#### City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716 Location of Construction: Owner: Phone: Permit No: Bornio's Auto Repair 522 Riverside St. 839-6918 001217 Owner Address: Lessee/Buyer's Name: Phone: BusinessName: 68 Little River Drive, Gorham, ME 04033 Permit Issued: 64 Washington Ave Address: Contractor Name: Phone: General Contracting Services/R. Fe ter Boughty So. Portland, WA 04105 767-8266 OCT 2 6 2000 Past Use: Proposed Use: COST OF WORK: PERMIT FEE: \$170,000.00 \$1,044.00 Commercial Commercial FIRE DEPT. D'Approved INSPECTION: 408.3 Use Group S 1 Type 8 0 ☐ Denied CBL: 321-A-002 BOCA99 Zone: Signature: Zoning Approval: Proposed Project Description: PEDESTRIAN ACTIVITIES DISTRICT Action: Approved Special Zone or Reviews: 1/2 50 x 100 garage Approved with Conditions: Denied □ Wetland ☐ Flood Zone / □ Subdivision Signature: Date: Gayle ☑ Site Plan mai ☐minor ☑mm ☐ Permit Taken By: October 20, 2000 GG Date Applied For: Zoning Appeal This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules, □ Variance □ Miscellaneous 2. Building permits do not include plumbing, septic or electrical work. □ Conditional Use Building permits are void if work is not started within six (6) months of the date of issuance. False informa-□ Interpretation tion may invalidate a building permit and stop all work.. □ Approved date a. □ Denied Historic Preservation ■Not in District or Landmark \*\*\* Call Roy @ 839-6916 □ Does Not Require Review ☐ Requires Review Action: CERTIFICATION □ Appoved □ Approved with Conditions 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 □ Denied<sup>\*</sup> 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 Date: areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit October 20, 2000 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE: RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE: CEO DISTRICT

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

	·		
and the state		er er	

ì

والمراجع والمراجع والمراجع والمراجع والمراجع والمراجع والمستعل والمراجع والمراجع والمراجع والمراجع والمراجع

r

Department of Planning & Development Lee D. Urban, Director



# CITY OF PORTLAND

Division Directors

Mark B. Adelson

Housing & Neighborhood Services

inte Wood

Alexander Q. Jaegerman, AICP Planning

John N. Lufkin Economic Development

January 30, 2004

Mr. Steve Bradstreet

Environmental Engineering & Remediation, Inc.

222 St. John Street

Suite 314

Portland, ME 04102

RE: Bernie's Auto

Dear Mr. Bradstreet:

DiPietro's property located at 508 Riverside Street, staff has generated the following comments: After review of the submittal for filling the ravine between Bernie's property located at 522 Riverside Street and Diane

- <u>---</u> previous site plan application was withdrawn and the application fee was put toward other bills owed by the applicant. This plan would fall under minor site plan review. The applicant must reapply for site plan review, since the
- 5 All correspondence from DEP regarding the filling of the ravine must be submitted to staff
- ယ parking. If it is not to be used for parking, then the plan must show a barrier that will keep vehicles from parking What is the end use of the property that is to be filled? Previously, the site plan showed that it would be used as Staff is also recommending landscaping within the area that will be filled in.
- 4. stream starts on the plan. Our understanding is that when the ravine gets to a certain point, it becomes a stream. Please show where the
- ò An easement will need to be provided for the proposed culvert that will accept drainage from Riverside Street.
- ò The plans shall address that there is adequate treatment of the drainage coming off the site
- $\neg$ be required for the mitigation of debris from the ravine. A mitigation plan must be submitted in regards to the debris within the ravine area. A performance guarantee will
- $\infty$ conditions of approval have been satisfied. The applicant shall retain the design engineer to provide construction completion of construction that the work is in substantial conformance to the approved plans and that all phase services including but not limited to, periodic site inspection for adherence to all required erosion control The design engineer of record, Environmental Engineering & Remediation, Inc., shall provide a certification upon measures and to address any changes in field conditions which require modifications to the design

performance guarantee will be required for all outstanding site work. incorporated with a new site plan and completed in conjunction with the new site plan. If the latter is chosen, a addressed. These outstanding issues can be completed prior to any new application approvals or it can be There are a number of outstanding site work issues relating to prior site plan approvals that still need to be

9

The outstanding issues as of August, 2002 are as follows:

- ಬ Ordinances section 14-249.) specifically prohibited in the I-M (Moderate Industrial) zone. (See Attachment 1, Portland Code of debris, grease, and other garbage within the boundaries of 522 Riverside Street. This activity is The applicant has and continues to, or continues to allow others to, dump and dispose of construction
- Ġ, Code of Ordinances section 14-523(b) (See Attachment 1). watercourse/swale traversing the property at 522 Riverside Street in violation of the City of Portland The applicant, without a permit and through the illegal dumping activities have altered a
- ဂ The applicant has failed to conform with the City of Portland approved site plan in the following ways:
- by failing to adhere to the grading requirements of the site (City of Portland Code of Ordinances
- ;; by failing to remove the waste, debris and other material improperly dumped along the slope (City of Portland Code of Ordinances section 14-528); and
- $_{\rm II}$ failing to loam and seed the slopes surrounding the property so as to prevent harmful erosion (City of Portland Code of Ordinances section 14-528).
- p the cracking of the pipe. (City of Portland Code of Ordinances section 14-528) failing to construct the area adjacent to the outfall pipe located on the property as approved, thus causing The applicant has failed to construct the site at 522 Riverside Street according to the approved site plan by
- Ģ required by the site plan application (See Attachment 1 & 2). Permit by Rule. Furthermore, the Defendants failed to notify the City of the requirement of said permit as The applicant has failed to seek and obtain necessary DEP approvals for its activities on the site, namely a
- 1 The applicant violated the Agreement with the City to perform requisite site improvements, including cleaning up the debris on the site no later than July 15, 2002. (See Attachment 3).
- űΟ Portland Code of Ordinances section 14-526(8)(17)(20)(25)). The applicant has failed to institute erosion control measures to prevent and/or eliminate erosion (City of
- 10. applicant has right, title and interest to complete work on the abutting property. First we will need to see a copy of the property deed for the abutting property. Secondly, the applicant will need to obtain an easement from the applicant for this site plan application. abutting property owner to allow the proposed work and thirdly, the abutting property owner should be a co-Since some of the work will be occurring on the abutting property, the City will need to establish that the

If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,

Lordin Jackst

Kandice Talbot Planner

CC: Lee Urban, Director of Planning and Development
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Penny Littell, Associate Corporation Counsel
Michael Nugent, Inspection Services Manager
Jay Reynolds, Development Review Coordinator
File

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: March 30, 2001

RE: C. of O. for 522 Riverside Street (321 A002001)

After revisiting the site, I have the following comments:

•

Site work Incomplete.

Applicant has brought the site to a passable condition (graveled parking and driveway areas).

addressed and re-inspected, then a permanent Certificate of Occupancy can be issued. Due to the time of year and weather conditions, it is not possible to complete the site work. would estimate that these items could be completed by August 30, 2001. Once these items are

At this time, I recommend issuing a temporary Certificate of Occupancy.

parking areas as necessary to keep his business 'accessible' and 'available for use'. NOTE: The applicant has been made aware that he must maintain the driveway and

Please contact me if you have any questions or comments. Thank You.

င္ပ Sarah Hopkins, Development Review Services Manager Alexander Jaegerman, Chief Planner Mike Nugent, Inspections Services Manager

File: O:\drc\522riverside2.doc

### City Of Portland Inspection Services RETURN OF SERVICE

I have received the above referenced documents  Person Receiving Service	DATED: 3 01 00 Signature of Person Making Service Title	By (describe other manner of service)	By delivering a copy to an agent authorized to receive service of process, and whose name is	By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is	By delivering a copy in hand.	upon, Brinus Auto, at _SAX AWENSU.	On the Alay of MMCh, 2004, I made service of the Alas Alah	RETURN OF SERVICE
							7	abla

Manager Inspection Services Michael J. Nugent Director



Department of Urban Development Joseph E. Gray, Jr.

## CITY OF PORTLAND

March 21, 2001

Portland, Maine 04103 522 Riverside Street Mr. Bernie Clark

RE: 522 Riverside Street

CBL: 321-A-002

- Stop Work Order dated 2/28/01 Certificate of Occupancy
- Demolition Permit

Dear Mr. Clark;

#### HAND DELIVERED

- WORK ORDER" release fee of \$30.00 is received by this office. Be advised that the "STOP WORK ORDER" issued by this office of 2/28/01 will be released as soon as the "STOP
- 2. Be advised that the "STOP WORK ORDER" release will allow you to proceed with work on your new building in accordance with the approved plans on file in this office. The release DOES NOT ALLOW OCCUPANCY OF THIS STRUCTURE. You may not occupy this structure for any purpose other than approved construction activity until a "Certificate of Occupancy" is some form is issued and received by you.
- receiving a "Certificate of Occupancy" for your new building. the new building. We strongly advise that you carefully consider the ramifications of removing this structure prior to 3. Be advised that this office will release, on this date, your "Demolition Permit" to remove the frame structure in front of

If this office can be of any assistance to you in this matter please feel free to contact me at 207-874-8708

Inspectión Services

Cc: P.S. Hoffses, Chief Building Inspector M. Nugent, Manager of Inspection Services

Office: 207.878.1751 Fax: 207.878.1788

e-mail: tibs@javanet.com

80 Leighton Road \* Falmouth, Maine 04105

March 19, 2001

99186

Sam Hoffses
Building Inspections
City of Portland
389 Congress Street
Portland, ME 04101

RE: Bernies Auto Repair, 522 Riverside Street

Dear Sam:

above referenced building to verify conformance with retrofit design requirements set fourth in our previous correspondence dated March 4<sup>th</sup>, 2001. These building retrofit requirements included: Associated Design Partners has conducted on site construction monitoring services at the

- Adding vertical reinforcing steel and grouting to the masonry walls, #4@48"o.c.
- 2 the concrete. dowels align with #4 bars grouted into the CMU and were installed using epoxy into Adding #5dowels@48"o.c. between concrete frost wall and CMU building walls. These
- က blocking between trusses. Adding hurricane anchors to the truss/wall top plate connection, and install missing

compliance of the design plans and 1999 BOCA code. the contractor has constructed the building with added retrofits to be within substantial Based upon our visual inspection and testimony provided by the contractor we believe

site work is executed, prior to June 1,2001, and after frost leaves the ground completed. These items have been scheduled for completion when the remained of the Your questions or comments regarding this letter are welcome The foundation backfill improvements required by our March 4th letter have yet to be

