

BUILDING PERMIT REPORT

DATE: 9/17/88 ADDRESS: 251 Congress St 021-F-006

REASON FOR PERMIT: renovation

BUILDING OWNER: Alice Dunn

CONTRACTOR: Perkinswood

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, *8, *10, *12, *20, *24, *26.

- 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)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6'o.c. between bolts. (Section 2305.17)
- 3. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 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 +2" , 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". (Sections 1021 & 1022.0)
- 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 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. (Section 1014.0)
- 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
- 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



MASTER INSURANCE POLICY - COMMON POLICY DECLARATIONS

USF&G[®]
INSURANCE

Policy No. 1MP 301390463 01 Renewal of 1MP 301390463 00

1 NAMED INSURED AND MAILING ADDRESS:
(No., Street, City, State, Zip Code)

PERKINSWOOD, LLC
144 FORE STREET
PORTLAND, ME 04101

- [X] United States Fidelity and Guaranty Company
[F] Fidelity and Guaranty Insurance Underwriters, Inc.
[F] Fidelity and Guaranty Insurance Company
(Each a Stock Insurance Company)

The issuing company is designated above by the letter X.

Branch Office:
NORTHEAST SBMC
PORTLAND

Agent:
SOUTHERN MAINE INS. AGENCY,
INC.

2. POLICY PERIOD:

From 07/22/98 to 07/22/99
12:01 A.M standard time at your mailing
address shown above.

Address:
P.O. BOX 6803
SCARBOROUGH, ME 04070

Agent's Code 2228 Subproducer No. 000
Countersigned By

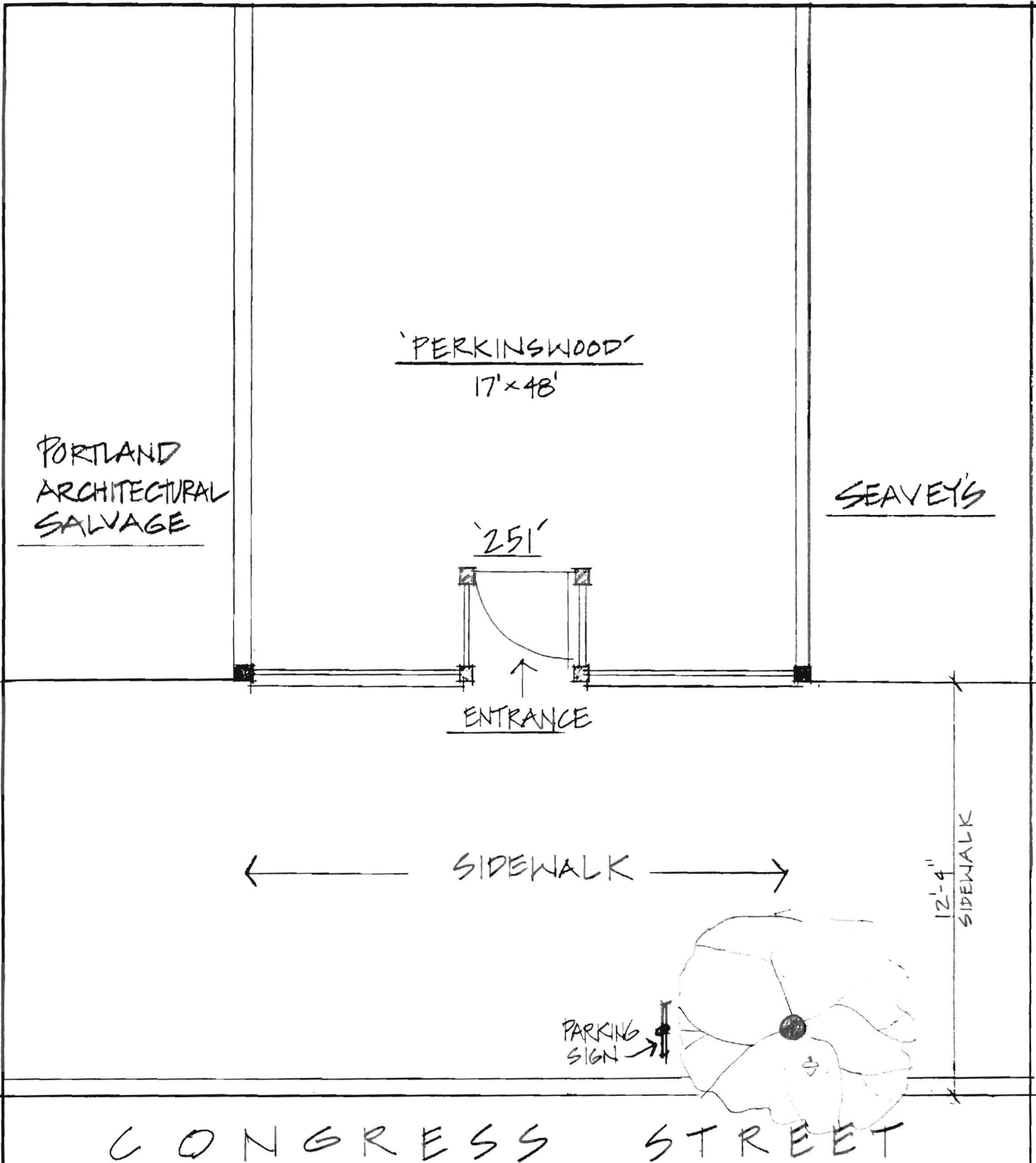
3 BUSINESS DESCRIPTION
WOOD FURNITURE MFG

4 In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy. This policy consists of the following Coverage Part(s) for which a premium is indicated. This premium may be subject to adjustment. The Policy Writing Minimum Premium is \$250.00

Table with 2 columns: Coverage Part(s) and Premium. Rows include COMMERCIAL PROPERTY (\$1,980.00), COMMERCIAL GENERAL LIABILITY (\$6,492.00), BUSINESS AUTO (\$3,734.00), Total Policy Premium (\$12,206.00), and Premium is payable: At Inception (\$3,054.00).

