwelling unit separations			
3408.6.5 Corridor walls			
3408.6.6 Vertical openings			
3408.6.7 HVAC systems			
3408.6.8 Automatic fire detection			
3408.6.9 Fire alarm system			
3408.6.10 Smoke control	****		
3408.6.11 Means of egress	****		
3408.6.12 Dead ends	****		
3408.6.13 Max. exit access travel distance	****		
3408.6.14 Elevator control			
3408.6.15 Means of egress emergency lighting	****		
3408.6.16 Mixed use groups		****	
3408.6.17 Sprinklers		+ 2 =	
3408.6.18 Specific occupancy area protection			
Building score — total value			

\*\*\*\* No applicable value to be inserted.

### BUILDING SAFETY EVALUATION SCORE (Table 3408.9)

Formula	Table 3408.7	Table 3408.8	Score	Pass	Fail
FS-MFS ≥ 0	_____ (FS)	- _____ (MFS)	= _____	_____	_____
ME-MME ≥ 0	_____ (ME)	- _____ (MME)	= _____	_____	_____
GS-MGS ≥ 0	_____ (GS)	- _____ (MGS)	= _____	_____	_____

FS = Fire Safety	MFS = Mandatory Fire Safety
ME = Means of Egress	MME = Mandatory Means of Egress
GS = General Safety	MGS = Mandatory General Safety

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

19990172  
I. D. Number

Yacht Haven Marina

Applicant

P.O. Box 7860, Portland, ME 04112

Applicant's Mailing Address

Alan J. Graves

Consultant/Agent

879-2248

Applicant or Agent Daytime Telephone, Fax

12/09/1999

Application Date

Yacht Haven Marina

Project Name/Description

100 - 100 Kensington St, Portland Maine 04103

Address of Proposed Site

429-G1-7, 430-E-1-4, 430-B-13,

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

see Planning conditions

**Planning Conditions of Approval**

Shoreland

i. that the site plan be revised to show the first floor elevation as 16 feet

Site Plan

ii. that the applicant submit for staff review and approval an executable 5-year lease for parking on railroad property prior to issuance of a building permit

iii. installation of a guardrail at the edge of the pavement, with the RR leased land, to protect the Rosa Rugosa

iv. that the applicant submit a lighting photometrics plan to be reviewed and approved by staff

v. that all other approvals, such as DEP, be received and submitted to staff prior to issuance of a building permit

vi. that the applicant revise the plan in accordance with Public Works' memo dated December 6, 1999

vii. that the applicant submit a letter of financial capability to staff for review and approval

viii. that the temporary trailer will be removed from the site after five (5) years

ix. if the plan is revised to include all parking on the Webber Oil site, Planning Board review will be required

**Inspections Conditions of Approval**

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

2. The building shall be a minimum of 40 feet from the high water mark.

3. The building shall be setback a minimum of 25 feet from all other lot lines.

4. The first floor elevation shall be no less than 16' as shown by a completed certificate of elevation which is provided within this packet. *→ included*

5. It is required that you have conditional use approval from the Zoning Board of Appeals for your overflow parking located in the R-3 zone.

6. Separate permits shall be required for any signage.

7. Separate permits shall be required for any future "phase work".

**Fire Conditions of Approval**

Application requires State Fire Marshal approval.



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19990172

I. D. Number

**Yacht Haven Marina**

Applicant

P.O. Box 7860, Portland, ME 04112

Applicant's Mailing Address

**Alan J. Graves**

Consultant/Agent

**879-2248**

Applicant or Agent Daytime Telephone, Fax

12/9/99

Application Date

**Yacht Haven Marina**

Project Name/Description

**100 Kensington St, Portland Maine 04103**

Address of Proposed Site

~~5012 K 010~~

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

20,000

6.9

I-L & R-3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan **\$500.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **12/9/99**

**Planning Approval Status:**

Reviewer **Kandi Talbot**

- Approved  Approved w/Conditions See Attached  Denied

Approval Date **12/14/99** Approval Expiration **12/14/00** Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit **Kandi Talbot** **4/18/00**  
 signature date

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>4/11/00</u> date	<u>\$230,384.00</u> amount	<u>11/14/00</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>4/6/00</u> date	<u>\$3,916.00</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19990172

I. D. Number

**Yacht Haven Marina**

12/9/99

Applicant

Application Date

P.O. Box 7860, Portland, ME 04112

Yacht Haven Marina

Applicant's Mailing Address

Project Name/Description

Alan J. Graves

100 Kensington St, Portland Maine 04103

Consultant/Agent

Address of Proposed Site

879-2248

~~012 K-018~~

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

New Building     Building Addition     Change Of Use     Residential

Office     Retail     Manufacturing     Warehouse/Distribution     Parking Lot     Other (specify)

20,000

6.9

I-L & R-3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- Site Plan (major/minor)     Subdivision # of lots \_\_\_\_\_     PAD Review     14-403 Streets Review
- Flood Hazard     Shoreland     Historic Preservation     DEP Local Certification
- Zoning Conditional Use (ZBA/PB)     Zoning Variance     Other \_\_\_\_\_

Fees Paid:    Site Plan \$500.00    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date: 12/9/99

**DRC Approval Status:**

Reviewer \_\_\_\_\_

- Approved     Approved w/Conditions see attached     Denied

Approval Date 12/14/99    Approval Expiration 12/14/00    Extension to \_\_\_\_\_     Additional Sheets Attached

Condition Compliance    Kandi Talbot    4/18/00    \_\_\_\_\_

signature    date

Performance Guarantee     Required\*     Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>4/11/00</u> date	<u>\$230,384.00</u> amount	<u>11/14/00</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>4/6/00</u> date	<u>\$3,916.00</u> amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date

# FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)  
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: FSF MAINE PARTNERS Address: \_\_\_\_\_

Ph. No: \_\_\_\_\_

Applicant: YACHT HAVEN LLC Address: \_\_\_\_\_

Ph. No: \_\_\_\_\_

Contractor: \_\_\_\_\_ Address: \_\_\_\_\_

Ph. No: \_\_\_\_\_

## LEGAL DESCRIPTION

Is this lot a part of a subdivision?  Yes  No If yes, give the name of the subdivision and lot number:

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_

Tax Map: \_\_\_\_\_ 129-G Lot #: 1-7

Address: 100 Kensington St 43-B-13, 15  
Street/Road Name 430-X-1

Zip Code: \_\_\_\_\_

General explanation of proposed development: boat rack storage for MA in a Use

Estimated value of improvements: \$296,000.00

## OTHER PERMITS

Are other permits required from State or Federal Jurisdictions?  Yes  No  
If yes, are copies of these permits attached?  Yes  No  Not Applicable

Federal and State Permits may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining, USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act, Federal Energy Regulation Commission.

(This Section to be completed by Municipal Official)

Date Submitted \_\_\_\_\_; Fee Paid \_\_\_\_\_; Reviewed by CEO \_\_\_\_\_; Reviewed by Planning Board \_\_\_\_\_

Permit # \_\_\_\_\_ Issued by \_\_\_\_\_ Date \_\_\_\_\_

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): Atlantic Ocean

- VI-30 Zone
- VE Zone
- AE Zone
- <sup>A2</sup> A1-30 Zone
- A Zone
- FRINGE
- FLOODWAY (1/2 width of floodplain in A Zone)

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section.