Sincerely,

James A. Thibodeau P.E.,
President

Associated Design Partners

G Bernie Clark

#### ASSOCIATED DESIGN PARTNERS INC. 80 Leighton Road, Falmouth, Maine 04105

#### × N F

W-12-0

TO: SAM HAPPESES, CEO

874-8716

FROM: JAN THEODERY

PHONE: (207) 878-1751 FAX: (207) 878-1788

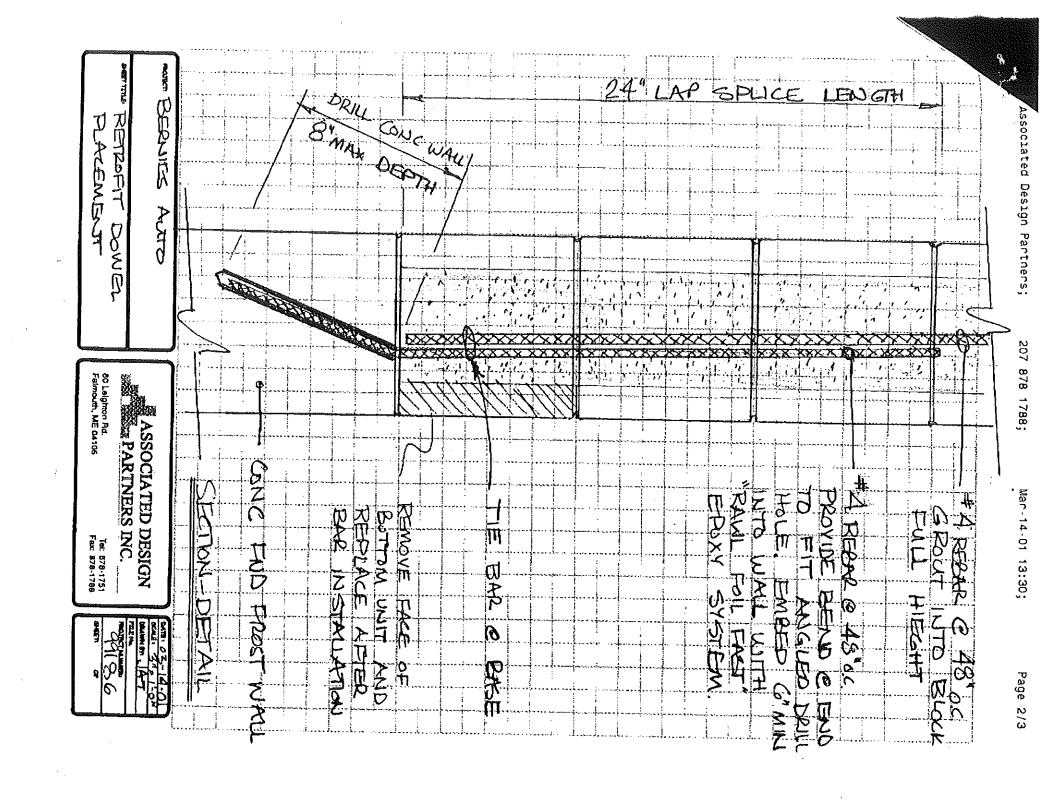
Number of pages including cover sheet RE BOONES

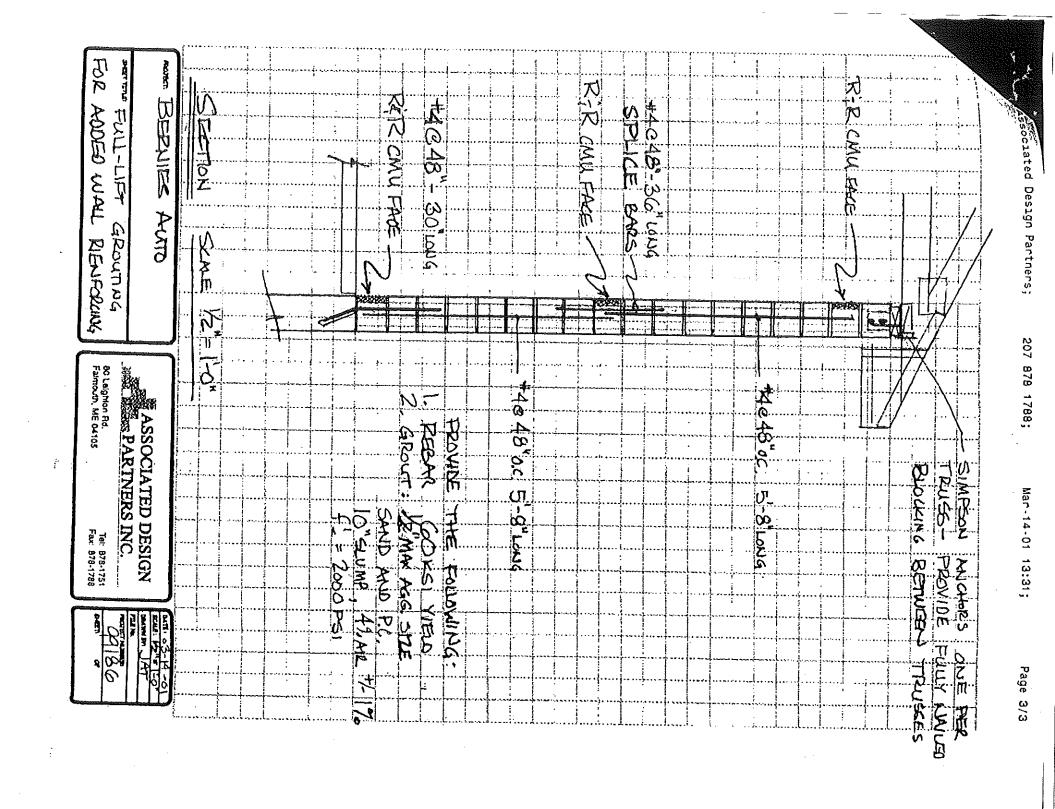
FUB WAY, KIENFORCE WAY, AND ANCHOR REQUIREMENTS TRUSSES TO TOP OF WAY. HOSE ARE THE REPRO-FIT CONSTRUCTION TO ANGER BUY TO

SPECIFICATIONS: SATISFACTION. NORK COMPLETE IN ACCORDE WILL DOTTEY THE CITY WHEN HAS STARTED, WE ARE INSPETANCE #TIS ale

CC: PETER DONA

JIM!





e-mail: tibs@javanet.com Office: 207.878.1751 Fax: 207.878.1788

80 Leighton Road + Falmouth, Maine 04105

March 5, 2001

389 Congress Street Portland, ME 04101 Building Inspections City of Portland Sam Hoffses

RE: Bernies Auto Repair, 522 Riverside Street

substantially occur within the monitoring time frame prior to June 1,2001. makes no certification that the subsurface soils are adequate to provide required support at this These missing items were specified to resist frost action on the below grade concrete surfaces and do not pose a life safety concern. Accordingly we recommend issue of the occupancy permit with the condition that these changes be made by June 1,2001. ADP has been retained to monitor the applying dampproofing. This work can be completed in the spring after frost has diminished. time, however if any differential or unanticipated sculenents do occur we anticipate them to immediately and the CO can be suspended until such time that deficiencies are corrected. ADP foundation performance in the interim. If any deficiencies are noted the city will be notified below grade. A continuous perimeter footing drain can be added two feet below grade instead of bituminous dampproofing and providing two inches of rigid insulation two feet wide at two feet with free draining compacted gravel, coating the top two feet of below grade concrete with sketch. These improvements include replacing the top two fcct of backfill against the foundation yet been completed we are requiring the contractor to make modifications according the attached drainage requirements did not conform to the design plans. Because the exterior site work has not The footing size and depth were found to be adequate at the observation point. The backfill and verify as-built conformance with approved building design plans. We had the contractor excavate a test pit at the exterior wall to confirm footing size depth and earthwork backfill requirements. Associated Design Parmers has conducted a final inspection of the above referenced building to

is to be completed by the end of March. ADP has been retained to review this reinforcing work additional vertical grouted reinforcing in the masonry walls. This work will begin this week and to be acceptable. To fully comply with the original design plans we expect the contractor to add and wall reinforcing were uncovered. We reviewed the lintel construction variation and found it within substantial compliance of the design plans. Some minor variations with lintel construction and testimony provided by the contractor we believe the contractor has constructed the building We have also reviewed as-built conditions of the walls and roof. Based upon visual inspections

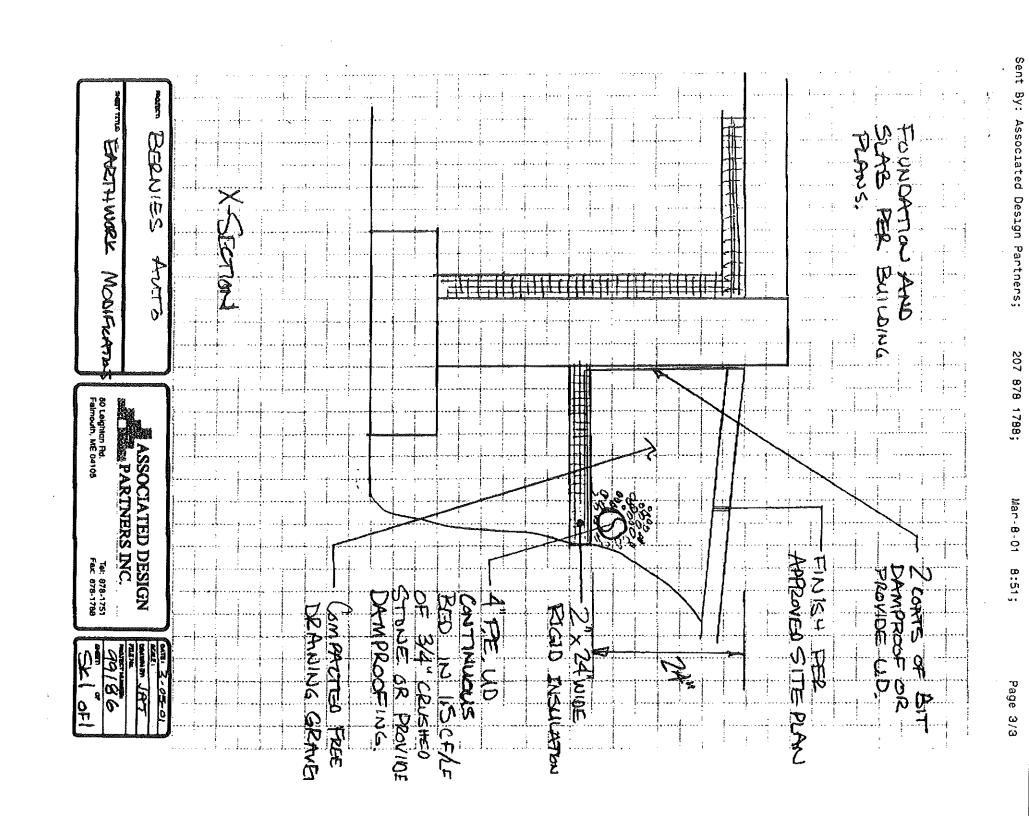
Sincerely, Your questions of comments regarding this letter are welcome

ames A. Thibus resident

3

ssociated Design Partners

A so with so was the sound of t



e-mail: tibs@javanet.com Office: 207.878.1751 Fax: 207.878.1788

80 Leighton Road Falmouth, Maine 04105

March 5, 2001

Portland, ME 04101 389 Congress Street City of Portland **Building Inspections** Sam Hoffses

