

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

Location of Construction: <b>319 Marginal Way</b>		Owner: <b>Southern Maine Properties</b>		Phone: <b>774-9413</b>		Permit No: <b>981386</b>	
Owner Address: <b>SAA 04101</b>		Lessee/Buyer's Name: <b>Pierre's Beauty School</b>		Phone:		BusinessName:	
Contractor Name: <b>Pierre's Beauty School</b>		Address: <b>319 Marginal Way Ptld, ME 04101</b>		Phone: <b>774-9413</b>		Permit Issued: <b>DEC - 9 1998</b>	
Past Use: <b>Retail</b>		Proposed Use: <b>Same (Beauty School)</b>		COST OF WORK: <b>\$ 1,000.00</b>		PERMIT FEE: <b>\$ 25.00</b>	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: <b>Renovations/Interior - 1st &amp; 2nd floors</b>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: <b>MG</b>		Date Applied For: <b>24 12 November 1998</b>					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**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: *[Signature]*

**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

**25 November 1998**

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

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

**CEO DISTRICT** 1

COMMENTS

12/17/98 Preconstruction with Tom <sup>McGuern</sup> by phone conditions OK (DC)

12/98 Met on site with Tom discuss maintaining clearances top of stairway landing and hallway around post OK (DC)

1/14/99 Plumbing Final OK (DC)

1/20/99 CGO. A Power

98-1387

023-E-002

Inspection Record

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

Fire Department



Joseph E. Thomas, Jr.  
Chief of Department

**CITY OF PORTLAND**

Pierre's School of Beauty  
c/o Tom McGuern  
319 Marginal Way  
Portland, Maine 04101

January 15, 1999

Dear Tom McGuern,

At your request, an inspection was done of 319 Marginal Way, Portland, Maine. At the time of the inspection the building met the minimum requirements of the N.F.P.A. 101 Life Safety Code.

Please feel free to contact this office if we can assist you further.

Sincerely,

A handwritten signature in cursive script that reads "Lt. Robert M. Thompson".

Robert M. Thompson, Lieutenant  
Portland Fire Department  
Fire Prevention Bureau

~~2000~~ / 140  
2000 / 200

mm = Delete  
adding one wall  
and one door

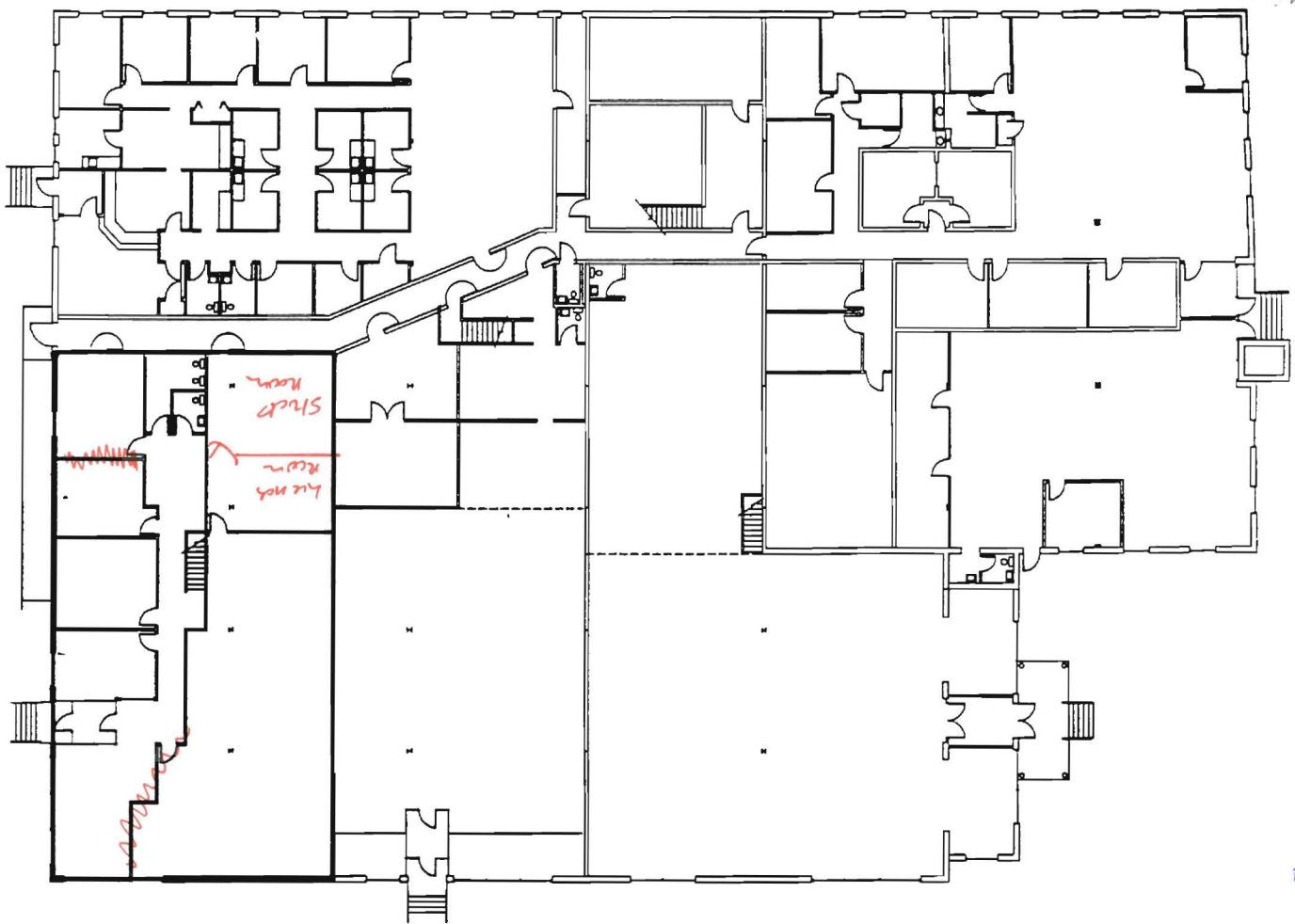
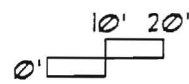