Cross Section	Base Flood Elevation
Above Site _____	Above Site _____
Below Site _____	Below Site _____

Base Flood Elevation (bfe) at the site \_\_\_\_\_ NGVD [Required for New Construction or Substantial Improvements]

Basis of A Zone bfe determination

- From a Federal Agency:  USGS  USDA/NRCS  USACE  Other \_\_\_\_\_
- From a State Agency:  MDOT  Other \_\_\_\_\_
- Established by Professional Land Surveyor
- Established by Professional Engineer  HEC II  HY 7  Quick-2  Other \_\_\_\_\_
- Highest Known Water level
- Other (Explain) \_\_\_\_\_

VALUE

If the development involves improvements to an existing structure, the Market Value of existing structure: \$ \_\_\_\_\_

New development or Substantial Improvement:  Minor improvement or addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left for the type(s) of development requested, and complete information for each applicable line:

- |  |            |  |                 |
|--|------------|--|-----------------|
| <input type="checkbox"/> 1. Residential Structure                      | Dimensions |  | Cubic Yards     |
| <input type="checkbox"/> 1a. New Structure                             | _____      | <input type="checkbox"/> 5. Filling <sup>1</sup>   | _____           |
| <input type="checkbox"/> 1b. And to Structure                          | _____      | <input type="checkbox"/> 6. Dredging   | _____           |
| <input type="checkbox"/> 1c. Renovations/other changes                 | _____      | <input type="checkbox"/> 7. Excavation   | _____           |
| <input type="checkbox"/> 2. Non-Residential Structure                  |            | <input type="checkbox"/> 8. Levee  | _____           |
| <input type="checkbox"/> 2a. New structure                             | _____      | <input type="checkbox"/> 9. Drilling   | _____           |
| <input type="checkbox"/> 2b. And to Structure                          | _____      |  | Number of Acres |
| <input type="checkbox"/> 2c. Renovations/other changes                 | _____      | <input type="checkbox"/> 10. Mining:   | _____           |
| <input type="checkbox"/> 2d. Floodproofing                             | _____      | <input type="checkbox"/> 11. Dam: Water surface to be created                                  | _____           |
| <input type="checkbox"/> 3. Water Dependent use:                       |            | <input type="checkbox"/> 12. Water Course Alteration   |                 |
| <input type="checkbox"/> 3a. Dock                                      | _____      | Detailed description must be attached with copies of all applicable state and federal permits. |                 |
| <input type="checkbox"/> 3b. Pier                                      | _____      | <input type="checkbox"/> 13. Other: Explain _____  |                 |
| <input type="checkbox"/> 3c. Boat Ramp                                 | _____      |  |                 |
| <input checked="" type="checkbox"/> 3d. Other <u>boat rack storage</u> | _____      |  |                 |
| <input type="checkbox"/> 4. Paving                                     | _____      |  |                 |

<sup>1</sup>Certain prohibitions apply in Velocity Zones

*Attachment with returned form*

**Attachment and Site Plan** - drawn to scale with north arrow

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.
- For New Construction or Substantial Improvement, also include existing grade elevations done by a Professional Land Surveyor, Architect or Engineer.
- For New Construction or Substantial Improvement, attach statement describing in detail how each applicable development standard in Article VI will be met.

**Special Note:** Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. ( Article VI §L)

**The Applicant Understands and agrees that:**

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner \_\_\_\_\_ Date \_\_\_\_\_  
signature

or  
Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_  
signature

*Rem*

*sign*



# FLOOD HAZARD DEVELOPMENT PERMIT PART I

Portland, Maine  
(For New Structures or Substantial Improvements)

For new Structures or Substantial Improvements, this Flood Hazard Development Permit allows construction only up to the establishment of the lowest floor. Once the lowest floor is established, the permittee must provide an elevation certificate establishing the as built lowest floor elevation. When the Code Enforcement Officer finds the documentation to be in compliance with the Floodplain Management Ordinance, the permittee must then apply for the Part II Flood Hazard Development Permit in order for construction to continue.

For new Structures or projects that are deemed Substantial Improvements, the grade elevation at the lowest grade adjacent to the existing or proposed wall is: 14' NGVD.

fill in  
→

The proposed Lowest Floor Elevation will be (16' min required)  
(for V1-30 and VE Zones the lowest floor elevation is measured at the bottom of lowest structural horizontal part of the structure)

Sewage disposal:  existing  proposed  not applicable Type \_\_\_\_\_

Tax Map: 429-G-Lot #: 1-7  
430-B-13,15  
430-X-1

The permittee understands and agrees that:

↑  
↓  
READ

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

to be signed

Owner \_\_\_\_\_  
signature

Date \_\_\_\_\_

or

Authorized Agent \_\_\_\_\_  
signature

Date \_\_\_\_\_

Issued by \_\_\_\_\_

Date \_\_\_\_\_

Permit # \_\_\_\_\_

fill-in & return - AS soon as 1<sup>st</sup> floor level is determined @ site



**FEDERAL EMERGENCY MANAGEMENT AGENCY**

**NATIONAL FLOOD INSURANCE PROGRAM**

**ELEVATION CERTIFICATE**

**AND**

**INSTRUCTIONS**

## INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by law to certify elevation information when elevation information is required for Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, or AR/AO. Community officials who are authorized by law or ordinance to provide floodplain management information may also complete this form. For Zones AO and A (without BFE), a community official, a property owner, or an owner's representative may provide information on this certificate, unless the elevations are intended for use in supporting a LOMA or LOMR-F. Certified elevations must be included if the purpose of completing the Elevation Certificate is to obtain a LOMA or LOMR-F.

In Puerto Rico only, elevations for building information and flood hazard information may be entered in meters.

---

### SECTION A - PROPERTY OWNER INFORMATION

---

This section identifies the building, its location, and its owner. Enter the name(s) of the building owner(s), the building's complete street address, and the lot and block number. If the building's address is different from the owner's address, enter the address of the building being certified. If the address is a rural route or a Post Office box number, enter the lot and block numbers, the tax parcel number, the legal description, or an abbreviated location description based on distance and direction from a fixed point of reference. For the purposes of this certificate, "building" means both a building and a manufactured (mobile) home.

A map may be attached to this certificate to show the location of the building on the property. A tax map, FIRM, or detailed community map is appropriate. If no map is available, provide a sketch of the property location, and the location of the building on the property. Include appropriate landmarks such as nearby roads, intersections, and bodies of water. For building use, indicate whether the building is residential, non-residential, an addition to an existing residential or non-residential building, an accessory building (e.g., garage), or other type of structure. Use the Comments area of Section F if needed.

If latitude and longitude data are available, enter them in degrees, minutes, and seconds, or in decimal degrees, taken at the center of the front of the building. Enter arc seconds to two decimal places. Indicate the horizontal datum and the source of the measurement data (for example, taken with GPS, scaled from a USGS Quad Map, etc.).

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### SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

---

Complete the Elevation Certificate on the basis of the FIRM in effect at the time of the certification.

The information for Section B is obtained by reviewing the FIRM panel that includes the building's location. Information about the current FIRM, and a pamphlet titled "Guide to Flood Maps," are available from the Federal Emergency Management Agency (FEMA) website at <http://www.fema.gov> or by calling 1-800-427-4661. If a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR-F) has been issued by FEMA, please provide the letter date and case number in the Comments area.

**Item B1. NFIP Community Name & Community Number.** Enter the complete name of the community in which the building is located and the associated 6-digit community number. For a building that is in an area that has been annexed by one community but is shown on another community's FIRM, enter the community name and 6-digit number of the annexing community. For a newly incorporated community, use the name and 6-digit number of the new community. Under the NFIP, a "community" is any State or area or political subdivision thereof, or any Indian tribe or authorized native organization, that has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction. To determine the current community number, see the *NFIP Community Status Book*, available on FEMA's website at <http://www.fema.gov> or by calling 1-800-427-4661.

**Item B2. County Name.** Enter the name of the county or counties in which the community is located. For an unincorporated area of a county, enter "unincorporated area." For an independent city, enter "independent city."

**Item B3. State.** Enter the 2-letter state abbreviation (for example, VA, TX, CA).

FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077  
Expires July 31, 2002

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION

BUILDING OWNER'S NAME		For Insurance Company Use:	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.		Policy Number	
CITY	STATE	ZIP CODE	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use Comments section if necessary.)			

LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ###.###" or ###.#####°)

HORIZONTAL DATUM:  NAD 1927  NAD 1983

SOURCE:  GPS (Type): \_\_\_\_\_  
 USGS Quad Map  Other: \_\_\_\_\_

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER		B2. COUNTY NAME		B3. STATE	
B4. MAP AND PANEL NUMBER	B5. SUFFIX	B6. FIRM INDEX DATE	B7. FIRM PANEL EFFECTIVE/REVISED DATE	B8. FLOOD ZONE(S)	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding)

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe): \_\_\_\_\_

B11. Indicate the elevation datum used for the BFE in B9:  NGVD 1929  NAVD 1988  Other (Describe): \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
Designation Date: \_\_\_\_\_

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number \_\_\_\_\_ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO  
Complete Items C3a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.  
Datum \_\_\_\_\_ Conversion/Comments \_\_\_\_\_

Elevation reference mark used \_\_\_\_\_ Does the elevation reference mark used appear on the FIRM?  Yes  No

a) Top of bottom floor (including basement or enclosure) \_\_\_\_\_ ft. (m)

b) Top of next higher floor \_\_\_\_\_ ft. (m)

c) Bottom of lowest horizontal structural member (V zones only) \_\_\_\_\_ ft. (m)

d) Attached garage (top of slab) \_\_\_\_\_ ft. (m)

e) Lowest elevation of machinery and/or equipment servicing the building \_\_\_\_\_ ft. (m)

f) Lowest adjacent grade (LAG) \_\_\_\_\_ ft. (m)

g) Highest adjacent grade (HAG) \_\_\_\_\_ ft. (m)

h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade \_\_\_\_\_

i) Total area of all permanent openings (flood vents) in C3h \_\_\_\_\_ sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.  
I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.  
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME \_\_\_\_\_ LICENSE NUMBER \_\_\_\_\_

TITLE \_\_\_\_\_ COMPANY NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ TELEPHONE \_\_\_\_\_

# INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by law to certify elevation information when elevation information is required for Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, or AR/AO. Community officials who are authorized by law or ordinance to provide floodplain management information may also complete this form. For Zones AO and A (without BFE), a community official, a property owner, or an owner's representative may provide information on this certificate, unless the elevations are intended for use in supporting a LOMA or LOMR-F. Certified elevations must be included if the purpose of completing the Elevation Certificate is to obtain a LOMA or LOMR-F.

In Puerto Rico only, elevations for building information and flood hazard information may be entered in meters.

---

## SECTION A - PROPERTY OWNER INFORMATION

---

This section identifies the building, its location, and its owner. Enter the name(s) of the building owner(s), the building's complete street address, and the lot and block number. If the building's address is different from the owner's address, enter the address of the building being certified. If the address is a rural route or a Post Office box number, enter the lot and block numbers, the tax parcel number, the legal description, or an abbreviated location description based on distance and direction from a fixed point of reference. For the purposes of this certificate, "building" means both a building and a manufactured (mobile) home.

A map may be attached to this certificate to show the location of the building on the property. A tax map, FIRM, or detailed community map is appropriate. If no map is available, provide a sketch of the property location, and the location of the building on the property. Include appropriate landmarks such as nearby roads, intersections, and bodies of water. For building use, indicate whether the building is residential, non-residential, an addition to an existing residential or non-residential building, an accessory building (e.g., garage), or other type of structure. Use the Comments area of Section F if needed.

If latitude and longitude data are available, enter them in degrees, minutes, and seconds, or in decimal degrees, taken at the center of the front of the building. Enter arc seconds to two decimal places. Indicate the horizontal datum and the source of the measurement data (for example, taken with GPS, scaled from a USGS Quad Map, etc.).

---

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

---

Complete the Elevation Certificate on the basis of the FIRM in effect at the time of the certification.

The information for Section B is obtained by reviewing the FIRM panel that includes the building's location. Information about the current FIRM, and a pamphlet titled "Guide to Flood Maps," are available from the Federal Emergency Management Agency (FEMA) website at <http://www.fema.gov> or by calling 1-800-427-4661. If a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR-F) has been issued by FEMA, please provide the letter date and case number in the Comments area.

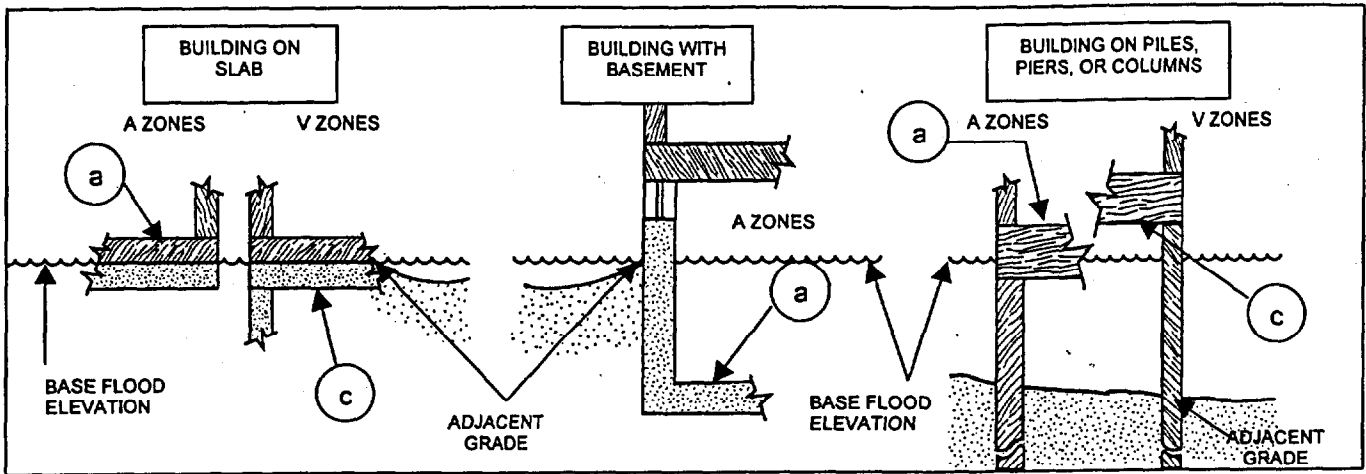
**Item B1. NFIP Community Name & Community Number.** Enter the complete name of the community in which the building is located and the associated 6-digit community number. For a building that is in an area that has been annexed by one community but is shown on another community's FIRM, enter the community name and 6-digit number of the annexing community. For a newly incorporated community, use the name and 6-digit number of the new community. Under the NFIP, a "community" is any State or area or political subdivision thereof, or any Indian tribe or authorized native organization, that has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction. To determine the current community number, see the *NFIP Community Status Book*, available on FEMA's website at <http://www.fema.gov> or by calling 1-800-427-4661.

**Item B2. County Name.** Enter the name of the county or counties in which the community is located. For an unincorporated area of a county, enter "unincorporated area." For an independent city, enter "independent city."

**Item B3. State.** Enter the 2-letter state abbreviation (for example, VA, TX, CA).

based. Show the datum conversion, if applicable, in this section or in the Comments area of Section D. For property experiencing ground subsidence, the most recently adjusted reference mark elevations must be used for determining building elevations. Enter elevations in Items C3a-g to the nearest tenth of a foot (in Puerto Rico, nearest tenth of a meter).

**Items C3a-d.** Enter the building elevations indicated by the selected building diagram (Item C2) in Items C3a-e. Elevation for top of attached garage slab (d) is self-explanatory and is not illustrated in the diagrams. If the building is located in a V zone on the FIRM, complete Item C3c. If the flood zone cannot be determined, enter elevations for all of Items C3a-g. For buildings in A zones, elevations a, b, d, and e should be measured at the top of the floor. For buildings in V zones, elevation c must be measured at the bottom of the lowest horizontal structural member of the floor (see drawing below). *If any item does not apply to the building, enter "N/A" for not applicable.*



**Item C3e.** Enter the lowest elevation of machinery or equipment in an attached garage, enclosure, or open utility platform that provides utility services for the building. If the machinery or equipment is mounted to a wall, pile, etc., enter the platform elevation of the machinery and/or equipment. *If this item does not apply to the building, enter "N/A" for not applicable.*

**Items C3f-g.** Adjacent grade is defined as the elevation of the ground, sidewalk, patio, or deck support immediately next to the building. Use the natural grade elevation, if available. This measurement must be to the nearest tenth of a foot if this certificate is being used to support a request for a LOMA or LOMR-F.