RE: Bernies Auto Repair, 522 Riverside Street

substantially occur within the monitoring time frame prior to June 1,2001. the condition that these changes be made by June 1,2001. ADP has been retained to monitor the These missing items were specified to resist frost action on the below grade concrete surfaces and do not pose a life safety concern. Accordingly we recommend issue of the occupancy permit with time, however if any differential or unanticipated settlements do occur we anticipate them to makes no certification that the subsurface soils are adequate to provide required support at this immediately and the CO can be suspended until such time that deficiencies are corrected. ADP foundation performance in the interim. If any deficiencies are noted the city will be notified applying dampproofing. This work can be completed in the spring after frost has diminished. below grade. A continuous perimeter footing drain can be added two feet below grade instead of bituminous dampproofing and providing two inches of rigid insulation two feet wide at two feet with free draining compacted gravel, coating the top two feet of below grade concrete with sketch. These improvements include replacing the top two feet of backfill against the foundation yet been completed we are requiring the contractor to make modifications according the attached drainage requirements did not conform to the design plans. Because the exterior site work has not a test pit at the exterior wall to confirm footing size depth and earthwork backfill requirements. The footing size and depth were found to be adequate at the observation point. The backfill and verify as-built conformance with approved building design plans. We had the contractor excavate Associated Design Partners has conducted a final inspection of the above referenced building to

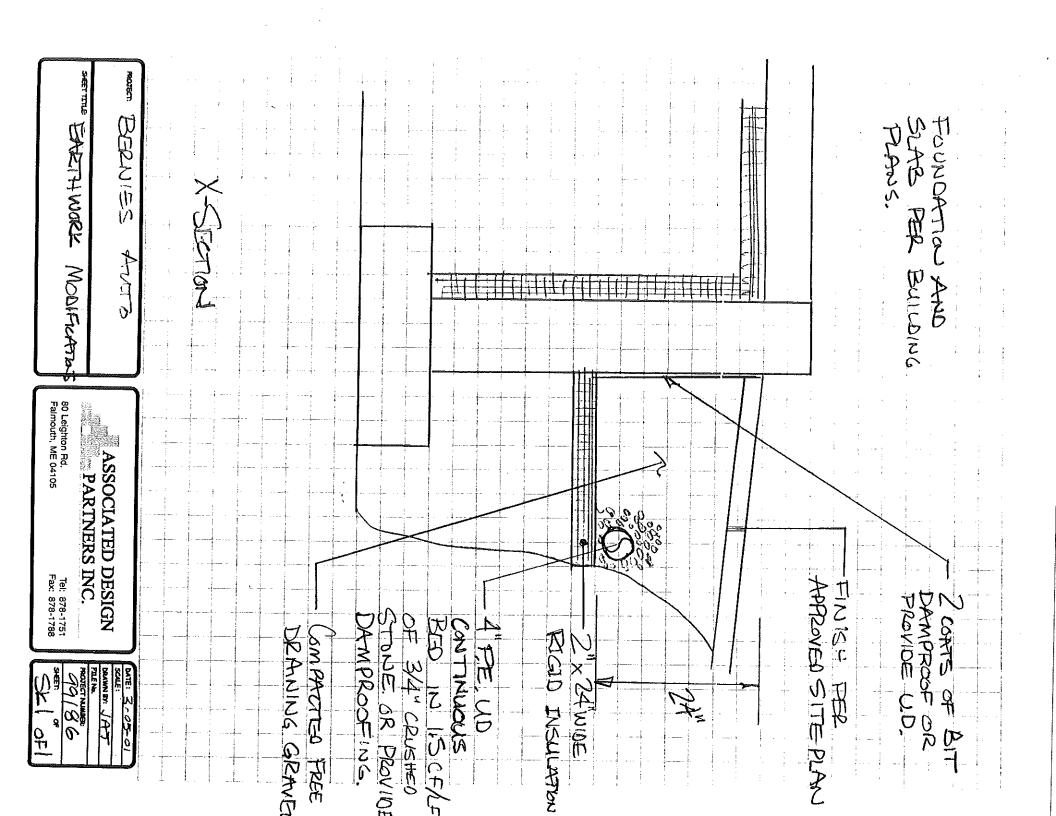
is to be completed by the end of March. ADP has been retained to review this reinforcing work. additional vertical grouted reinforcing in the masonry walls. This work will begin this week and to be acceptable. To fully comply with the original design plans we expect the contractor to add and wall reinforcing were uncovered. We reviewed the lintel construction variation and found it within substantial compliance of the design plans. Some minor variations with lintel construction and testimony provided by the contractor we believe the contractor has constructed the building We have also reviewed as-built conditions of the walls and roof. Based upon visual inspections

Sincerely, Your questions or comments regarding this letter are welcome. 

James A. Thibodeau P

Asspciated Design Partners President

Bernie Clark



Sent By: Associated Design Partners; 207 878 1788;

Mar-14-01 13:30;

99/86 Page 1/3

ASSOCIATED DESIGN

PARTNERS INC. 80 Leighton Road. Falmouth, Maine 04105

#### A X M Z

W-A-O

TO: SAM HAPPORD, CAB

874-8716

FROM: UNA THROSTICA

PHONE: (207) 878-1751 FAX: (207) 878-1788

RE DONNES Number of pages including cover sheet AST O

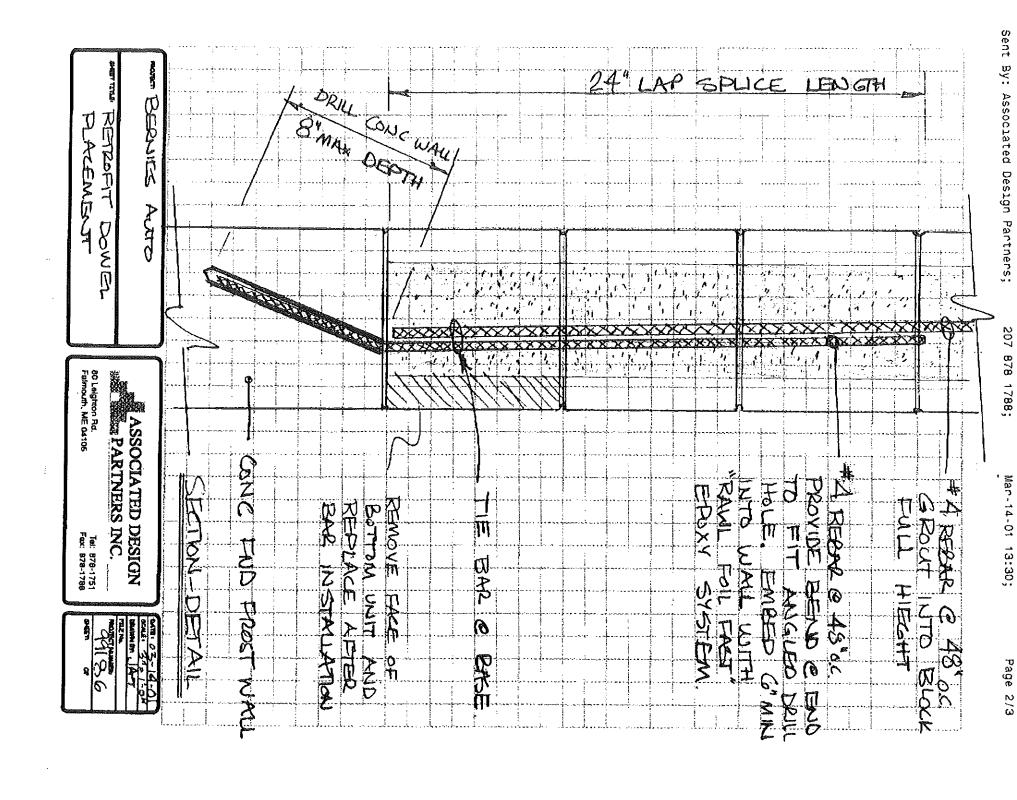
Message

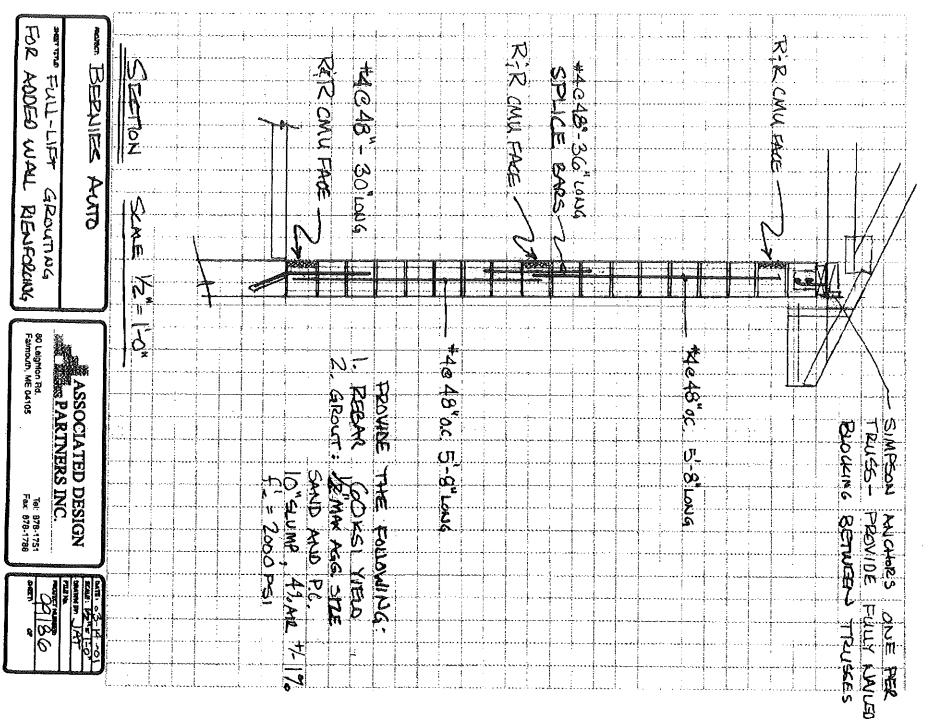
TRUSSES TO TOP OF WAY. FUD WAY, RIGUISING WAY, AND ANCHER REQUIREMENTS TO ANGER THE ARE LIFE REPRO-FIT CONSTRUCTION BUR TO

