

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

Location of Construction: 251 Congress St		Owner: Portland Architectural Salvage		Phone: 780-0634	
Owner Address: 253 Congress 04102		Lessee/Buyer's Name: Perkinswood, LLC		BusinessName:	
Contractor Name: Perkinswood, LLC		Address: 144 Fore St Pctd, ME 04101		Phone: 871-8299	
Past Use: Retail		Proposed Use:		COST OF WORK: \$ 4,000.00	
				PERMIT FEE: \$ 45.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
Proposed Project Description: Remove & replace existing storefront		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By: Mary Gresik		Date Applied For: 28 May 1998		Signature: _____ Date: _____	

Permit No: **980563**  
**PERMIT ISSUED**  
 Permit Issued: **JUN - 3 1998**  
**CITY OF PORTLAND**

Zone: **B-2** CBL: 021-P-006  
 Zoning Approval: *[Signature]*  
**Special Zone or Reviews:**  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

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

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: 28 May 1998 PHONE: \_\_\_\_\_

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

CEO DISTRICT 1

COMMENTS

9/27/98 work starting she will call when finished

10/10/98 Final OK DC

021-1006

98-0543

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

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Zoning Approval: *[Handwritten notes]*

**Special Zone or Reviews:**

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan maj  minor  mm

**Zoning Appeal**

Variance

Miscellaneous

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Approved with Conditions

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

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2. Building permits do not include plumbing, septic or electrical work.
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

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

CEO DISTRICT

# BUILDING PERMIT REPORT

DATE: 6/1/98 ADDRESS: 251 Congress St  
REASON FOR PERMIT: new storefront  
BUILDING OWNER: Portland Architectural Services  
CONTRACTOR: Perkinswood LLC  
PERMIT APPLICANT: \_\_\_\_\_  
USE GROUP M BOCA 1996 CONSTRUCTION TYPE 3B

## CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*17, \*18, \*20, \*29, \*30

- \* 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38" Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

COMMENTS

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10/10/98 Final OK (DC)

021-1006

98-0543

	Type	Inspection Record	Date
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Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19 (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

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

- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. 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".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- 26. 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).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- \* 29. ~~Glass & Glazing shall be done in accordance with Chapter 24 Section 2405.0 of The City's Bldg. Code. (The BOCA NATIONAL Bldg. Code/1996).~~
- \* 30. ~~Separate permit is required for signage.~~
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_

P. Samuel Hoffses, Code Enforcement

*U. McDougall*  
cc: Lt. McDougall, PFD  
Marge Schmuckai

**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): <i>251 CONGRESS</i>		
Total Square Footage of Proposed Structure <i>Retail Alcohol Plan 816<sup>SQ FT</sup></i>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>21</i> Block# <i>F</i> Lot# <i>6</i>	Owner: <i>REALETY Portland Architectural Salvage</i>	Telephone#: <i>207-780-0634</i>
Owner's Address: <i>253 CONGRESS STREET PORTLAND, MAINE 04102</i>	Lessee/Buyer's Name (If Applicable) <i>04101 114 FORE ST PERKINSWOOD L.L.C.</i>	Cost Of Work: <i>4000.</i> Fee <i>45-</i>
Proposed Project Description:(Please be as specific as possible) <i>REMOVE AND REPLACE EXISTING STOREFRONT.</i>		
Contractor's Name, Address & Telephone <i>207-871-8299 PERKINSWOOD L.L.C. 114 FORE ST. PORTLAND, ME. 04101</i>		Rec'd By: <i>M.C.H.</i>
Current Use: <i>RETAIL</i>	Proposed Use: <i>RETAIL</i>	

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, Ventililation 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: <i>Michael Perkins</i>	Date: <i>5/20/98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