**Items C3h-i.** Enter the number of permanent openings (flood vents) in the walls supporting the building that are no higher than 1.0 foot above the adjacent grade. Determine the total area of all such openings in square inches (square cm, in Puerto Rico), and enter the total in Item C3i. If the building has no permanent openings (flood vents) within 1.0 foot above adjacent grade, enter "0" (zero) for each of Items C3h and C3i.

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**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

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Complete as indicated. This section of the Elevation Certificate may be signed by only a land surveyor, engineer, or architect who is authorized by law to certify elevation information. Place embossed seal and signature in the box next to elevations in Section C. A flat stamp is acceptable only in states that do not authorize use of an embossed seal over the signature of a professional. You are certifying that the information in Sections A, B, and C on this certificate represents your best efforts to interpret the data available and that you understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Use the Comments area of Section D, on the back of the certificate, to provide datum, elevation, or other relevant information not specified on the front.

**Item G6. Date Certificate of Compliance Issued.** Enter the date that the Certificate of Compliance or Occupancy or similar written official documentation of as-built lowest floor elevation was issued by the community as evidence that all work authorized by the floodplain development permit has been completed in accordance with the community's floodplain management laws or ordinances.

**Item G7. New Construction or Substantial Improvement.** Check the applicable box. "Substantial Improvement" means any reconstruction, rehabilitation, addition, or other improvement of a building, the cost of which equals or exceeds 50 percent of the market value of the building before the start of construction of the improvement. The term includes buildings that have incurred substantial damage, regardless of the actual repair work performed.

**Item G8. As-built lowest floor elevation.** Enter the elevation of the lowest floor (including basement) when the construction of the building is completed and a final inspection has been made to confirm that the building is built in accordance with the permit, the approved plans, and the community's floodplain management laws or ordinances. Indicate the elevation datum used.

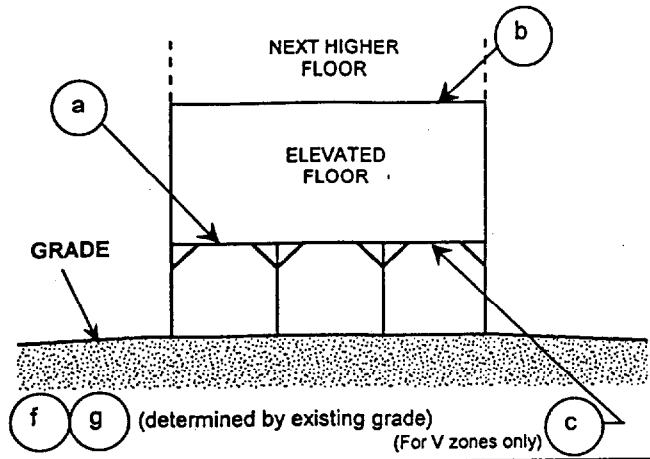
**Item G9. BFE.** Using the appropriate FIRM panel, FIS, or other data source, locate the property and enter the BFE (or base flood depth) of the building site. Indicate the elevation datum used.

Enter your name, title, and telephone number, and the name of the community. Sign and enter the date in the appropriate blanks.

**DIAGRAM 5**

All buildings elevated on piers, posts, piles, columns, or parallel shear walls. No obstructions below the elevated floor.

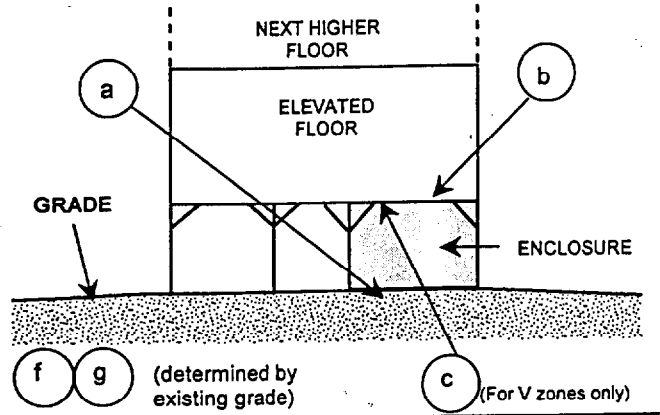
**Distinguishing Feature** – For all zones, the area below the elevated floor is open, with no obstruction to flow of flood waters (open lattice work and/or readily removable insect screening is permissible).



**DIAGRAM 6**

All buildings elevated on piers, posts, piles, columns, or parallel shear walls with full or partial enclosure below the elevated floor.

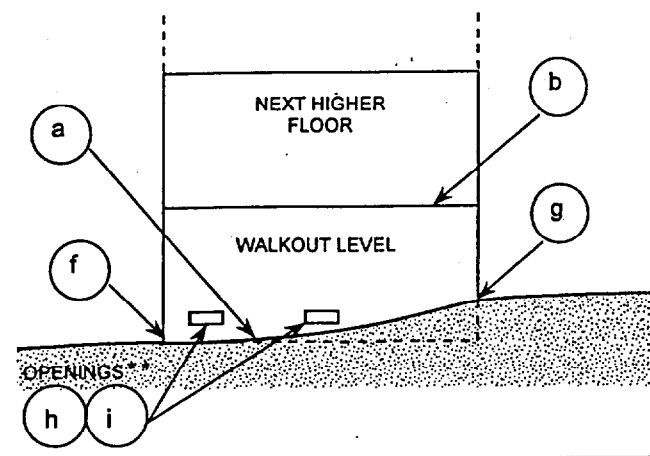
**Distinguishing Feature** – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings\*\* present in the walls of the enclosure. Indicate information about openings in Section C, Building Elevation Information (Survey Required).



**DIAGRAM 7**

All buildings elevated on full-story foundation walls with a partially or fully enclosed area below the elevated floor. This includes walkout levels, where at least one side is at or above grade. The principal use of this building is located in the elevated floors of the building.

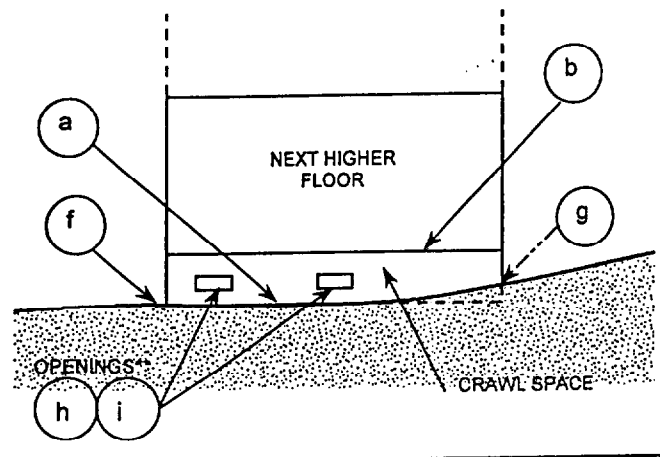
**Distinguishing Feature** – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings\*\* present in the walls of the enclosure. Indicate information about openings in Section C, Building Elevation Information (Survey Required).



**DIAGRAM 8**

All buildings elevated on a crawl space with the floor of the crawl space at or above grade on at least one side.

**Distinguishing Feature** – For all zones, the area below the first floor is enclosed by solid or partial perimeter walls. In all A zones, the crawl space is with or without openings\*\* present in the walls of the crawl space. Indicate information about the openings in Section C, Building Elevation Information (Survey Required).



\*\* An "opening" (flood vent) is defined as a permanent opening in a wall that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of two openings is required for enclosures or crawl spaces with a total net area of not less than one square inch for every square foot of area enclosed. Each opening must be on different sides of the enclosed area. If a building has more than one enclosed area, each area must have openings on exterior walls to allow floodwater to directly enter. The bottom of the openings must be no higher than one foot above the grade underneath the flood vents. Alternatively, you may submit a certification by a registered professional engineer or architect that the design will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening.