WORK HAS STARTED, WE ARE INSPETIME SPECIFICATIONS: SATISFACTED. AND WILL DOTTEN THE OIL WEEN COMPLETE IN ACCORDE WITH CLE

CC. PETER DOVEN

T. John St.





Office: 207.878.1751 Fax: 207.878.1788 e-mail: tibs@javanet.com

80 Leighton Road • Falmouth, Maine 04105

March 19, 2001

99186

Sam Hoffses
Building Inspections
City of Portland
389 Congress Street
Portland, ME 04101

RE: Bernies Auto Repair, 522 Riverside Street

Dear Sam:

above referenced building to verify conformance with fourth in our previous correspondence dated March 4th 2001. These building refractive requirements included: Associated Design Partners has conducted on site construction monitoring services at the

- Adding vertical reinforcing steel and grouting to the masonry walls, #4@48"o.c.
- the concrete. dowels align with #4 bars grouted into the CMU and were installed using epoxy into Adding #5dowels@48"o.c. between concrete frost wall and CMU building walls. These
- blocking between trusses. Adding hurricane anchors to the truss/wall top plate connection, and install missing

the contractor has constructed the building with added retrofits to be within substantial compliance of the design plans and 1999 BOCA code. Based upon our visual inspection and testimony provided by the contractor we believe

site work is executed, prior to June 1,2001, and after frost leaves the ground. completed. These items have been scheduled for completion when the remained of the The foundation backfill improvements required by our Marck 4th letter have yet to be Your questions or comments regarding this letter are welcome.

Sincerely,

Tannes A. Thibodea

President

Associated Design Partners

Co Bernie Clark

Office: 207.878.1751 Fax: 207.878.1788

e-mail: tibs@javanet.com

30 Leighton Road · Falmouth, Maine 04105

March **2** 2001

99186

Sam Hoffses
Building Inspections
City of Portland
389 Congress Street
Portland, ME 04101

RE: Bernies Auto Repair, 522 Riverside Street

#### Dear Sam

do occur we anticipate them to substantially occur within the monitoring time frame prior to June 1,2001 adequate to provide required support at this time, however if any differential or unanticipated settlements until such time that deficiencies are corrected. ADP makes no certification that the subsurface soils are the interim. If any deficiencies are noted the city will be notified immediately and the CO can be suspended that these changes be made by June 1,2001. ADP has been retained to monitor foundation performance in pose a life safety concern. Accordingly we recommend issue of the occupancy permit with the condition of below grade concrete with bituminous dampproofing and providing two inches of rigid insulation two These missing items were specified to resist frost action on the below grade concrete surfaces and do not instead of applying dampproofing. feet wide at two feet below grade. A continuous perimeter footing drain can be added two feet below grade top two feet of backfill against the foundation with free draining compacted gravel, coating the top two feet contractor to make modifications according the attached sketch. These improvements include replacing the to the design plans. Because the exterior site work has not yet been completed we are requiring the were found to be adequate at the observation point. The backfill and drainage requirements did not conform exterior wall to confirm footing size depth and earthwork backfill requirements. The footing size and depth built conformance with approved building design plans. We had the contractor excavate a test pit at the Associated Design Partners has conducted a final inspection of the above referenced building to verify as-This work can be completed in the spring after frost has diminished

with the design plans and structural requirements set forth in the 1999 BOCSA code items are complete according to our specifications we believe as-built conditions will substantially comply has been retained to conduct inspection to ensure compliance with our specifications. After these punch list masonry walls. This work will begin this week and is expected to be complete by the end of March. ADP the contractor to add hurricane anchors at truss connections and additional vertical grouted reinforcing in include missing vertical reinforcing in the masomy walls and missing hurricane anchors at the roof truss to wall connections. To comply with the approved design plans and 1999 BOCA standards we are requiring substantial compliance of the design plans and 1999 BOCA code with two exceptions. The two exceptions testimony provided by the contractor we believe the contractor has constructed the building within We also reviewed as-built conditions of the walls and roof. Based upon our visual inspection and

Your questions or comments regarding this letter are welcome.

sincerely,

James A. Thibodeau P.E.

President

Associated Design Partners

Cc Bernie Clark

Office: 207.878.1751 Fax: 207.878.1788 e-mail: tibs@javanet.com

80 Leighton Road • Falmouth, Maine 04105

March说, 2001

99180

Sam Hoffses
Building Inspections
City of Portland
389 Congress Street
Portland, ME 04101

RE: Bernies Auto Repair, 522 Riverside Street

Dear Sam:

do occur we anticipate them to substantially occur within the monitoring time frame prior to June 1,2001. adequate to provide required support at this time, however if any differential or unanticipated settlements until such time that deficiencies are corrected. ADP makes no certification that the subsurface soils are the interim. If any deficiencies are noted the city will be notified immediately and the CO can be suspended that these changes be made by June 1,2001. ADP has been retained to monitor foundation performance in pose a life safety concern. Accordingly we recommend issue of the occupancy permit with the condition of below grade concrete with bituminous dampproofing and providing two inches of rigid insulation two top two feet of backfill against the foundation with free draining compacted gravel, coating the top two feet contractor to make modifications according the attached sketch. These improvements include replacing the built conformance with approved building design plans. We had the contractor excavate a test pit at the These missing items were specified to resist frost action on the below grade concrete surfaces and do not instead of applying dampproofing. feet wide at two feet below grade. A continuous perimeter footing drain can be added two feet below grade to the design plans. Because the exterior site work has not yet been completed we are requiring the were found to be adequate at the observation point. The backfill and drainage requirements did not conform exterior wall to confirm footing size depth and earthwork backfill requirements. Associated Design Partners has conducted a final inspection of the above referenced building to verify as-This work can be completed in the spring after frost has diminished The footing size and depth

items are complete according to our specifications we believe as-built conditions will substantially comply has been retained to conduct inspection to ensure compliance with our specifications. After these punch list masonry walls. This work will begin this week and is expected to be complete by the end of March. ADP the contractor to add hurricane anchors at truss connections and additional vertical grouted reinforcing in wall connections. To comply with the approved design plans and 1999 BOCA standards we are requiring substantial compliance of the design plans and 1999 BOCA code with two exceptions. The two exceptions testimony provided by the contractor we believe the contractor has constructed the building within with the design plans and structural requirements set forth in the 1999 BOCSA code, include missing vertical reinforcing in the masonry walls and missing hurricane anchors at the roof truss to We also reviewed as-built conditions of the walls and roof. Based upon our visual inspection and

Your questions or comments regarding this letter are welcome

Sincerely

James A. Thibodeau P.E.,

President

Associated Design Partners

Cc/Bernie Clark

### City Of Portland Inspection Services RETURN OF SERVICE

I have received the above referenced documents  Person Receiving Service	DATED: 2/2/10/ Signature of Person Making Service Title	By delivering a copy to an agent authorized to receive service of process, and whose name is  By (describe other manner of service)	By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is	By delivering a copy in hand.	On the 38 day of Jef , 200k, I made service of the Matter of Montestan permate says and says of Jeff , 200k, I made service of the Matter of Montestan permate says and says of Jeff of the Saa Ruenda Sa
·					nd d



#### CITY OF PORTLAND STOP WORK NOTICE

February 28, 2001

Bernie Clark / Bernie's Auto Repair Inc. Portland, Maine 522 Riverside Street

522 Riverside Street

CBL: 321-A-002

HAND DELIVER

Dear Bernie Clark:

revealed that the structure fails to comply with Section 111.3 & 113.2 of the Boca 1999 Building Code of the City of Portland. An evaluation of the property at 522 Riverside St on February 21, 2001 @ 3:00pm

Required Inspections of foundation & masonry walls cannot be documented

(1999 BOCA). All construction activity must stop immediately. This is a STOP WORK ORDER pursuant to Section 117.1 of the Building Code

A Maine registered design professional must certify to this office requirements as required under the permit have been met. that the

1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452 Corporation Counsel for legal action and possible civil penalties, as provided for in Section Failure to comply will result in this office referring the matter to the City of Portland

free to contact me at 874-8708, if you wish to discuss the matter or have any questions. This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel

Sincergly

Code Enforcement Officer Carroll

Kevip

/gg Cc:

Joseph Gray General Contracting Services

Inspection Services Michael J. Nugent Director Manager



Department of Urban Development Joseph E. Gray, Jr.

# CITY OF PORTLAND

February 28, 2001

Portland, Maine 04103 522 Riverside Street Bernie Clark Bernie's Auto Repair

522 Riverside Street

CBL: 321-A-002

CERTIFID MAIL: 70001670000030722384

Dear Mr. Clark;

location CANNOT be issued until such time the STOP WORK ORDER issued for this location on 2/27/01 Please be advised that your building permit application to demolish an existing structure at the above stated

& 2/28/01 has been released.

regarding this matter. Please feel free to contact me at 207-874-8708 if you wish to discuss this matter or have any questions

Sincerely,

Kevin, Carroll

Code Enforcement Officer

General Contracting Services Cc: central file

# City Of Portland Inspection Services RETURN OF SERVICE

I have received the a		DATED:		,			upon, Service	On the 17th day of
I have received the above referenced documents		199	By (describe other manner of service)	By delivering a copy to an approcess, and whose name is	By leaving copies at the inc of abode with a person of therein and whose name is	By delivering a copy in hand	e Clarak, at	day of Nov., 1999, I made service of the
ts Person Receiving Service	Title	Signature of Person Making Service	er of service)	By delivering a copy to an agent authorized to receive service of process, and whose name is	By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is	·	522 Noversid SX.	
Service		king Service		ervice of	isual place o resides 	ſ	1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	Stop Work Order

v



Department of Urban Development Joseph E. Gray, Jr. Director

## STOP WORK NOTICE

November 17, 1999

Bernies Auto Repair 522 Riverside Street Portland, ME 04103

RE: 522 Riverside Street

CBL: 321-A-002

HAND DELIVER

Dear Bernies Auto Repair;

Portland. structure fails to comply with Section 107.1of the Building Code of the City of An evaluation of the property at 522 Riverside Street on 11/16/99 revealed that the

Work has begun without a building permit

Code(1996 BOCA). All construction activity must Stop immediately. This is a STOP WORK ORDER pursuant to Section 117.1 of the Building

Apply and receive approval for construction

to discuss the matter or have any questions. pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8707, if you wish Corporation Counsel for legal action and possible civil penalties, as provided for in Section Failure to comply will result in this office referring the matter to the City of Portland 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452. This constitutes an appealable decision

Code Enforcement Officer

David Caddell

Sincerely

Cc: Central File Joseph Gray

PERMIT APPLICANT: // CONSTRUCTION COST: 2500 PERMIT FEES: 42.00
---

The City's Adopted Building Code (The BOCA National Building code/1996 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 are met:  $\frac{1}{1}$ 

- This permit does not excuse the applicant from meeting applicable State and Federal rules and laws
- %× Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.