*Mail to Lessee: Perkinswoods*



14. **Saving Clause.** If any provision of this Lease or its application to any person or circumstances shall to any extent be invalid, or unenforceable, the remaining provisions of this Lease shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.
15. **Joint and Several Liability.** The obligations of the Tenants hereunder shall be joint and several as to all covenants and provisions hereunder, including the payment of rent.
16. **Right to Cure.** If Landlord defaults in any of its obligations hereunder, and such default continues for a period in excess of 30 days after Landlord receives notice from Tenant of such default (or such longer period of time as may be necessary to effect such cure, if the default by its nature cannot be cured within said 30-day period), Tenant shall have the right to cure the same for the account of Landlord, and deduct the cost thereof from any rent or other amounts thereafter due and payable hereunder, without being deemed in default hereunder, provided that Tenant shall not be required to give such notice or provide said cure period if immediate action is required to safeguard any persons or property, or Tenant's business, from imminent injury or damage.
17. **New Storefront.** Tenant shall have the right, but shall not be obligated, to remove the existing storefront and build a new storefront at the Premises. In the event that Tenant does build a new (whole or partial) storefront, Landlord agrees to provide all glass for said storefront at Landlord's expense.
18. **Other Tenants.** Landlord agrees to solicit the advice of Tenant with regard to other tenants to be installed in spaces adjacent to the leased premises, and to reasonably cooperate with Tenant's request for neighboring tenancies that will complement and not detract from or conflict with Tenant's operation.
19. **Right of First Refusal.** Landlord hereby grants to Tenant a continuing right of first refusal to rent the space located at 249 Congress Street, if and when the same shall become vacant at any time or times during the term of this Lease. Prior to leasing said space to any other tenant, Landlord shall provide Tenant with a written notice indicating the most favorable terms on which Landlord is prepared to lease said space, and shall give Tenant Fifteen (15) days after receipt of such notice in which to indicate to Landlord whether Tenant desires to lease the space on said terms. If Tenant does not respond or declines to lease the space on said terms, then Landlord shall be free to rent the space to others on terms no more favorable to the other tenant than those proposed in writing to Tenant, unless Landlord has first provided Tenant with the same written notice and opportunity to lease said space on any more favorable terms that Landlord proposes to offer to another tenant. If Tenant indicates in response to any such notice that it wishes to lease said space from Landlord, Landlord agrees to lease the same to Tenant on all




the same terms and conditions as are contained in the pertinent notice given by Landlord to Tenant, for a term coterminous with the remaining term hereof (including any renewal options).

- 20. Renewal options. Landlord hereby grants to Tenant <sup>Two</sup> ~~three~~ successive <sup>ONE</sup> ~~two~~-year <sup>MP</sup> options to renew the term of this lease, commencing upon the expiration of the original term, or the original term as previously renewed, which options may be exercised separately by Tenant by giving notice thereof in writing to Landlord. Each of said renewal terms shall be on all the terms and conditions of this lease during the original term, including the terms relating to rent.

PORTLAND ARCHITECTURAL SALVAGE  
REALTY (Landlord)

By:   
Alice Dunn  
Its:

PERKINSWOOD LLC (Tenant)

