

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

Location of Construction: 161 Marginal Way 04101		Owner: Fore River Co.		Phone: none given		Permit No: 991122	
Owner Address: 5 Milk Street Portland, ME 04101		Lessee/Buyer's Name: REalty Finance		Phone: None Given		BusinessName: Realty Finance	
Contractor Name: Realty Finance		Address: None Given		Phone: 761-0700		Permit Issued: OCT 14 1999 CITY OF PORTLAND	
Past Use: Parking Lot Frame Up, Current Permit Out for Business Use Group		Proposed Use: Business Use Grpp DHS		COST OF WORK: \$ 0		PERMIT FEE: \$ 36.40	
Proposed Project Description: 4' x 8' Sign - Temporary Sign. (Sign to be taken down when construction is complete)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Signage Use Group: Type: DOCA-96 Signature: <i>[Signature]</i>		Zone: CBL: 025-B-004	
		Signature:		Signature:		Zoning Approval:	
		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: KA		Date Applied For: 10-5-99		Signature: _____		Date: _____	

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..

\*\*\*\* Please Call Angela for Pick Up  
761-0700 x14

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: 10-5-99	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

**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: \_\_\_\_\_

CEO DISTRICT 1

*Permanent financing secured by*

**REALTY FINANCE**  
**COMPANY, LLC**

**415 Congress Street, Suite 303**

**Portland, Maine 04101**

**207-761-0700**

Not drawn to scale.

Metal sign on plywood backing.

4' x 8' = 32 sq.ft.

\$36.40 permit fee

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

**Sign 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>101 Marginal Way 04101</i>
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Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# <i>025</i> Block# <i>B</i> Lot# <i>004</i>	Owner: <i>Fore River Co.</i>	Telephone#:
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Owner's Address: <i>(bldg. owner)</i> <i>5 Milk St Portland, Me 04101</i>	Lessee/Buyer's Name (If Applicable) <i>Realty Finance</i>	Total Sq. Ft. of Sign      Fee <i>320      \$36.40</i>
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Proposed Project Description: (Please be as specific as possible) <i>(Temporary Sign) Sign showing "Permanent financing secured by..."</i>
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Contractor's Name, Address & Telephone <i>Realty Finance - 761-0700</i>	Rec'd By: <i>(10)</i>
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Current Use: <i>Parking Lot</i>	Proposed Use: <i>DHS-</i>
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Signature of applicant: <i>Angela Bellu</i>	Date: <i>10-5-99</i>
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Signage Permit Fee: \$30.00 plus .20 per square foot of signage

*Angela  
761-0700 x14*



**SIGNAGE PRE-APPLICATION**

PLEASE ANSWER ALL QUESTIONS

ADDRESS: Marginal Way ZONE: \_\_\_\_\_

OWNER: Fore River Company

APPLICANT: Realty Finance Co.

ASSESSOR NO. \_\_\_\_\_

SINGLE TENANT LOT? YES  NO

MULTI TENANT LOT? YES  NO

FREESTANDING SIGN? YES  NO  DIMENSIONS \_\_\_\_\_

(ex. pole sign. . . )

MORE THAN ONE SIGN? YES  NO  DIMENSIONS 4' x 8'

BLDG. WALL SIGN? YES  NO  DIMENSIONS \_\_\_\_\_

(attached to bldg)

MORE THAN ONE SIGN? YES  NO  DIMENSIONS \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: \_\_\_\_\_

LOT FRONTAGE (FEET): \_\_\_\_\_

BLDG FRONTAGE (FEET): \_\_\_\_\_

AWNING YES  NO  IS AWNING BACKLIT? YES  NO

HEIGHT OF AWNING: 1/2

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? see attached

\*\*\* TENANT BLDG. FRONTAGE (IN FEET) \_\_\_\_\_

\*\*\* **REQUIRED INFORMATION**

AREA FOR COMPUTATION

NOTE: This is a temporary sign; it will be removed when construction is completed (January, 2000).