  24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING." 5
- 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

  Foundations anchors shall be a minimum of ½" 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 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. 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 The

- 100 Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.

  Precaution must be taken to protect concrete from freezing. Section 1908.0

  It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the
- gypsum board or the equivalent applied to the garage means of 1.2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, 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 aftic area by means of 1/2 inch. proper setbacks are maintained.

  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 Section 407.0 of the BOCA/1996
- ৩ Code/1993). Chapter 12 & NFPA 211 All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical
- jezel jezel 9 open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 ½" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) Headroom in habitable space is a minimum of 7'6". (Section 1204.0)

  Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 ½" maximum rise. All other Use Group minimum 11" tread. 7" the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" except Use Group R which is 36". In occupancies in Use Group A,B.H.4, I-1, I-2, M and R and public garages and open parking structures, Guardrails & Handrails: A guardrail system is a system of building components located near the oopen sides of elevated walking surfaces for Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- ij 17 maximum rise. (Section 1014.0)
- ļ The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- ij Every sleeping room below the fourth story in buildings of Use Groups R and I-I 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 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) egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). 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 The minimum
- 2 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)
- 7 All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's
- 18 The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)

Ø

RAND, P.A. 70

BANK AN INSURER

THE BUILDING SETBACKS AFEA.M.

IN CONFORMITY WITH THE
TOWN ZONING REQUIREMENTS
THE DWELLING DOES NOT F.
WITHIN THE SPECIAL FLOOD
HAZARD AREA AS DELINIATED B
F.E.M.A.
THE LAND-DOES NOT FALL FALL

MITHIN E LAND-DOES NOT FALL

N THE SPECIAL FLOOD

D AREA AS DELINIATED

E.M.A. ON COMMUNITY/

# 230051 0006B

> RIVERSIDE PORTLAND, Locus STREET ADDRESS

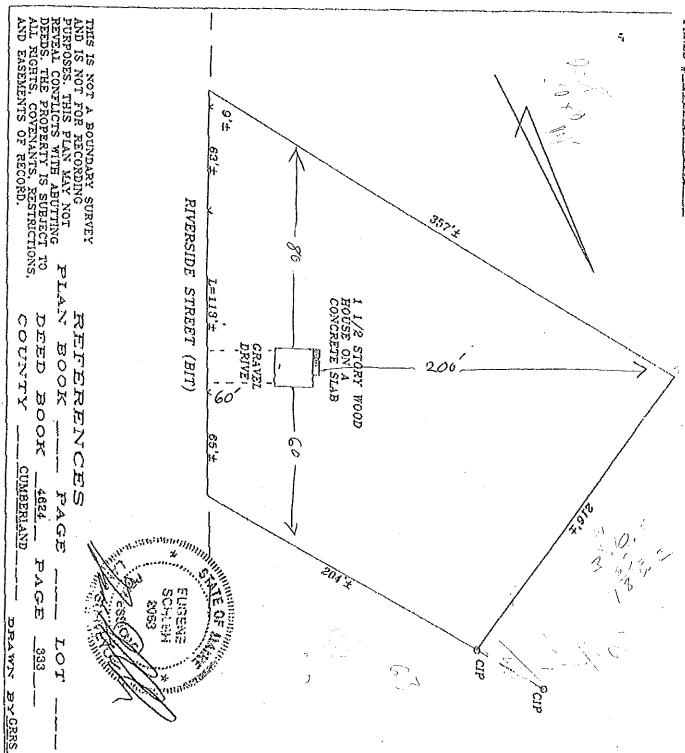
BUYER: ROY B. CLARK D.B.A. BERNIE'S AUTO REPAIR

SELLER: ESTATE OF MARIO DIRENZO

NORTHEASTERN LAND SURVEXING 134 SCHOOL STREET GORHAM, MAINE 04038 PHONE (207) 839-2090 FAX (207) 839-6361

JOB NUMBER 129:

SCALE: 6



RY/FOR BORROWER

#### ASSOCIATED DESIGN PARTNERS INC. 80 Leighton Road. Falmouth, Maine 04105

#### Þ × 8 **村** N O 122 RIVULSIDE ST

3-1A-01

TO: SAM HAFFERIN, CE

874-8716

FROM: JAM THEODERY

PHONE: (207) 878-1751 FAX: (207) 878-1788

32 1-A-002

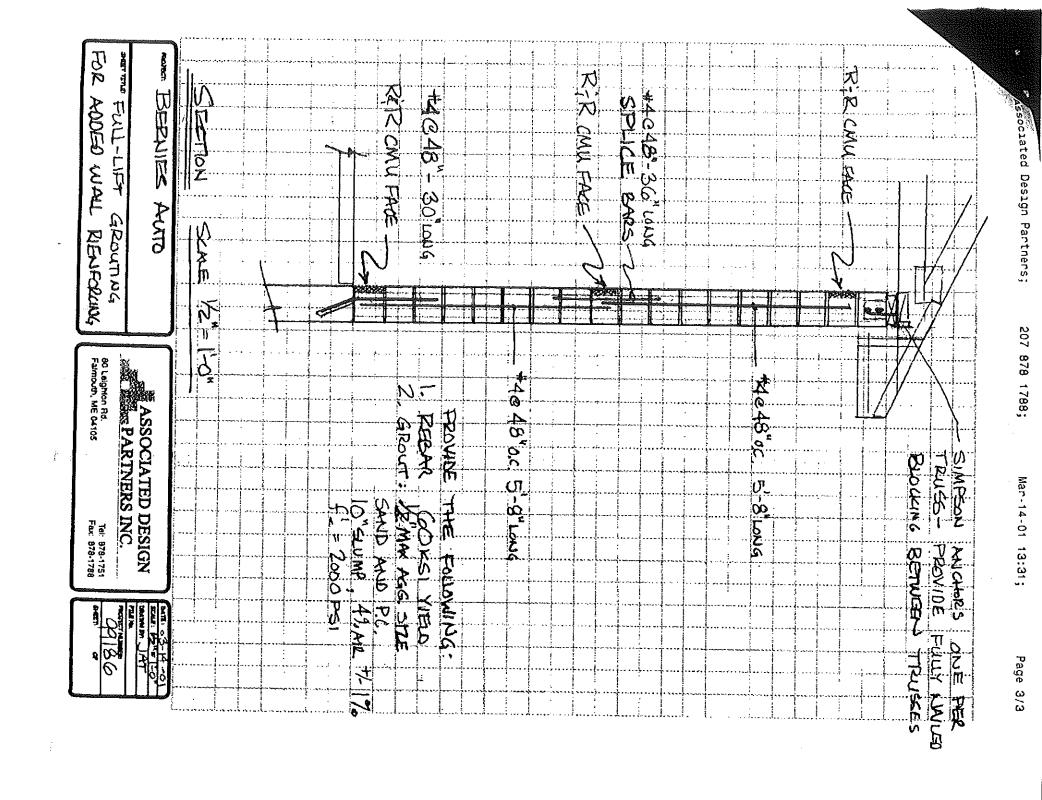
RE DAVIES Number of pages including cover sheet ASIG

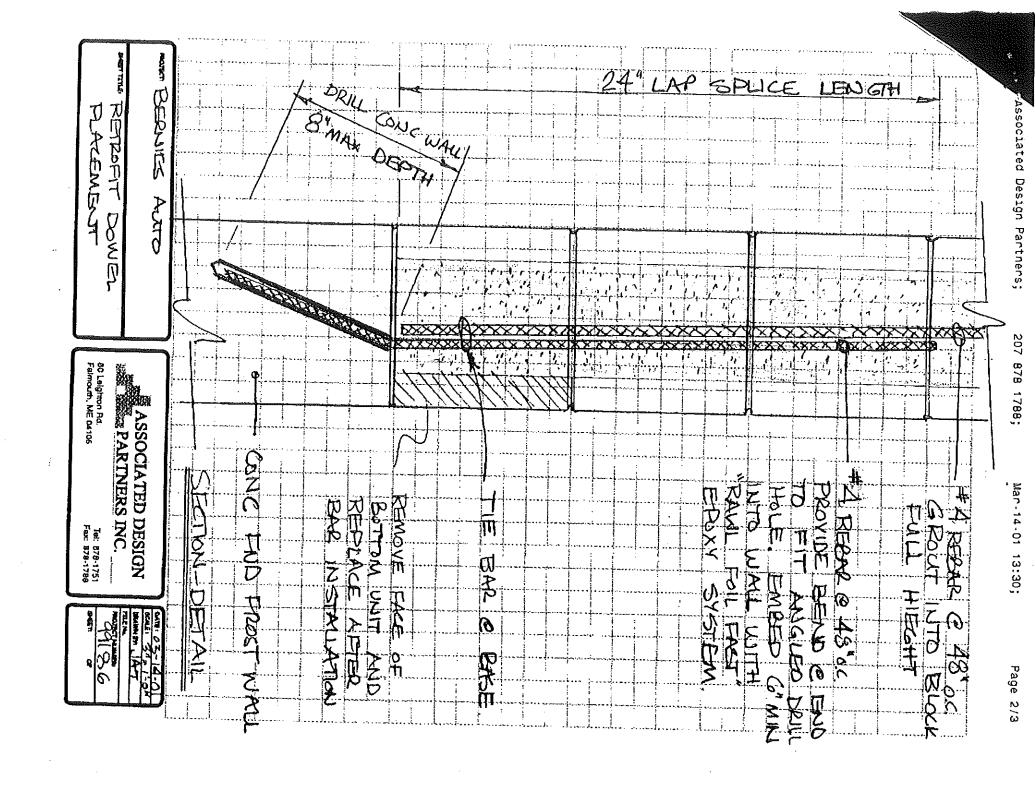
FUD WAY, RIGURDINGE WAY, AND ANCHER REQUIREMENTS TO ANGER BUR TO TRUSSES TO TOP OF WAY. THE REPROPET CONSTRUCTION

SPECIFICATIONS: SATISFACTION. WORK HAS STARTED, WE ARE INSPETUL AND WILL MOTTER THE CITY WHEN COMPLETE IN ACCOUNTE ans Alim

CC PETER DOVEM

77





Demolished Part

,he

Standing Building

ďρ

cement Slab

nd

2X4 Framing construction TI-11 SiDing 2X6 ROOF rafrers 2x6 CollarTies 2 X6 Ceiling Joists. 2 x4 Bracing L 5/8 PLYWOOD POOF V ASPHALT ROOFSHINGLES DOPPEN 2×10 Header-Cover Head Doppen MAX - Span, 2K6@160,0, 101811 MA JOISHS Asphact shingles



Department of Urban Development
Joseph E. Gray, Jr.
Director

## STOP WORK NOTICE

November 17, 1999

Bernies Auto Repair 522 Riverside Street Portland, ME 04103

RE: 522 Riverside Street

CBL: 321-A-002

HAND DELIVER

Dear Bernies Auto Repair,

Portland. structure fails to comply with Section107.1of the Building Code of the City of An evaluation of the property at 522 Riverside Street on 11/16/99 revealed that the

Work has begun without a building permit.