5 FORMS AND ENDORSEMENTS APPLICABLE TO ALL COVERAGE PARTS (See specific form or endorsement for applicability to each coverage part.)
SEE ATTACHED CL/00 99 01 01 87 (A#1)
CL/IL 177 03 95

Client No 0001296188 DIRECT BILL 0027763151



C O N G R E S S S T R E E T

SCALE 1/4" = 1'-0"	 PERKINSWOOD Designer furniture, flooring, and mill work from select vintage woods. PORTLAND, MAINE 207 871-8299	DRAWN BY C. BREWER
DATE 6/4/98		REVISED

PLAN @ STOREFRONT

STEEL BRACKETT
 PLATE BOLTED
 INTO BRICK FACADE
 & WINDBRACE

STEEL ANGLE
 EA. SIDE OF
 WINDBRACE

10'-11" A/Ground

8"

1'-10"



2'-0"

2'-7"

3"

8'-6"

8"

17"

19"

4"

7'-4" DOOR

7'-4" DOOR

CELL

MOUL

9"
TOP
FRY

2 1/2" DOOR

PANEL
12"

4"

SIDEWALK

4'-0"

5" JAMB

DOOR SWEEP

LEFT 'SIDE' OF ENTRY - 'B-B'

1'-11-0"

SCALE 1"=1'-0"	PERKINSWOOD Designer furniture, flooring, and mill work from select vintage woods. FORTLAND, MAINE 207 871 8399	DRAWN BY CB CHECKED DATE 8/3/98
- 251 CONGRESS -		

9/8/98
Marge Schmuckel
Inspection Services
City of Portland
389 Congress St. Rm 315
Portland, ME 04101

To Whom It May Concern:

As owner of the building which includes the concerned 251 Congress St. Storefront , I approve of the proposed signage shown on the enclosed drawings.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'AD', is positioned above the printed name.

Alice Dunn

WOOD SIGN
PAINTED LETTERS

(2) LIGHTS

PERKINSWOOD

9'-9"

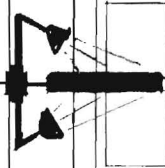
1'-0"

10'-7"

12"

2'-0"

EXISTING SIGN:
"PORTLAND ARCHITECTURAL SALVAGE"



17'-0"

ELEVATION @ STOREFRONT

1/2" = 1'-0"

DATE: 5/16/98

PERKINSWOOD
DRAFTSMAN: PERKINSWOOD ARCHITECTURE
100 STATE STREET, PORTLAND, MAINE 04101
TEL: 507-871-8222

DR. CLARK BROWER
REVIEWED

251' CONGRESS ST

A-1

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 251 CONGRESS ST. ZONE: B-2

OWNER: ALICE DUNN

APPLICANT: PERKINSWOOD

ASSESSOR NO. 021-F-6

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES NO -- DIMENSIONS _____ HEIGHT _____

MORE THAN ONE SIGN? YES NO DIMENSIONS _____ HEIGHT _____

SIGN ATTACHED TO BLDG.? YES NO DIMENSIONS 1'-0" x 10'-0" = 10 #

MORE THAN ONE SIGN? YES NO DIMENSIONS 2'-0" x 2'-0" 4 #

AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK 14 #
IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: NONE

*** TENANT BLDG. FRONTAGE (IN FEET): 17'-0" x 1.5 = 25.5 #
*** REQUIRED INFORMATION

AREA FOR COMPUTATION

YOU SHALL PROVIDE:

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.


SIGNATURE OF APPLICANT: _____ DATE: _____

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.

NOTEIf 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): 251 Congress St.			
Total Square Footage of Proposed Structure: 816 SF		Square Footage of Lot:	
Tax Assessor's Chart, Block & Lot Number Chart# 021 Block# F Lot# 6		Owner: Alice Dunn	Telephone#:
Owner's Address: 253 Congress		Lessee/Buyer's Name (If Applicable): Perkinswood 144 Fore St. / 04101	Cost Of Work: Fee . \$ X \$ 27.80
Proposed Project Description:(Please be as specific as possible) New store interior & Storefront			
Contractor's Name, Address & Telephone: Perkinswood			Rec'd By: 
Current Use:		Proposed Use: Furniture-retail	

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

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

You must Include the following with you application:

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

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

4) Building Plans


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

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

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

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

Signature of applicant: 	Date: 9/8/98
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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



not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1013.6)

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. Section 1010.1

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.) Section 710.0

15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1

16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

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. Section 921.0

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. (crawl spaces & attics)

24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

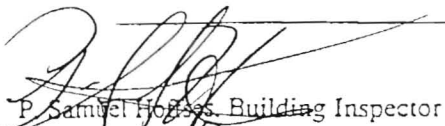
25. All requirements must be met before a final Certificate of Occupancy is issued.

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). (Chapter M-16)


28. Please read and implement the attached Land Use-Zoning report requirements.

- 29. _____
- 30. _____
- 31. _____
- 32. _____


P. Samuel Hobbes, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

COMMENTS

10/19/98 Interior Renovations OK. Signage not installed yet. 

gone!

A. Low

3/28/01

Inspection Record

Type

Date

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____