EXHIBIT "B" LANDLORD TO PROVIDE:  
FINISHES PROVIDED BY LANDLORD: NONE  
SPACES PROVIDED IN "AS IS" CONDITION.  
SUBJECT TO CODE APPROVAL.



"EXHIBIT A" FIRST FLOOR  
PIERRE'S SCHOOL OF BEAUTY CULTURE, INC.  
319 MARGINAL, PORTLAND, ME 11-17-98

*add one wall  
of  
two doors second floor*

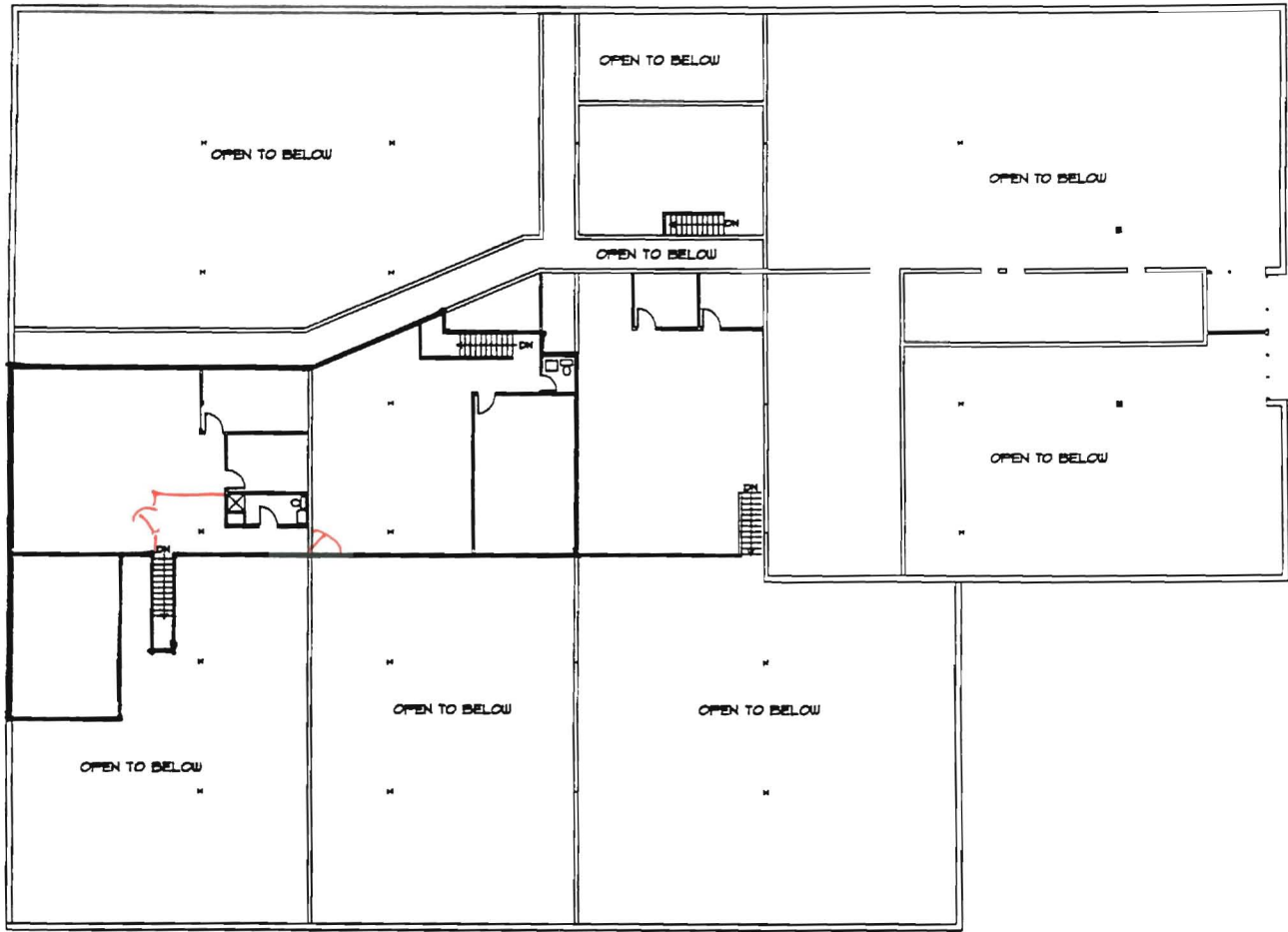
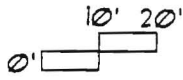