Code(1996 BOCA). All construction activity must Stop immediately. This is a STOP WORK ORDER pursuant to Section 117.1 of the Building

Apply and receive approval for construction

to discuss the matter or have any questions. pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8707, if you wish Failure to comply will result in this office referring the matter to the City of Portland 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452. This constitutes an appealable decision Corporation Counsel for legal action and possible civil penalties, as provided for in Section

Sincerely,

David Caddell

Code Enforcement Officer

Cc: Central File Joseph Gray

#### City of Portland Inspection Services Division Demolition Call List

ts as indicated above.  DATE: ///6/99	companies department	I have contacted all of the necessary companies departments as indicated above SIGNED:  DATE:
No phone call required. Just mail copy of State notification to: Demo/Reno Clerk US EPA Region I (SEA) JFK Federal Building Boston, MA 02203	required. Just mail coerk n I (SEA) illding 2203	U.S. EPA Region 1 - No phone call required. Demo/Reno Clerk US EPA Region I (SEA) JFK Federal Building Boston, MA 02203
	287-2651 (Ed Antz)	DEP - Environmental (Augusta)
CONTACT NAME/DATE	NUMBER	ASBESTOS
	ers	Written Notice to Adjoining Owners
	874-8300 X8676_	Fire Dispatcher
	874-8300 X8726	Historic Preservation
	) 874-8300 X8703 _	Building Inspections(insp required)
<i>)</i> //4	) 874-8300 X8822_	DPW/Sealed Drain Permit(C.Merritt)
N/A	874-8300 X8389	DPW/Forestry Division(J. Tarling)
WA	874-8300 X8437	DPW/Traffic Division(K.Doughty)
can begin) CONTACT NAME/DATE (A)	nus hrs before digging NUMBER 874-8300 X8467	***(After call, there is a wait of 72 bus hrs before digging can begin)  CITY APPROVALS  DPW/Sewer Division(J.DiPaolo)  874-8300 X8467
MA	1-888-344-7233	Dig Safe***
WA	775-3431 X257	Public Cable Co.
NA	761-8310	Portland Water District
WA	797-8002 X6241	Northern Utilities
, 16/A	878-7000	NYNEX
CONTACT NAME/DATE	<u>NUMBER</u> 1-800-750-4000	UTILITY APPROVALS Central Maine Power
or Betwie's Hoto Repair Inc	St. Posttler d'Owner.	Site Address: 522 R. Vel S. de St. Bojtku d Structure Type: Wood

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

#### Attached Single Family Dwellings/Two-Family Dwelling **Building or Use Permit Pre-Application**

# 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.

	***************************************		CONTRACTOR OF THE PARTY OF THE		<b></b>	<del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>	Ĭ	••••	·	<b>I</b>
	Current Use: Sto Vage	Contragor's Name, Address & Telephone	Replacing existing addition Same Specifications + dos	Proposed Project Description:(Please be as specific as possible)	522 Rivers, do St-Portland, pulled punit for	Owner's Address:	Chart# 32   Block# 4   Lot# 2	Tax Assessor's Chart, Block & Lot Number	Total Square Footage of Proposed Structure $$	Location/Addressof Construction (include Portion of Building): 522 K. VOIS & St. Fort 1940, 1
, ,	Proposed Use: Sto 1590	vay	or Same Specification	(Dunolished a) 20 X24 BIDG	/ Pulled permit for	Lessee/Buyer's Name (If Applicable)	+ X Bervice's Acto Kepa, Y Inc   207-878-0181	Owner	Square Footage of Lot	522 KINORS & St. Port
		Rec'd By UB	5 4005, 44	BIDG	2500.00 100.00 lat	Cost Of Work: Fee	nC 207-878-0181	Telephone#:		Hand, The. 04103
				The state of the s	73.	4				

- 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.
- You must Include the following with you application: All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
   HVAC(Heating, Ventililation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code on must Include the following with you application:

   I) ACopy of Your Deed or Purchase and Sale Agreement
   DEPT. OF BUILDING INSPECTION
   I) ACopy of Your Deed or Purchase and Sale Agreement

1) ACopy 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.

<u>\_</u>3

lesten professional.

Unless exempted by State Law, construction documents must be designed by a registed

4) Building Plans

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

£.	
hard	
2	١
100	
_	
- 52	
7	
104	
Ö	
-	
-	

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

	Processor Assessment	10
1	Signature of appl	callorce the provisions of the codes applicab
	plicant:	5
	ř	5
		8
١	A .	ŝ
		3
Ì	$\mathcal{M}_{\mathcal{L}}$	йα
	9/1	ъje
N	$(1\ l)$	ō
١	1, /	X
١		re bearin
1	12	ni.
١	11	
ı	#//	
ĺ		1
ı	//	
١	Y	
İ		`
ĺ		
ı		
ı	ĺ	
l		
l		
l		
ŀ		
l	Date:	
I.	୍ ନ	
ŀ	/	
ľ	//	
	1/	`.
ľ		
ľ	0	\
ŀ	0	
ı	,	
İ	ı	
ĺ		
	f	
Ш		

Building Fermit 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

BUILDING OWNER: Berdie'S PUITO Repair  PERMIT APPLICANT:  USE GROUP: S-1 CONSTRUCTION TYPE: 3 3 CONSTRUCTION COST: 170,000 MERMIT FEES 100	BUILDING PERMIT REPORT  DATE: 29 CCT. 2999 ADDRESS: 522 Riverside ST. CBL  REASON FOR PERMIT: 50'Y 100 B.L. C.	MITREPORT  RIVERSIGO ST. CBL: 32.
BUILDING OWNER: Beroje'S Ruto Repair  PERMIT APPLICANT:  USE GROUP: S-1 CONSTRUCTION TYPE: 3 3 CONSTRUCTION COST: 130,000 FERMIT FEES / 10	REASON FOR PERMIT: 50 × 100 Public garage	Garage
PERMIT APPLICANT: //CONTRACTOR General Contractor General Fees //	BUILDING OWNER: Bernie's Quilo K	le pair
USE GROUP: S-/ CONSTRUCTION TYPE: 3 B CONSTRUCTION COST: 170,000 FERMIT FEES / /	PERVIT APPLICANT:	CONTRACTOR Geograf Con Tracting
	USE GROUP: $S-I$ construction type: $SB$ co	NSTRUCTION COST: 170,000 PERMIT FEES //

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

- Inis permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING." Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 S
- 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 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 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.
- <u>ح</u>ا 4 maximum 6' O.C. between bolts. Section 2305.17 shall be covered with not less than 6" of the same material. <u>Section 1813.5.2</u>
  Foundations anchors shall be a minimum of ½" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a

- Waterproofing and dampproofing shall be done in accordance with <u>Section 1813.0</u> of the building code.

  Precaution must be taken to protect concrete from freezing. <u>Section 1908.0</u>

  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.
- 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 I-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 ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)

  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
  Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 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" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section
- 73 Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
  Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 %" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 4
- Ş The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
  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. A egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum
- 9 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)
  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)
  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.
- 17. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic

Paralla Jm. 1 hiboday 878 - 1751 831-9184 PLANE-Z 11-1-2K: Checked location of Footing Boune, all Well within setback, Requirements. Called to Any Septie - ok to are - but serve Ormendmed to Site plan - Septer Confirmer in all loveys to in 1111 200 But location kiffen from appeared sete plan Kordy talbet - owner to Send Memo noting change for our file " Blog & alt ly Requed Inspectors Was able to Day not system / walls frontetin walls fighten starting, correct foundation Never inspected - Owner will have to have fordolin Verified by RPE., advised onme that he has to apply for Demo permit for front blog, also must comme dies, batteries, constran previous B-4 HNY FORM &

new below will be approved, (1) Tour Stop with Order on his Permit & Heldup visience Permit until Structure Where Resolute 28/01 Beine Clark Came to Office - How advised he must have Construction

Releared Service attaches to the file to Bounit (

3/13/01 - mety @ at Hall w/ all principles -See seperate note alladiage **Inspection Record** Type See Sheet 2

Date

Foundation: Framing: Plumbing:

Final:

Other:

- All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provi-Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke 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
   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.
- The Fire Alarm System shall be installed and maintained to NFPA #72 Standard
- The Sprinkler System shall be installed and maintained to NFPA #13 Standard
- 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)

  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
- ×25. street or sidewalk from the time of November 15 of each year to April 15 of the following year?.

  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
- attics). Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code.
- **≯**27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. electrical (min. 72 hours notice) and plumbing inspections have been done.

  All requirements must be met before a final Certificate of Occupancy is issued. No closing in of walls until all
- 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).
- Code/1993). Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National M (Chapter M-16)
- Please read and implement the attached Land Use Zoning report requirements.