By:   
Michael Perkins  
Its Manager

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

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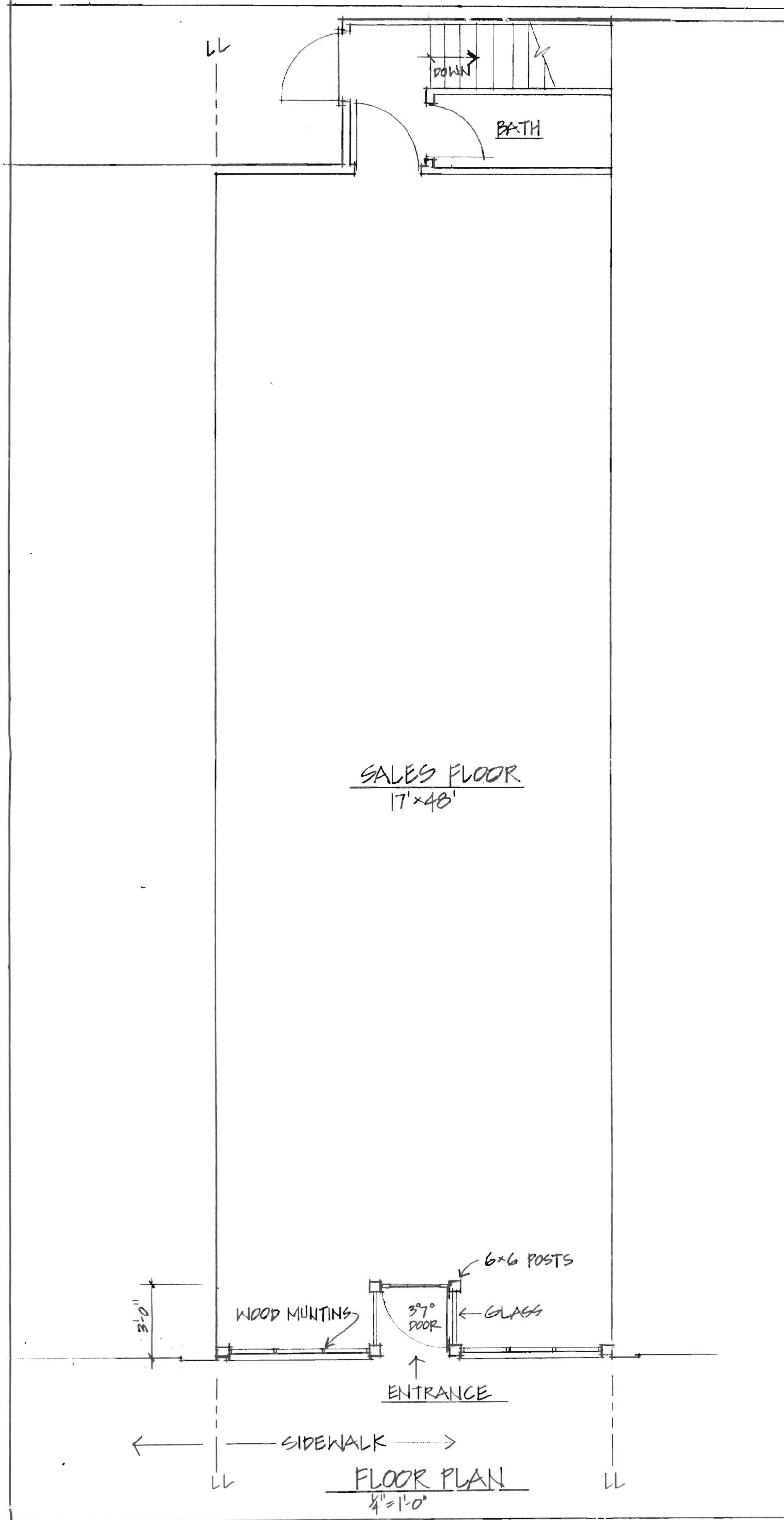
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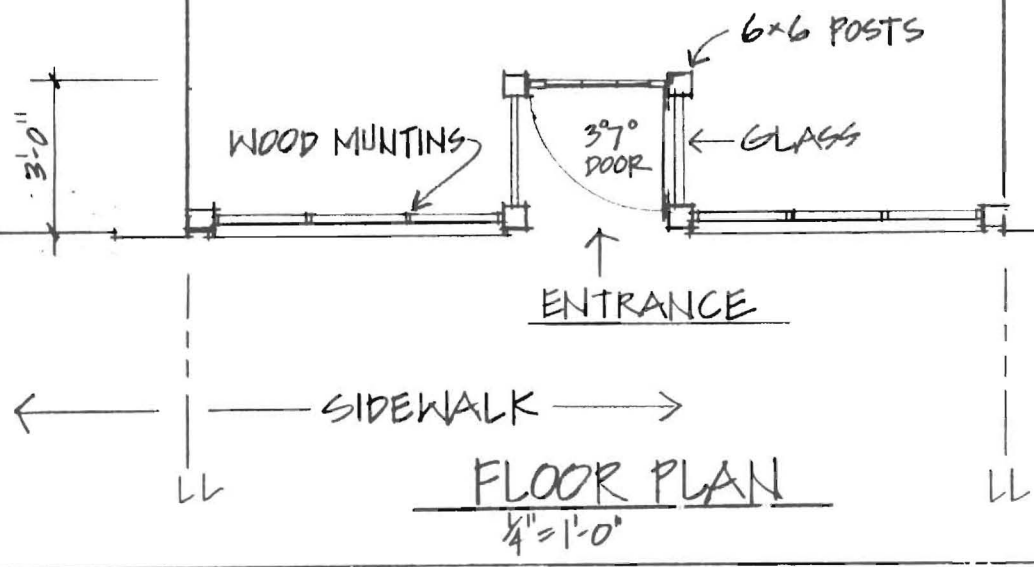
Approved  
 Approved with Conditions  
 Denied

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

CEO DISTRICT 1



SALES FLOOR  
17' x 48'



SCALE 1/4" = 1'-0"	PERKINSWOOD Designer furniture, flooring, and mill work from select vintage woods. PORTLAND, MAINE 207 871-8299	DRAWN BY CLARK BREWER	REVISED
DATE: 5/20/98	'OLD MAINE' - FLOOR PLAN		
			A-2

17'-1 1/2"