**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.**

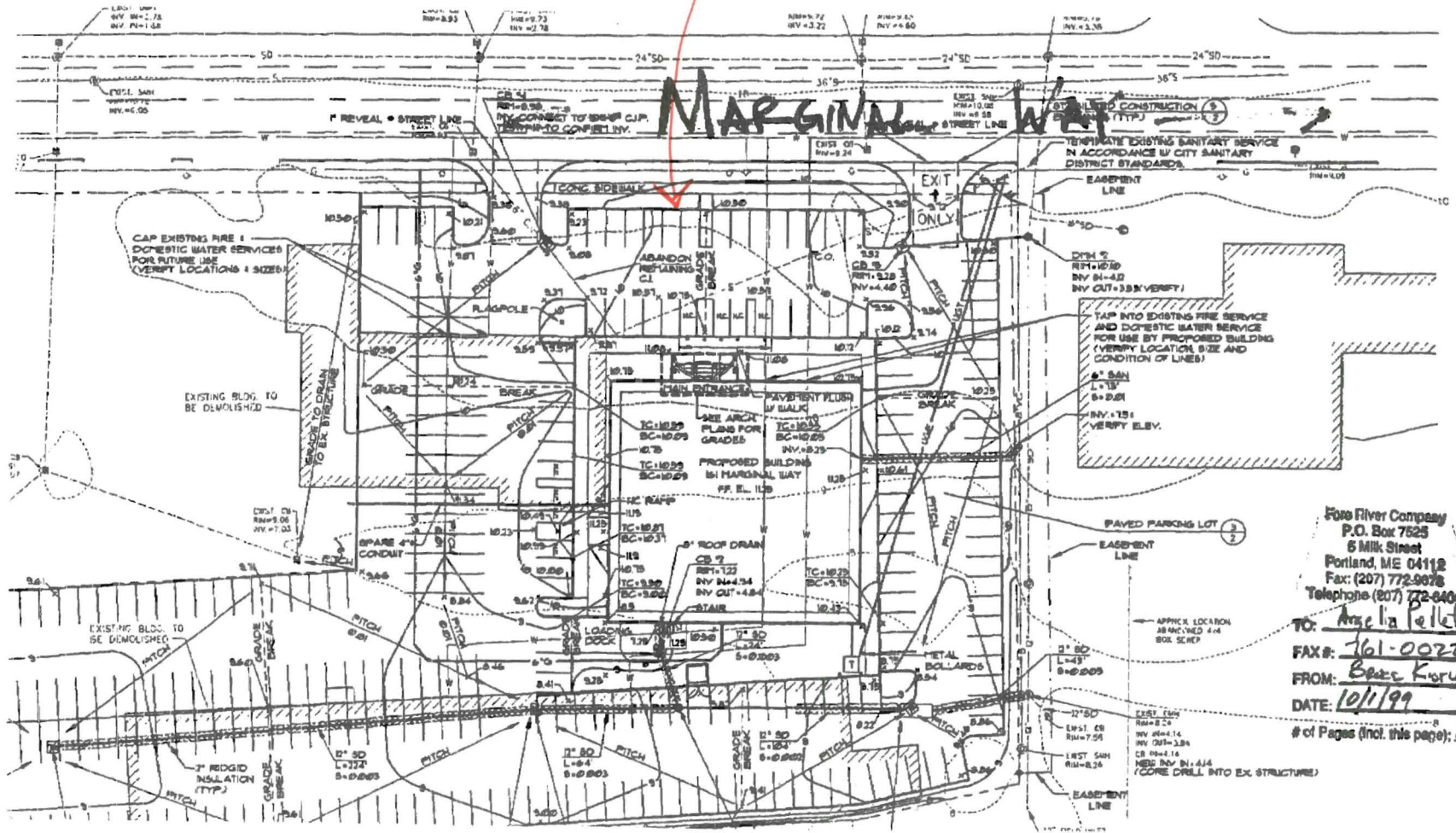
SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

TO: Bruce Kistler  
 File: Angela  
 PELLETIER

sign

FORE RIVER CO

10/01/99 15:51 FAX 1 207 772 9078



Fore River Company  
 P.O. Box 7525  
 6 Milk Street  
 Portland, ME 04112  
 Fax: (207) 772-9078  
 Telephone (207) 772-6400

TO: Angela Pelletier  
 FAX #: 761-0022  
 FROM: Bruce Kistler  
 DATE: 10/1/99

# of Pages (incl. this page): 1

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**Fore River Company**      5 Milk Street      P.O. Box 7525      Portland, ME 04112      (207) 772-6404

Memorandum for: Angela Pelletier / Realty Finance  
From Peter W. Quesada *PWQ*  
Re: sign at DHS Marginal Way  
September 22, 1999

Consider this our go-ahead to build and install a 4'x 8' sign as proposed in your revised fax of today. We anticipate this sign will be installed on temporary posts in the vegetated area between the sidewalk and street. I believe you will need a sign permit from the City, but your sign maker will be able to give you the definitive answer.

Our understanding is that the sign will be installed at your expense and removed at your expense at the time opening ( $\pm$  Jan 31, '00).

Have the sign maker contact Bruce Kistler of our office to coordinate details of installation, so that it is not in the way of landscaping to be installed and so that the posts do not damage underground utilities.