  Boring, cutting and notching shall be done in accordance with Sections 2305.3; Bridging shall comply with Section 2305.16. y's Building Code
- Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
  All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999)
- All flashing shall comply with Section 1406.3.10.

offises, Building Inspector rge Schmuckal, Zoning Administrator

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

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

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

\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE S50.00

Shoreland Zoning/Stream Protection - NM Flood Plains - PArel 6 Zone UX Site Plan- Magolo7 Bring Set back from property lies - 10' reg - 10' il Show Off-street Parking - 5 (29 )

Loading Bays - 1807 S Shown Los Coverage (impervious Surface) 756 may of 47985 may counted From Yard- 1'forcoury 1'of hught - 19/184 - 67/8hown Lot Street Frontage - 60 min - 180 Show Proposed UserWork-Construct 50'X (00' gMASC for AutoSurver Servage Disposal- Private Area per Family - N Lot Area - popular - 63,900 th per Assess Height-19SCARED -75/MAXA (lowed) Rear Yard - D ( Zone Location - I-M (Not Abuth ] residential Date - TUST Width of Lot - NA Side Yard -Interior pr corner lot Applicant: BerNes Auto Fepsin Address: 522 Riverside St CHECK-LIST AGAINST ZONING ORDINANCE ( ) May 8 17 19' reg - 25+8how Date: 10/24/00 C-B-L: 321-1-2

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

19990167 I. D. Number

	signature	date
expiration date	amount	Submitted date  Defect Guarantee Released
	signature	Defect Guarantee Submitted
		Performance Guarantee Released
	signature	Certificate Of Occupancy date
	(coc) majorised)	Final Inspection
signature	remaining balance  Conditions (See Attached)	Cate  Temporary Certificate Of Occupancy
		Performance Guarantee Reduced
		date
	amount	Building Bownia
	\$510.00	☑ Inspection Fee Paid 10/19/00
expiration date	amount	
	WOIDS TOO ISSUED AS HIGHER DEION	Performance Guarantee Accepted 10/20/00
	has been submitted as indicated below	* No building permit may be issued until a performance quarantee has been submitted as indicated below
	Not Required	Performance Guarantee   ☑ Required*
, model loca	10/20/00 date	signature
Attached	5/2/01 Extension to	Approval Date 5/2/00 Approval Expiration
	ons Denied	
	Reviewer steve	DRC Approval Status:
Date: 10/19/00	Engineer Revie \$192.00	Fees Paid: Site Plan \$400.00 Subdivision
		☐ Zoning Conditional ☐ Zoning Variance Use (ZBA/PB)
DEP Local Certification	HistoricPreservation	☐ Flood Hazard ☐ Shoreland
☐ 14-403 Streets Review	☐ PAD Review	Site Plan
		Check Review Required:
Zoning	Acreage of Site	d Building square Feet or # of Units
15.11	Buildir /Distribution	Proposed Development (check all that apply): New Building Buile Office Retail Manufacturing Warehouse/Distribution 5,000 sf
_ot	321-A-002 Assessor's Reference: Chart-Block-Lot	878-1751 878-1788 Applicant or Agent Daytime Telephone, Fax
J4103	Address of Proposed Site	Consultant/Agent
Project Name/Description	522 Diverside of Double Heiro	Applicant's Mailing Address Eric Dube Proj. Engineer
Application Date  Bernie's Auto	Apr. Ber	80 Leighton Road, Falmouth, ME 05105
12/2/99	12/	Applicant Cesign Familiers

#### CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FO

	signature	date	
expiration date	amount	submitted date	Defect Guarantee Released
	signature	date	Defect Guarantee Submitted
		date	Performance Guarantee Released
	signature	date	Certificate Of Occupancy
		oate	Final Inspection
signature	remaining balance Conditions (See Attached)	date	Temporary Certificate of Occupancy
		date	Performance Guarantee Reduced
	amount	date	Building Permit Issue
expiration date	\$510.00	10/19/00	Inspection Fee Paid
10/17/01	\$30,000.00	10/20/00 date	Performance Guarantee Accepted
	ubmitted as indicated below	a performance guarantee has been s	No building permit may be issued until a performance guarantee has been submitted as indicated below
	☐ Not Required	Required*	Performance Guarantee
	date	signature	
Attached	10/20/00		OK to Issue Building Permi
Additional Shorts	Extension to	Approval Expiration 5/2/01	Approval Date 5/2/00
	☐ Denied	Approved w/Conditions See Attached	
	Reviewer Kandi Talbot	S:	Planning Approval Status:
Date 10/19/00	Engineer Review \$192.00	00 Subdivisio	Fees Paid: Site Plan \$400.00
Other		Zoning Variance	Zoning Conditional Use (ZBA/PB)
DEP Local Certification	☐ HistoricPreservation	Shoreland	Flood Hazard
14-403 Streets Review	PAD Review	Subdivision # of lots	Site Plan (major/minor)
			Check Review Required:
Zoning	Site		Proposed Building square Feet or # of Units
	<u>G</u>	New Building     Warehouse/Dist     ∴ 1.382	Proposed Development (check all that apply): Office Retail Manufacturing 5,000 sf
Lot	Address of Proposed Site  321-A-002  Assessor's Reference: Chart-Block-Lot	878-1788 ne, Fax	878-1751 878-177 Applicant or Agent Daytime Telephone, Fax
Project Name/Description ne 04103	าd Mai		Eric Dube Proj. Engineer
Application Date Bernie's Auto	App Ber	105	Applicant 80 Leighton Road, Falmouth, ME 05105
2/99	12/2/99		Associated Design Partners
19990167 I. D. Number	CITY OF PORTLAND, MAINE  DEVELOPMENT REVIEW APPLICATION  I. D  PLANNING DEPARTMENT PROCESSING FORM	CITY OF PODE PODE PODE PODE PODE PODE PODE PODE	

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

I. D. Number	19990167

Associated Design Partners	12/2/99	99
Applicant  80 Leighton Road, Fairnouth, ME 05105	Application	cation Date
Applicant's Mailing Address	Project	Project Name/Description
Consultant/Agent 878-1789	Address of Proposed Site	103
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Chart-Block-Lot	AND THE RESERVE OF THE PERSON
Proposed Development (check all that apply):     New Building   Bu	_ <del>_</del> <del>_</del> <del>_</del> <del>_</del> <del>_</del> <del>_</del> <del>_</del> <del>_</del> <del>_</del> <del>_</del>	S [7]
Proposed Building square Feet or # of Units Acreage of Site	Site	Zoning
Check Review Required:		
	☐ PAD Review	14-403 Streets Review
(majorininoi)		
Shoreland	HistoricPreservation	DEP Local Certification
☐ Zoning Conditional ☐ Zoning Variance Use (ZBA/PB)		Other
Fees Paid: Site Plan \$400.00 Subdivision	Engineer Review \$192.00	Date: 10/19/00
Inspections Approval Status:	Reviewer Marge Schmuckal W	
☐ Approved w/Conditions  see attached	□ Denied ✓	
Approval Date 10/25/00 Approval Expiration	Extension to	X Additional Sheets
○ Condition Compliance signature	date.	Attached
Training to the control of the contr		
Performance Guarantee ⊠ Required*	☐ Not Required	
* No building permit may be issued until a performance guarantee has been submitted as indicated below	mitted as indicated below	
□ Performance Guarantee Accepted     □ 10/20/00	\$30,000.00	10/17/01
	amount	expiration date
inspection Fee Paid 10/19/00 date	\$510.00 amount	
Building Permit Issued		
date		
Performance Guarantee Reduced date	remaining balance	
Temporary Certificate of Occupancy	☐ Conditions (See Attached)	•
date	Conditions (See Attached)	
Final Inspection		
Certificate Of Occupancy	signature	
date Performance Guarantee Released		
Defect Guarantee Submitted	signature	
	amount	expiration date

# ON SI SIHI TA PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE

PERMIT IS ISSUED

Attached Single Family Dwellings/Two-Family Dwelling Building or Use Permit Pre-Application

Multi-Family or Commercial Structures and Additions Thereto

NOIE\*\*If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

Separate Actions (Since Block & Lie Norman)  The Action of Congress of Congres
--

Additional Site review and related fees are attached

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

I. D. Number 19990167 ADDENDUM

Eric Dube Proj. Engineer 80 Leighton Road, Falmouth, ME 05105 Applicant or Agent Daytime Telephone, Fax 878-1751 Consultant/Agent Applicant's Mailing Address Associated Design Partners
Applicant 878-1788 Assessor's Reference: Chart-Block-Lot 321-A-002 522 Riverside St, Portland Maine 04103
Address of Proposed Site 12/2/99 Bernies Auto
Project Name/Description Application Date

**Planning Conditions of Approval** 

- that the applicant install a stormwater quality tank for treatment on the site

**DRC Conditions of Approval** 

#### Inspections Conditions of Approval

- This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
   Separate permits are required for any new signage.

Fire Conditions of Approval

Town or Plantation

Department of Human Sciences
Division of Health Engineering



Hook-Up & Relocation Fee	<b>)</b>				Page 1 of 1
	<u>S</u> -	EEE	E PERMIT FEE SCHEDULE	SEE PERMIT FEE FOR CALCULA	
1133.31	7	Fixtures (Subtotal) Column 2		[\$6.00]	
Water Heater		er:	Other:		
Laundry Tub	_	9t	Bidet		
Garbage Disposal		Dental Cuspidor	Den		
Dish Washer	_	Grease / Oil Separator	) Gre		
Clothes Washer		Water Treatment Softener, Filter, etc.	Wate	lines, drains, and piping without 'new fixtures.	lines, drains, a new fixtures.
Water Closet (Toilet)	- /	Indirect Waste	indi	CATION: of sanitary	PIPING RELO
Wash Basin		Drinking Fountain	Drir	HOOK-UP: to an existing subsurface wastewater disposal system.	HOOK-UP: to
Sink		nal	Urinal		
Shower (Separate)	_	Floor Drain	Fig	and inspected by tary District.	the local Sanit
Bathtub (and Shower)	_	Hosebibb / Sillcock	Hos	HOOK-UP: to public sewer in those cases where the connection	those cases w
	Number	Column 2 Type of Fixture	Number	ook-Up	Maximum of 1 Hook-Up
E# 15-15-125	LICENSE				Hook III. 9 Division I
ALBEA PLASE POH 'G	3. \( \text{MFG'D. HOUSING DEALER/MECHANIC} \) 4. \( \text{PUBLIC UTILITY EMPLOYEE} \) 5. \( \text{PROPERTY OWNER} \)	CIMMA EN CIÓ (	MULTIPLE FAMILY DWELLING OTHER – SPECIFY ( <u>ら</u> ん	4. OTHER	
URNE		OBILE HOME	MODULAR OR MOBILE	1	2. RELOCATED PLUMBING
	1 MASTER	ING -	SINGLE FAMILY DWELLING	<del></del>	1.  NEW PLUMBING
Plumbing To Be Installed By:	Plu	To Be Served:	Type of Structure To Be Served:		This Application is for
		PERMIT INFORMATION	PERMIT		
ð	spector Signatu	Local Plumbing Inspector Signature	Date	Signature of Owner/Applicant	) signature or
ction R borized al 3 Rules	Caution: Inspection Required d the installation authorized above and to the Maine Plumbing Rules.	Caution: Inspection Required  I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.	son for the Local	information submitted is correct to the best of my understand they any falsification is reason for the Local core to define the falsification is reason for the Local core to define the falsification is reason for the Local core to define the falsification is reason for the Local core to define the falsification is reason for the Local core to define the falsification is reason for the Local core to the best of my understand the falsification is reason for the Local core to the best of my understand the falsification is reason for the Local core to the best of my understand the falsification is reason for the Local core to the best of my understand the falsification is reason for the Local core to the Loca	I certify that the information s knowledge and understand it Plumbing Inspectors to defly
			dr 57.	Pant Ma	Owner/Applicant (If Different)
			0	~	<u></u>
L.P.I. #	or Signature	Local Plumbing Insector Signature	र हु।	First BEAN!	Last Auto
		Permit // /	E VT	PROPERTY OWNERS NAME	PROPE
	23.5	TIPLE Y AND	Less	577 R	Subdivision Lot #