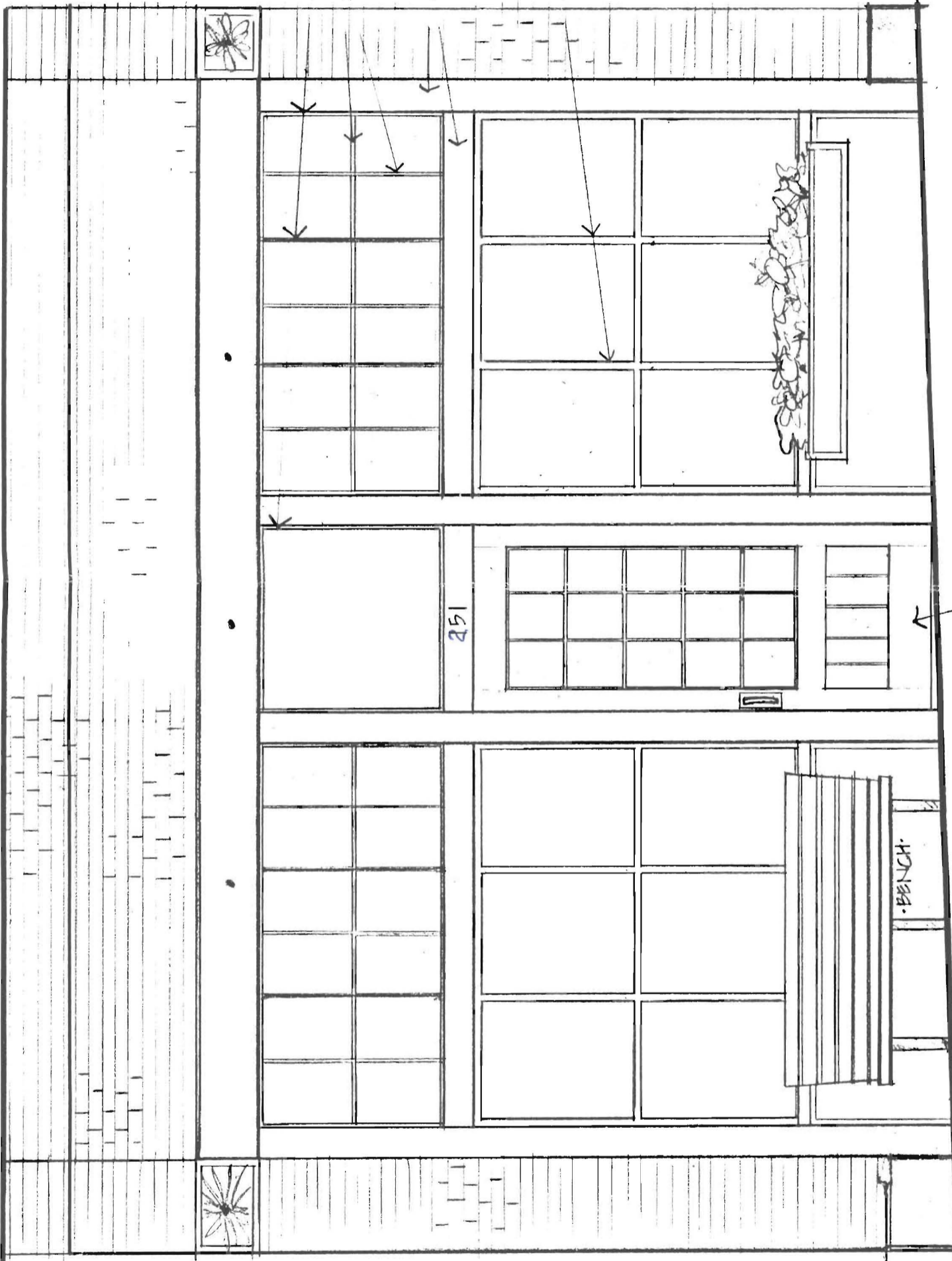
LL

WL

STEEL FRAMED WINDOWS  
WOOD MUNTINS

6x6 HEYLOCKPOST FRAMING

WOOD MUNTINS



SOLID OAK DOOR W/  
STEEL FRAMED WINDOW  
W/ 1/4" LAM. GLASS W/  
WOOD MUNTINS.

SCALE  
1/2" = 1'-0"

DATE  
5/18/98

PERKINSWOOD

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from select vintage woods.

PORTLAND, MAINE  
207-871-8299

DRAWN BY  
CLARK  
BREWER

REVISED

'OLD MAINE

251 COWBESS ST.

A-1