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
10/01/1999

**PRODUCER** (207)774-6257 **FAX** (207)774-2994  
 Clark Associates  
 2331 Congress Street  
 P O Box 3543  
 Portland, ME 04104  
**Attn:** Ginn Bellino  
**Ext:** 248

**INSURED**  
 Realty Finance Co., LLC  
 PO Box 100  
 Portland, ME 04112-0100

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

### COMPANIES AFFORDING COVERAGE

- COMPANY A Peerless Ins Co
- COMPANY B
- COMPANY C
- COMPANY D

### COVERAGE

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	<b>GENERAL LIABILITY</b>				GENERAL AGGREGATE \$ 600,000
	X COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMPROP AGG \$ 600,000
A	CLAIMS MADE X OCCUR OWNER'S & CONTRACTOR'S PROT	TBD	09/30/1999	09/30/2000	PERSONAL & ADV INJURY \$ 300,000 EACH OCCURRENCE \$ 300,000 FIRE DAMAGE (Any one fire) \$ 50,000 MED EXP (Any one person) \$ 5,000
	<b>AUTOMOBILE LIABILITY</b>				COMBINED SINGLE LIMIT \$
	ANY AUTO				BODILY INJURY (Per person) \$
	ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS				PROPERTY DAMAGE \$
	HIRED AUTOS				
	NON-OWNED AUTOS				
	<b>GARAGE LIABILITY</b>				AUTO ONLY - EA ACCIDENT \$
	ANY AUTO				OTHER THAN AUTO ONLY
					EACH ACCIDENT \$
					AGGREGATE \$
	<b>EXCESS LIABILITY</b>				EACH OCCURRENCE \$
	UMBRELLA FORM				AGGREGATE \$
	OTHER THAN UMBRELL				\$
	<b>WORKERS COMPENSATION, EMPLOYERS' LIABILITY</b>				WC STATUTORY LIMITS OTHER
	THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE				EL EACH ACCIDENT \$
	OTHER				EL DISEASE - POLICY LIMIT \$
					EL DISEASE - FA EMPLOYEE \$

Post-It® Fax Note 7671 Date 10-1-99 # of pages 1

To: Angela Pelletier From: Sandy Rothman  
 Co/Dept: Realty Finance Co. Co: Clark Assoc.  
 Phone #: Phone #: 774-6257  
 Fax #: 761-0022 Fax #:

**DESCRIPTION OF OPERATIONS/LOCATION/VEHICLES/SPECIAL ITEMS**  
 The certificate holder is named as additional insured with respect to sign at 413 Congress Street, Portland, Maine

### CERTIFICATE HOLDER

City of Portland  
 389 Congress Street  
 Portland, ME 04101

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES

AUTHORIZED REPRESENTATIVE  
 Christine Clark Williams

#1  
25-B-4



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

UB  
PERMIT ISSUED  
JAN 12 2000  
CITY OF PORTLAND

025-B-004 000029

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

DHS.  
Location 261 MARGINAL WAY Use of Building OFFICE Date 1-11-00  
Name and address of owner of appliance PROPERTIES  
Installer's name and address A.A.A. ENERGY SERVICE CO.  
BOX 908, SCARBOROUGH, ME 04074 Telephone 883-1473

**Location of appliance:**

- Basement
- Attic
- Floor
- Roof

**Type of Fuel:**

- Gas
- Oil
- Solid

Appliance Name: TRANE

U.L. Approved  Yes  No

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain: \_\_\_\_\_

**The Type of License of Installer:**

- Master Plumber # \_\_\_\_\_
- Solid Fuel # \_\_\_\_\_
- Oil # \_\_\_\_\_
- Gas # \_\_\_\_\_
- Other \_\_\_\_\_

**Type of Chimney:**

- Masonry Lined  
Factory built \_\_\_\_\_
- Metal  
Factory Built U.L. Listing # \_\_\_\_\_
- Direct Vent  
Type \_\_\_\_\_ UL# \_\_\_\_\_

**Type of Fuel Tank**

- Oil
- Gas

Size of Tank \_\_\_\_\_

Number of Tanks \_\_\_\_\_

Distance from Tank to Center of Flame \_\_\_\_\_ feet.

FEE: 30.00

**Approved**

**Approved with Conditions**

Fire: \_\_\_\_\_  
Ele.: \_\_\_\_\_  
Bldg.: \_\_\_\_\_

See attached letter or requirement

Signature of Installer [Signature]

White - Inspection    Yellow - File    Pink - Applicant's    Gold - Assessor's Copy

UB



BUILDING PERMIT REPORT

DATE: 6 OCT. 99 ADDRESS: 161 Marginal Way CBL: 025-B-004

REASON FOR PERMIT: Signage (Temp)

BUILDING OWNER: Fore River Co.

PERMIT APPLICANT: \_\_\_\_\_ / Contractor Realty Finance

USE GROUP Signage CONSTRUCTION TYPE \_\_\_\_\_

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)

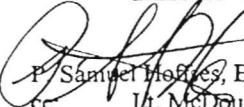
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1 \*34 #31

Approved with the following conditions: \_\_\_\_\_

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", 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 36" 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)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. (Section 1016.0)

- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/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.
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *Shall be removed when construction is completed*
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- 35. \_\_\_\_\_
- 36. \_\_\_\_\_
- 37. \_\_\_\_\_
- 38. \_\_\_\_\_

  
 P. Samuel Moffrey, Building Inspector  
 cc: I.A. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 7/24/99

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**