MATTLER

Site Evaluator Name Printed

BY BELLIAN

797

SE ₩

Date

Page 1 of 3 HHE-200 Rev. 1/99

clephone

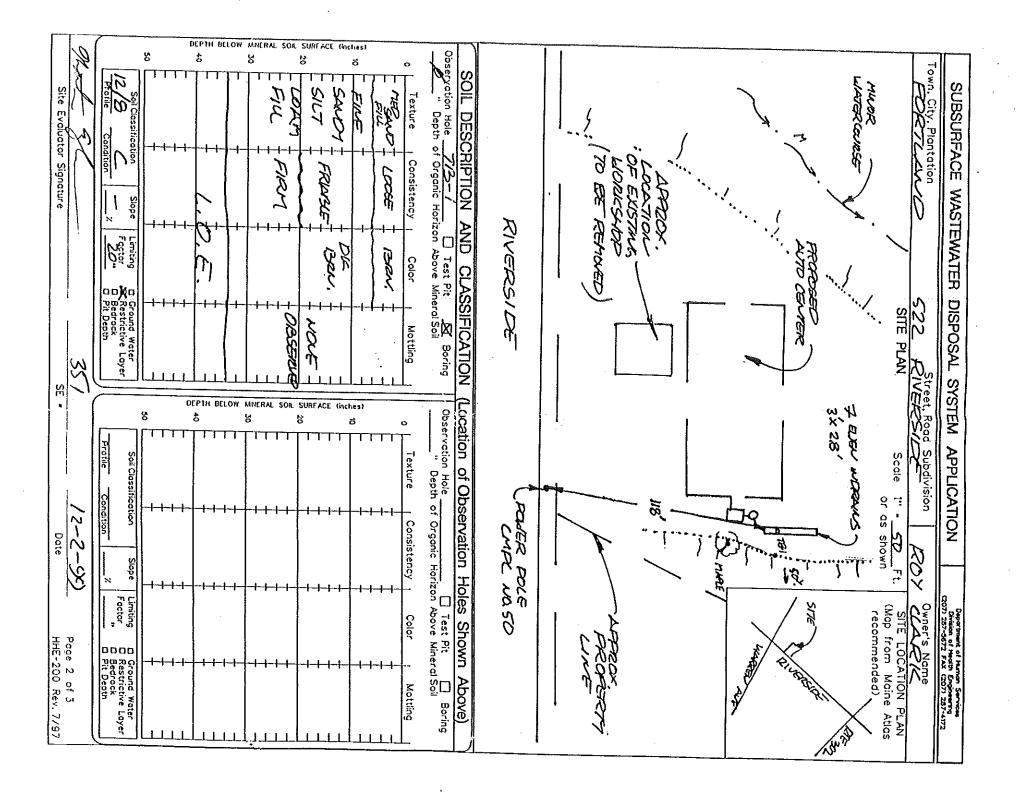
#### I Certify that on 12-2-29 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the state of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241). at Observation Hole # 78-/ Depth 20 Elevation OF MOST LIMITING SOIL FACTOR μΝ MATTLE 4 10 City, Town, or Plantation PROFILE CONDITION DESIGN Type Replaced: I stare that the information submitted is correct to the best of my Department and/or Local Plumbing Inspector to deny a Permit. knowledge and understand that any falsification is reason for the Daytime Tel. # Mailing Address Subdivision, Lot # CAPACITY Name (last, first, Street or Road SOIL DATA & DESIGN CLASS Owner Applicant Replacement System SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION Concrete Regula installed: Plastic □ Non-exempted SHORELAND ZONING NOLLY STAND SO SELL Replacement System Seasonal Conversion Expanded System SIZE OF PROPERTY Experimental System REATMENT TANK Signature of Owner or Applicant Low Profile Regular š One-time exempted 350 OWNER/APPLICANT INFORMATION Owner or Applicant Statement Site Evaluator Signature 12-2-99 12 BUSELMAN 522 CRITAN 522 PROPERTY LOCATION gallons Z acres <u>\$</u> 1207 S C KIVENSI CH 1. ☐ Small — 2.0 sq. ft./gpd 2. ☐ Medium — 2.6 sq. ft./gpd 3. ☐ Medium-Large — 3.3 sq. ft./gpd 4. ☒ Large — 4.1 sq. ft./gpd 5. ☐ Edra Large — 5.0 sq. ft./gpd 4.0 ω --DISPOSAL FIELD TYPE & SIZE 1. Stone Bed 2. Stone Treno 3. Sk-Proprietary Device a. Cluster array. 4 10 ω N -픾 Пр a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval Uniform Lot Size Variance Sesson C No Rule Variance First Time System b. State & Local Plumbing Inspector Approval in DISPOSAL FIELD SIZING 336 & sq. ft. ☐ Cluster array c. ☑ Linear ☑ Regular load d. ☐ H-20 load Multiple Family Dwelling, No. of Units, Other ACTO COUNTY DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3) Single Family Dwelling Unit, No. of Redrooms: Seasonal Conversion Approval First Time System Variance Local Plumbing Inspector Approval 12 DISPOSAL SYSTEM TO SERVE THIS APPLICATION REQUIRE Date SITE EVALUATOR STATEMENT 3.3 sq. ft./gpd Stone Trench PERMIT INFORMATION □ 5. #. I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. N <u>≸</u>. Ъ 1. Not Required 2. May Be Required 3. Required >> Specify only for Municipal Tax Map # engineered or experimental systems: DOSE: gallons PORTLAND Caution: Permit Required - Attach In Space Below << in in GARBAGE DISPOSAL UNIT Local Plumbing Inspector Signature Permit Issued: ☐ Increase in Tank Cap☐ Filter on Tank Outlet Yes >> Specify one below: Local Plumbing Insector Signature Multi-compartment Tank Increase in Tank Capacity Tanks in Series PUMPING Caution: Inspections Required 1310 12 1 Ģ ထ œ 4001 ω NH Drilled Well Public 5. DODD'M Date V Miscellaneous components TYPE OF WATER SUPPLY Pre-treatment, specify: Non-engineered Disposal Field (only) Holding Tank, Non-Engineered Treatment Tank (only) Primitive System (graywater & alt toilet) Engineered Disposal Field (only) Separated Laundry System Alternative Toilet, specify: Complete Non-engineered System Engineered Treatment Tank (only) Compiete Engineered System (2000 gpd or more) DISPOSAL SYSTEM COMPONENT(S) . ⊢o; # Maine Department of Human Services Division of Health Engineering, Station 10 (207) 287-6672 FAX (207) 287-4172 ω . Section 503.0 (meter readings) ATTACH WATER-METER DATA 7592 0 ☐ Table 501.1 (dwelling unit(s) ☐ Table 501.2 (other facilities) SHOW CALCULATIONS ₩ ENROYEE 82 □ Dug Well LEIL# C) LIA Ŋ CUS 54 for other facilities DESIGN FLOW gallons per day BASED ON: CAD GALL Page 1 of 3 HHE-200 Rev. 1/99 (<u>s</u> (2nd) Date Approved TOWN COPY Date Approved ω Private

Ĉ

Site Evaluator Name Printed

797-

Tclephone #



Site Evaluator Signature	not El		41m	\$ "A	Services of the services of th	COAPSE SAVELLY	SELOW FILE	Depth of Fill (Upslope)  Depth of Fill (Downslope)		AV B	Ros							PORTLAND	SUBSURFACE WASTEW
	38/	PIC 67.	AWS TO	(67) VA	11 1 52		DISPOSAL AREA CROSS SEC	CONSTRUCTION & LEVATIONS  Reference Elevation is  Composed Area  Top of Distribution Lines		CENTER	052				7 EVEN WIRSUNS	OF F	SUBSURFACE WASTEWATER DISPOSAL	522 RIVERSID	SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION
Date Page 3	/2-2-95)	FLEST.	INDRAIN (5'X4')	7" HIGH ELIXEN	\$ 0 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	2 Desk. 1	SECTION Scale:  Vertical: 1 inch = 4 FL  Horizontal: 1 linch = 4 FL	ONS  LOCATION REFERENCE POINT  LOCATION & DESCRIPTION  LOCATION & DESCRIPTION  LOCATION & DESCRIPTION  SCIEUS MARKET  SCIEUS MARKET		3 % 8	23 SER P. MAIL	5. 1. 5.	-+-	10,-		The same	OSAL PLAN Scale 1" = 20	Roy	ICATION Division of Health Engineering
Rev. 1/84	Ŀ						ע, ע	7								1	, F		

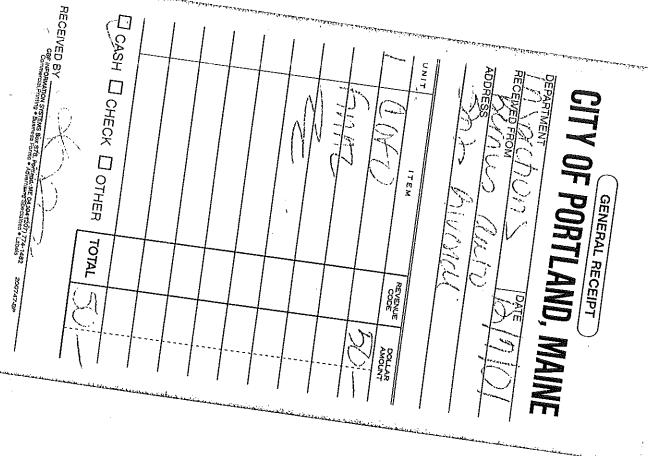
PLUMBING APPLICATION

とう

Department of Human Sciences
Division of Health Engineering

7

TOWN COPY



DUPLICATE