FSF MAINE PARTNER LLC  
(Yacht Haven, LLC)

Applicant:

Date: 11/17/00

Address: 100 Kensington St

C-B-L: ~~429-G-1-7~~ 430-E-1-74

CHECK-LIST AGAINST ZONING ORDINANCE

429-G-1-7  
430-B-13, 15  
430-X-1

Date - New

Zone Location - I-L & R-3

Interior or corner lot - end of ST. RACK for 16 Marina & US  
Proposed Use/Work - construct boat storage 20,500 sq ft

sewage Disposal - City

Lot Street Frontage - 60' min - 60' shown  
shall be 40' from HWM. (40 feet from the high water mark)

CEO check

Front Yard - 25' req

Rear Yard - 25' req

Side Yard - 25' req (not abutting residential)

Projections - pavement setback:

Width of Lot - N/A

Height - 45' max height

Lot Area - nomin req 6.9 Acres 272,117 sq ft shown

Lot Coverage Impervious Surface - 45,080 sq ft

Area per Family - N/A 11% proposed 317,197 sq ft total

Off-street Parking - req. 169 SPACES - 171 SPACES shown

Loading Bays - N/A

Site Plan - minor #19990172

Shoreland Zoning/ Stream Protection - within Shoreland - get approval from Planning Board and Previous Zoning Administrator Bill Giroux -

Flood Plains - Ane18

Zone A2  
el 14 - 1st floor elevation required at 16'

The Footprint of part of the old bedrock

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

19990172  
I. D. Number

Yacht Haven Marina

Applicant

P.O. Box 7860, Portland, ME 04112

Applicant's Mailing Address

Alan J. Graves

Consultant/Agent

879-2248

Applicant or Agent Daytime Telephone, Fax

12/9/99

Application Date

Yacht Haven Marina

Project Name/Description

100 Kensington St, Portland Maine 04103

Address of Proposed Site

~~642 K Street~~

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

see Planning conditions

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**Planning Conditions of Approval**

Shoreland

i. that the site plan be revised to show the first floor elevation as 16 feet

Site Plan

ii. that the applicant submit for staff review and approval an executable 5-year lease for parking on railroad property prior to issuance of a building permit

iii. installation of a guardrail at the edge of the pavement, with the RR leased land, to protect the Rosa Rugosa

iv. that the applicant submit a lighting photometrics plan to be reviewed and approved by staff

v. that all other approvals, such as DEP, be received and submitted to staff prior to issuance of a building permit

vi. that the applicant revise the plan in accordance with Public Works' memo dated December 6, 1999

vii. that the applicant submit a letter of financial capability to staff for review and approval

viii. that the temporary trailer will be removed from the site after five (5) years

ix. if the plan is revised to include all parking on the Webber Oil site, Planning Board review will be required

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**Inspections Conditions of Approval**

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**Fire Conditions of Approval**

Application requires State Fire Marshal approval.

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**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

**19990172**  
I. D. Number

**Yacht Haven Marina**

Applicant

**P.O. Box 7860, Portland, ME 04112**

Applicant's Mailing Address

**Alan J. Graves**

Consultant/Agent

**879-2248**

Applicant or Agent Daytime Telephone, Fax

**12/09/1999**

Application Date

**Yacht Haven Marina**

Project Name/Description

**100 - 100 Kensington St, Portland Maine 04103**

Address of Proposed Site

**429-G1-7, 430-E-1-4, 430-B-13,**

Assessor's Reference: Chart-Block-Lot

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**Public Works - Engineering Comment**

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**Public Works - Sewer Comments**

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**Public Works - Traffic Comments**

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**Parks and Recreation Comments**

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

Location of Construction: 100 Kensington St.		Owner: *** Yacht Haven LLC (Alan)	Phone: *** 207-842-9000	Permit No: <b>001014</b>
Owner Address: 65 Kenington St., Portland, ME 04103	Lessee/Buyer's Name:	Phone:	BusinessName:	Permit Issued:  SEP 13 2000
Contractor Name: Ben	Address:	Phone:		
Past Use:  Commercial	Proposed Use:  Same	COST OF WORK: \$ 11,000.00	PERMIT FEE: \$90.00	Zone: <del>429-G-001</del> OK CBL: <del>429-G-001</del> OK
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: <i>Demol</i> Use Group: Type: <i>BOCA99</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
Proposed Project Description:  Demo old building		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i>
Permit Taken By: Gayle	Date Applied For: September 12, 2000			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"/>

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

September 12, 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

**PERMIT ISSUED WITH REQUIREMENTS**  
CEO DISTRICT  
155  
66  
2  
9/13

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

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

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

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

Location/Address of Construction (include Portion of Building): <b>100 KENSINGTON ST</b>			
Total Square Footage of Proposed Structure <b>20240</b>		Square Footage of Lot <b>4.05 ACRES</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>012</b> Block# <b>6</b> Lot# <b>012</b>		Owner: <b>YACHT HAVEN LLC</b>	Telephone#: <b>207 842 9000</b>
Owner's Address: <b>65 KENSINGTON ST PORTLAND, ME 04103</b>		Lessee/Buyer's Name (If Applicable) —	Cost Of Work: <b>\$286,000</b> Fee <b>\$1776</b>
Proposed Project Description:(Please be as specific as possible) <b>Phase I MARINA RACK STORAGE BUILDING</b>			
Contractor's Name, Address & Telephone <b>YACHT HAVEN LLC - 842 9000</b>			Rec'd By <b>ALAN GRAVES</b>
Current Use: <b>NEW BUILDING</b>		Proposed Use: <b>BOAT STORAGE</b>	

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

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
  - All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
  - All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
  - HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.
- You must include the following with you application:

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

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

**4) Building Plans**

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

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

- Cross Sections w/Framing details (including porches, decks w/ 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: <b>Alan Graves</b>	Date: <b>11/2/2000</b>
--	------------------------

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

*(Handwritten signature and notes)*  
**Alan**  
~~842 9000~~  
**842 9000**  
**OCel 653-2000**

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**MAINE PURCHASER'S AFFIDAVIT  
(Real Estate Licensee's Mechanic's Lien)**

**[ALTA Loan, EAGLE Loan and/or EAGLE Owner Policies]**

Name(s) of Purchaser(s): FSF Maine Partners, LLC

Property Address: 93 Kensington Street, Portland, Cumberland County, Maine

The above-named Purchaser(s) understands that First American Title Insurance Company (the Company) has been asked to issue title insurance, for the property referenced above, without exception for mechanics' liens.

In order to allow the Company to provide such coverage, the Purchaser(s) hereby certifies (with indemnification to the Company) that he/she (they) has (have) not received notice of any lien or potential lien filed or to be filed by a real estate licensee who provided professional services to facilitate the sale of the property described above.

Dated: 1/14/00

FSF MAINE PARTNERS, LLC

By: [Signature]

Alan B. Graves (Purchaser)  
Its Authorized Agent

Witness: [Signature]

STATE: MAINE  
COUNTY: CUMBERLAND

Personally appeared the above-named Purchaser and subscribed and made oath to the certifications contained herein on this 14th day of January, 2000.

[Signature]  
Name: William K. Skelton  
~~Notary Public~~/Attorney at Law





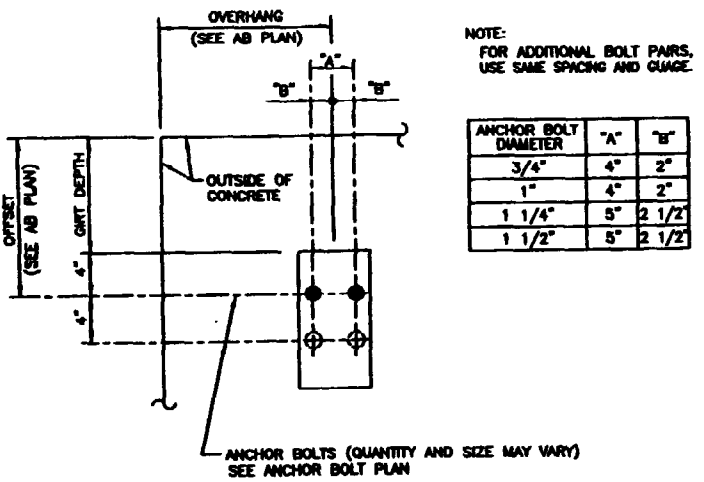
1/23/00

100 Kensington St

All existing - 14-344 - misc. appeal

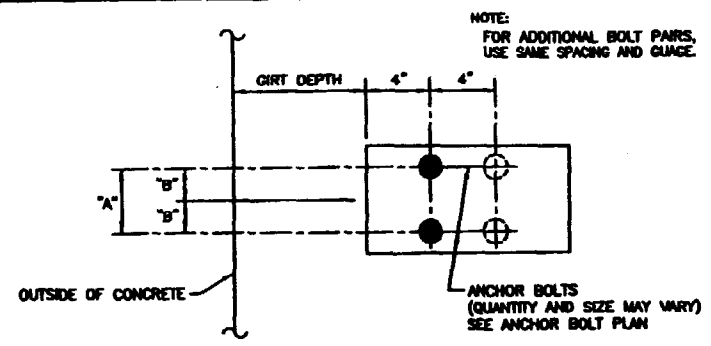
#65 Kensington  
04103

Send zoning  
stuff out -



ANCHOR BOLT DIAMETER	"A"	"B"
3/4"	4"	2"
1"	4"	2"
1 1/4"	5"	2 1/2"
1 1/2"	5"	2 1/2"