EXHIBIT "B" LANDLORD TO PROVIDE:  
FINISHES PROVIDED BY LANDLORD: NONE  
SPACES PROVIDED IN "AS IS" CONDITION  
SUBJECT TO CODE APPROVAL



"EXHIBIT A" MEZZANINE

PIERRE'S SCHOOL OF BEAUTY CULTURE, INC.  
319 MARGINAL, PORTLAND, ME 11-17-98

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

## CITY OF PORTLAND

December 1, 1998

Tom McGuern  
c/o Pierre's Beauty School  
319 Marginal Way  
Portland, ME 04101

RE: 319 Marginal Way - B-5 zone - 023-E-002

Dear Mr. McGuern,

I am in receipt of your building permit application concerning work at 319 Marginal Way. This is considered a change of use (from retail to a trade school/beauty school). You will need to come in and amend your plan to reflect this change of use. There is a \$25.00 change of use fee. We will also be requiring a site plan which shows parking. Parking requirements are based on 1 parking space for each 10 seats used for instruction; or if no seats, 1 parking space for each 100 square feet or major fraction thereof used for purposes of instruction. Your floor plans should supply this information so that I can determine the required number of parking spaces.

Please note that I have repeatedly tried to contact you by phone with no results, hence this letter. If you have any questions, please do not hesitate to contact me at 874-8695. Your present permit application will be on hold until this required information is submitted and approved.

Very Truly Yours,

Marge Schmuckal  
Zoning Administrator

cc: / Code Enforcement Officers - area 1 *-DAVE*  
Mark Adelson, Housing & Neighborhood Dev.

# BUILDING PERMIT REPORT

DATE: 30 NOV. 98 ADDRESS: 319 Marginal Way CBL 023-E-002  
REASON FOR PERMIT: To make interior reno.  
BUILDING OWNER: Southern Maine Properties  
CONTRACTOR: Pierre's Beauty School  
PERMIT APPLICANT: ↑  
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 3B

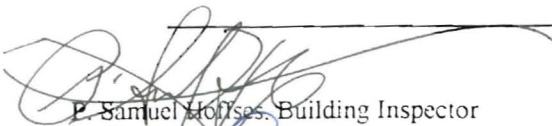
## CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*17, \*18, \*19, \*20, \*24, \*26, \*27, \*31, #28

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 1/2" 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) - Handrails shall be on both sides of stairway. (Section 1014.7)
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 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 1018.6 )
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 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
- X 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
- X 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- X 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- X 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)
- X 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.
- X 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).
- X 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. *separate permits needed for new signage*
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 31. *this permit does not authorize the removal of any bearing walls.*
32. \_\_\_\_\_
33. \_\_\_\_\_

  
 P. Samuel Hollises, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 319 Marginal Way

Issued to Southern Maine Properties

Date of Issue January 20, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981387, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

KXHX Left Side

Beauty School

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

1/20/99

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

1140  
Etc. #