BASE PLATE & ANCHOR BOLT SETTING  
BYPASS GIRTS **BP02R**  
AA

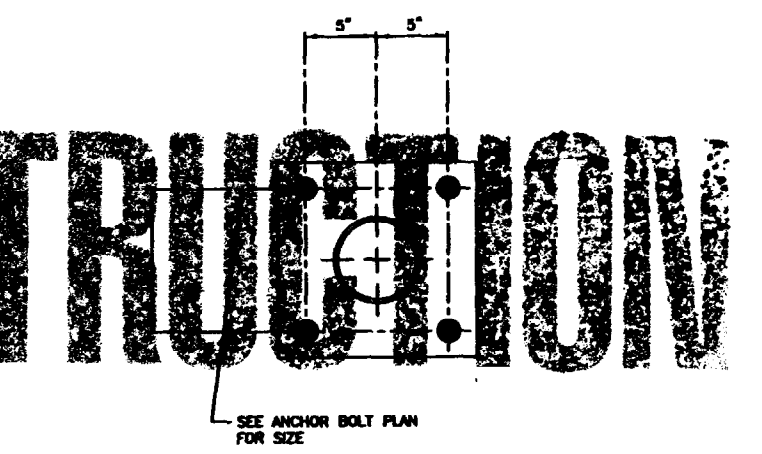


ANCHOR BOLT DIAMETER	"A"	"B"
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1"	4"	2"
1 1/4"	5"	2 1/2"
1 1/2"	5"	2 1/2"

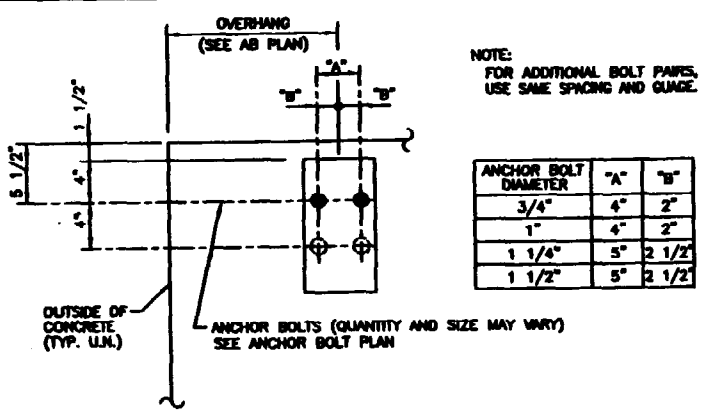
BASE PLATE & ANCHOR BOLT SETTING  
BYPASS GIRTS **BP08R**  
AA



PIPE COLUMN BASE PLATE (2 BOLT PATTERN)  
NOMINAL PIPE DIAMETER ≤ 6" **BP12**  
AA

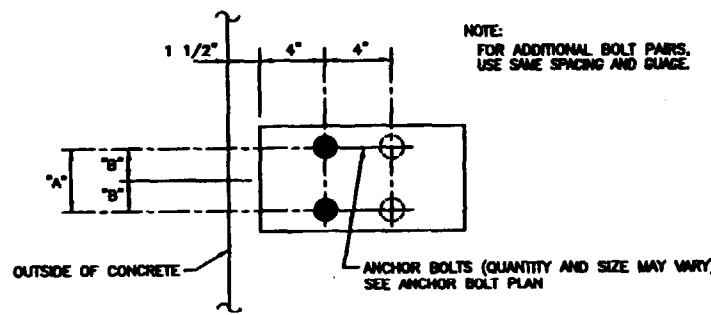


PIPE COLUMN BASE PLATE (4 BOLT PATTERN)  
NOMINAL PIPE DIAMETER = 8" OR 10" **BP15**  
AA



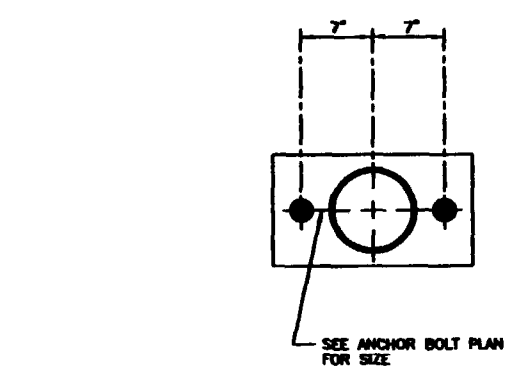
ANCHOR BOLT DIAMETER	"A"	"B"
3/4"	4"	2"
1"	4"	2"
1 1/4"	5"	2 1/2"
1 1/2"	5"	2 1/2"

BASE PLATE & ANCHOR BOLT SETTING  
INSET GIRTS **BP02G**  
AA

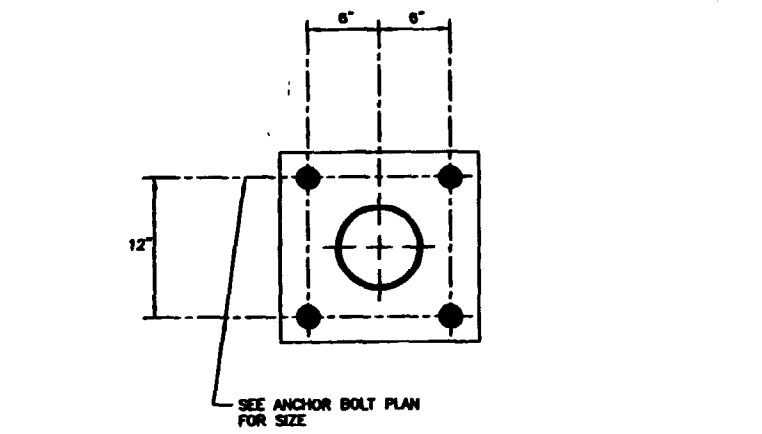


ANCHOR BOLT DIAMETER	"A"	"B"
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1"	4"	2"
1 1/4"	5"	2 1/2"
1 1/2"	5"	2 1/2"

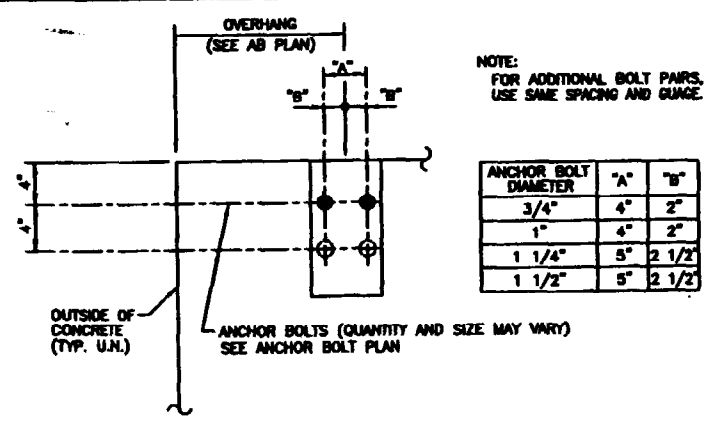
BASE PLATE & ANCHOR BOLT SETTING  
INSET GIRTS **BP08G**  
AA



PIPE COLUMN BASE PLATE (2 BOLT PATTERN)  
NOMINAL PIPE DIAMETER = 8" OR 10" **BP13**  
AA

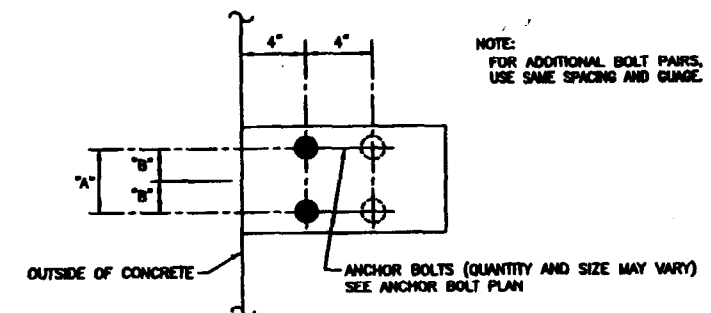


PIPE COLUMN BASE PLATE (4 BOLT PATTERN)  
NOMINAL PIPE DIAMETER = 12" **BP16**  
AA



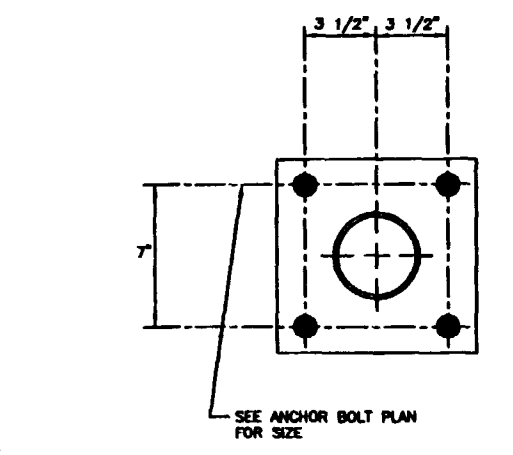
ANCHOR BOLT DIAMETER	"A"	"B"
3/4"	4"	2"
1"	4"	2"
1 1/4"	5"	2 1/2"
1 1/2"	5"	2 1/2"

BASE PLATE & ANCHOR BOLT SETTING  
FLUSH GIRTS **BP02F**  
AA

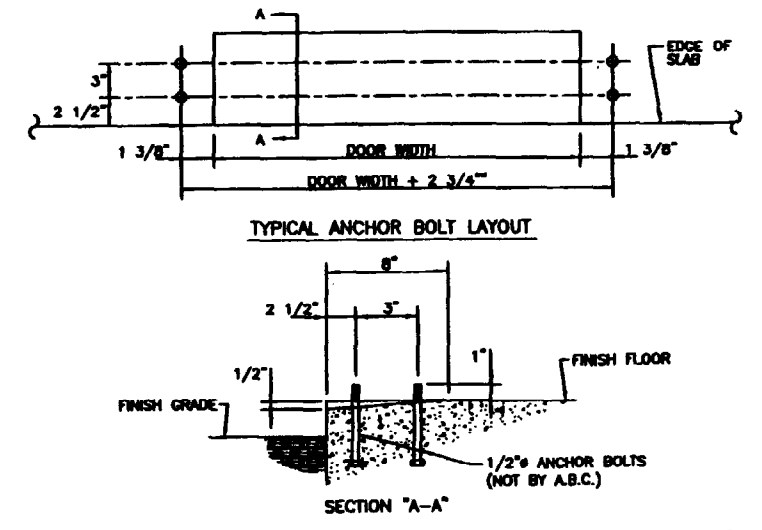


ANCHOR BOLT DIAMETER	"A"	"B"
3/4"	4"	2"
1"	4"	2"
1 1/4"	5"	2 1/2"
1 1/2"	5"	2 1/2"

BASE PLATE & ANCHOR BOLT SETTING  
FLUSH GIRTS **BP08F**  
AA



PIPE COLUMN BASE PLATE (4 BOLT PATTERN)  
NOMINAL PIPE DIAMETER ≤ 6" **BP14**  
AA



FRAMED OPENING ANCHOR BOLT DETAIL **OF61**  
AA

NO.	REVISION	DATE	BY	CHK'D.	DATE
1	REVISED BP02R/AA, BP02G/AA, BP02F/AA, BP08R/AA, BP08G/AA AND BP08F/AA	7-88	CKJ	THG	

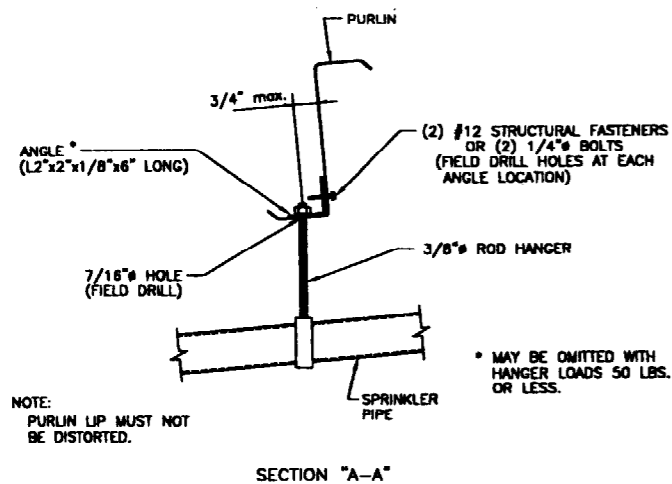
SCALE:	DATE:
DRAWN BY: TON	
CHECKED BY: BLJ	
DESIGN APP'D BY:	
ISSUED:	12-1-87

TYPICAL BASE PLATE DETAILS  
AND  
ANCHOR BOLT SETTINGS

DRAWING NUMBER: BPD-1.0  
REV. NO. 1

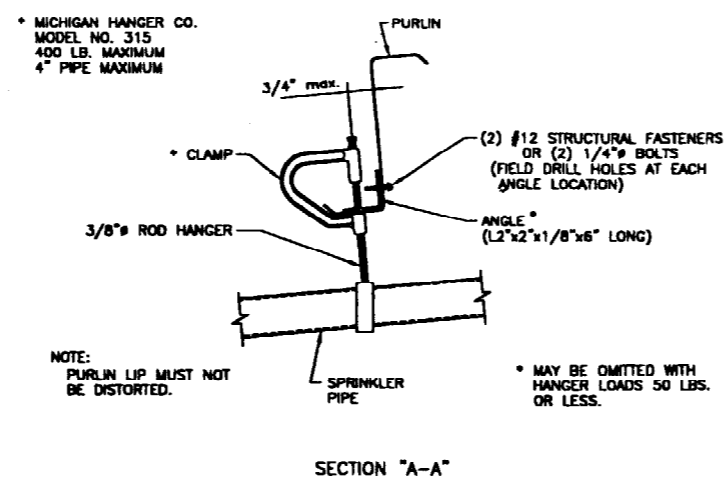






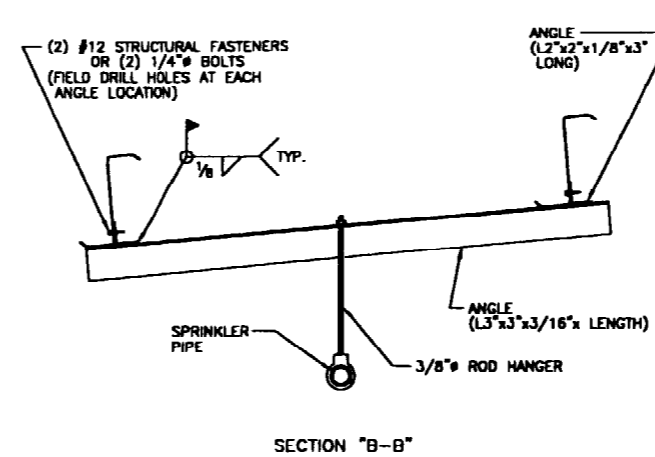
SPRINKLER PIPE HANGER DETAIL AT PURLINS

SH01  
AA



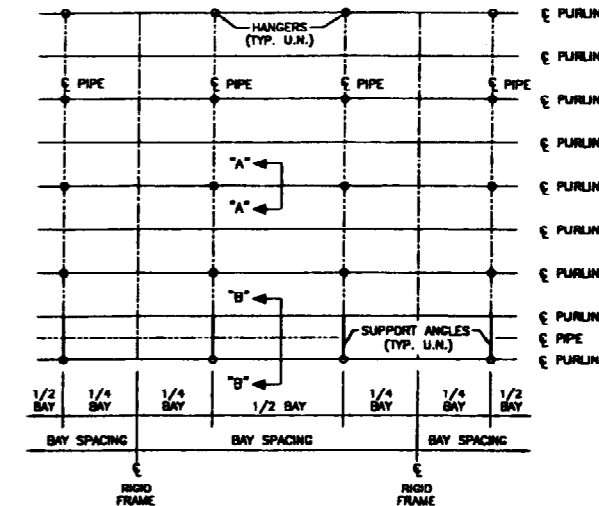
ALTERNATE SPRINKLER PIPE HANGER DETAIL AT PURLINS

SH02  
AA



SPRINKLER PIPE HANGER DETAIL BETWEEN PURLINS

SH03  
AA



TYPICAL SPRINKLER PIPE LAYOUT

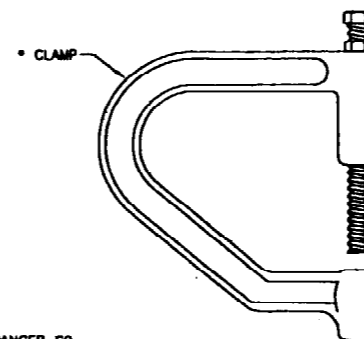
SH04  
AA

		EQUIVALENT COLLATERAL LOAD FOR PIPE SUPPORTS									
		20' BAYS		25' BAYS		30' BAYS		POINT LOAD AT HANGER			
STD. WT. PIPE SIZE	DRY WT. #/FT.	WET WT. #/FT.	PIPE +250#	PIPE +250#	PIPE +250#	PIPE +250#	PIPE +250#	PIPE +250#	PIPE +250#	PIPE +250#	PIPE +250#
6"	18.97	31.5	8	11	6	8	5	6	315	565	
5"	14.62	23.3	6	9	4	7	3	5	233	483	
4"	10.79	18.3	4	7	3	6	2	5	163	413	
3 1/2"	9.11	13.4	4	7	2	5	2	4	134	384	
3"	7.58	10.8	3	6	2	5	2	4	108	358	
2 1/2"	5.79	7.9	2	5	1	4	1	4	79	329	
2"	3.85	5.1	1	5	1	4	1	3	51	301	
1 1/2"	2.72	3.8	1	5	1	4	1	3	36	288	
1 1/4"	2.27	2.9	1	5	1	4	1	3	29	279	
1"	1.68	2.1	1	5	1	4	1	3	21	271	

- NOTES:
1. PIPE HANGERS ASSUMED AT 10' SPACINGS LOCATED PER TYPICAL PIPE LAYOUT AS SHOWN IN DETAIL SH04/AA.
  2. FOR PIPE SUPPORTED AT 5' INTERVALS, VALUES ABOVE MAY BE HALVED.
  3. PURLIN SPACE ASSUMED TO BE 5' ON CENTERS.
  4. SPECIAL CONSIDERATION SHOULD BE MADE WHEN ALL BAYS ARE NOT UNIFORMLY LOADED.
  5. 250# LOAD IS REQUIRED BY USC TO BE APPLIED TO ANY ONE SINGLE SUPPORT IN ADDITION TO PIPE LOADS.

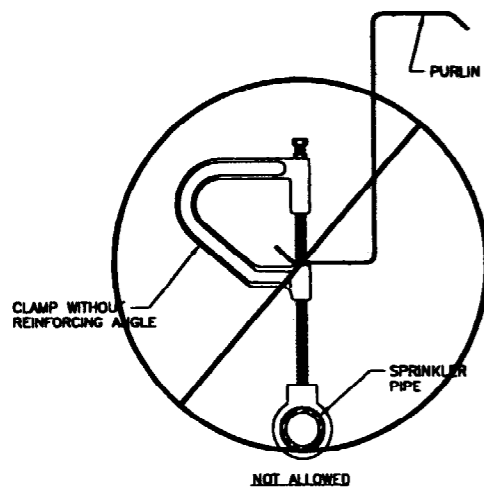
LOADS FOR SPRINKLER PIPE SUPPORTS

SH05  
AA



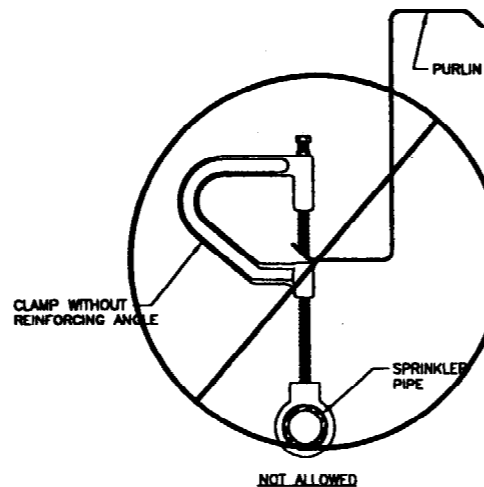
CLAMP DETAIL

SH08  
AA



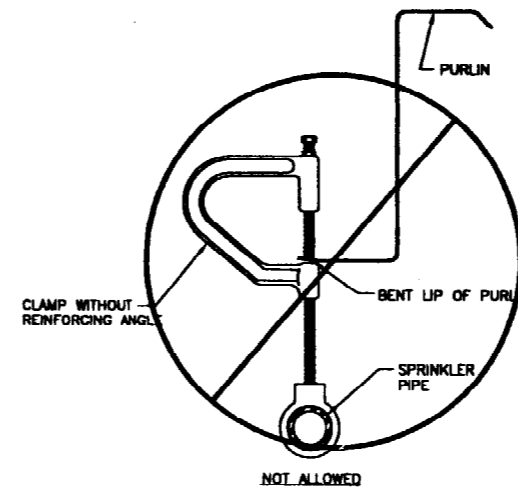
SPRINKLER PIPE "NOT ALLOWED DETAIL"  
CLAMP WITHOUT REINFORCING ANGLE

SH06  
AA



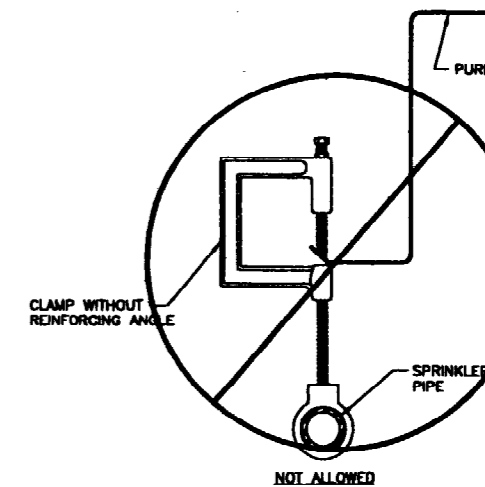
SPRINKLER PIPE "NOT ALLOWED DETAIL"  
CLAMP WITHOUT REINFORCING ANGLE AND ATTACHED AT PURLIN LIP

SH06A  
AA



SPRINKLER PIPE "NOT ALLOWED DETAIL"  
CLAMP WITHOUT REINFORCING ANGLE AND BENDING LIP OF PURLIN

SH07  
AA




SPRINKLER PIPE "NOT ALLOWED DETAIL"  
CLAMP WITHOUT REINFORCING ANGLE AND ATTACHED AT PURLIN LIP

SH07A  
AA

NO.	REVISION	MADE	CK'D.	DATE	NO.	REVISION	MADE	CK'D.	DATE	NO.	REVISION	MADE	CK'D.	DATE

SCALE:	DATE:
DRAWN BY:	
CHECKED BY:	
DESIGN APP'D BY:	
ISSUED:	12-1-97

RECOMMENDED SPRINKLER PIPE HANGER DETAILS


  
 DRAWING NUMBER : SPH-1.0