

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

Location of Construction: ***58 Exchange Street 04101		Owner: Boyd Properties		Phone: 603-436-0206		Permit No: <b>990864</b>	
Owner Address: 178 Middle Street Bldg. ME 04101		Lessee/Buyer's Name: ***J.C. Lee Lessee: Jill Jankowski		Phone:		Business Name:	
Contractor Name: 823-9074		Address:		Phone:		Permit Issued: <b>AUG 13 1999</b>	
Past Use: 3299455 Retail		Proposed Use: Same		COST OF WORK: \$ 0		PERMIT FEE: \$ 26.15	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Sidewalk sign a-Frame painted, finished wood.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature: Date:			
Permit Taken By: KA		Date Applied For: 8-9-99					

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..

\*\*\*Send TO: J.C. Lee  
58 Exchange Street  
Portland, ME 04101

**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

8-10-99

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

## 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

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**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): <b>* 58 EXCHANGE STREET 04101</b>		
Total Square Footage of Proposed Structure <b>1.5</b>	Square Footage of Lot <b>1700 SQ FT</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>032</b> Block# <b>I</b> Lot# <b>001</b>	Owner: <b>OF STORE OWNER BOYD JILL JANKOWSKI properties INC</b>	Telephone#: <b>603 436-0206</b>
Owner's Address: <b>178 MIDDLEST 04101 85 MARKET ST. PORTSMOUTH, NH 04801</b>	Lessee/Buyer's Name (If Applicable) <b>JC Lee</b>	Total Sq. Ft. of Sign <b>3</b> Fee <b>\$26.15</b>
Proposed Project Description: (Please be as specific as possible) <b>SIDEWALK SIGN A-FRAME PAINTED, FINISHED WOOD</b>		
Contractor's Name, Address & Telephone		Rec'd By <b>[Signature]</b>
Current Use: <b>SIDEWALK SIGN Retail</b>	Proposed Use: <b>SIDEWALK SIGN</b>	
Signature of applicant: <b>[Signature]</b>	Date: <b>8.6.99</b>	

Signage Permit Fee: \$30.00 plus .20 per square foot of signage





**ACORD™ CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YY)

07/11/97

**PRODUCER**

JOHN SISE & COMPANY  
ELDRIDGE PARK WEST  
ONE CATE STREET  
PORTSMOUTH NH 03801

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** ACADIA INSURANCE CO

COMPANY  
**B**

COMPANY  
**C**

COMPANY  
**D**

**INSURED**

J.C. LEE  
ATTN: JILL JANKOWSKI  
85 MARKET STREET  
PORTSMOUTH NH 03801

**COVERAGES**

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	
A	<b>GENERAL LIABILITY</b>	APPLICATION	6/27/97	6/27/98	GENERAL AGGREGATE	\$2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMP/OP AGG	\$2,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY	\$1,000,000
	<input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE	\$1,000,000
					FIRE DAMAGE (Any one fire)	\$ 250,000
					MED EXP (Any one person)	\$ 5,000
	<b>AUTOMOBILE LIABILITY</b>				COMBINED SINGLE LIMIT	\$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE	\$
	<input type="checkbox"/> HIRED AUTOS					
	<b>GARAGE LIABILITY</b>				AUTO ONLY - EA ACCIDENT	\$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY:	
					EACH ACCIDENT	\$
	<b>EXCESS LIABILITY</b>				AGGREGATE	\$
	<input type="checkbox"/> UMBRELLA FORM				EACH OCCURRENCE	\$
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM				AGGREGATE	\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>				WC STATUTORY LIMITS	OTHER
	THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE.				EL EACH ACCIDENT	\$
	<input type="checkbox"/> INCL <input type="checkbox"/> EXCL				EL DISEASE-POLICY LIMIT	\$
					EL DISEASE-EA EMPLOYEE	\$
	<b>OTHER</b>					

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS**

CITY OF PORTLAND NAMED AS ADDITIONAL INSURED AS RESPECTS SIDEWALK SIGN AT 58 EXCHANGE STREET, PORTLAND, ME

**CERTIFICATE HOLDER**

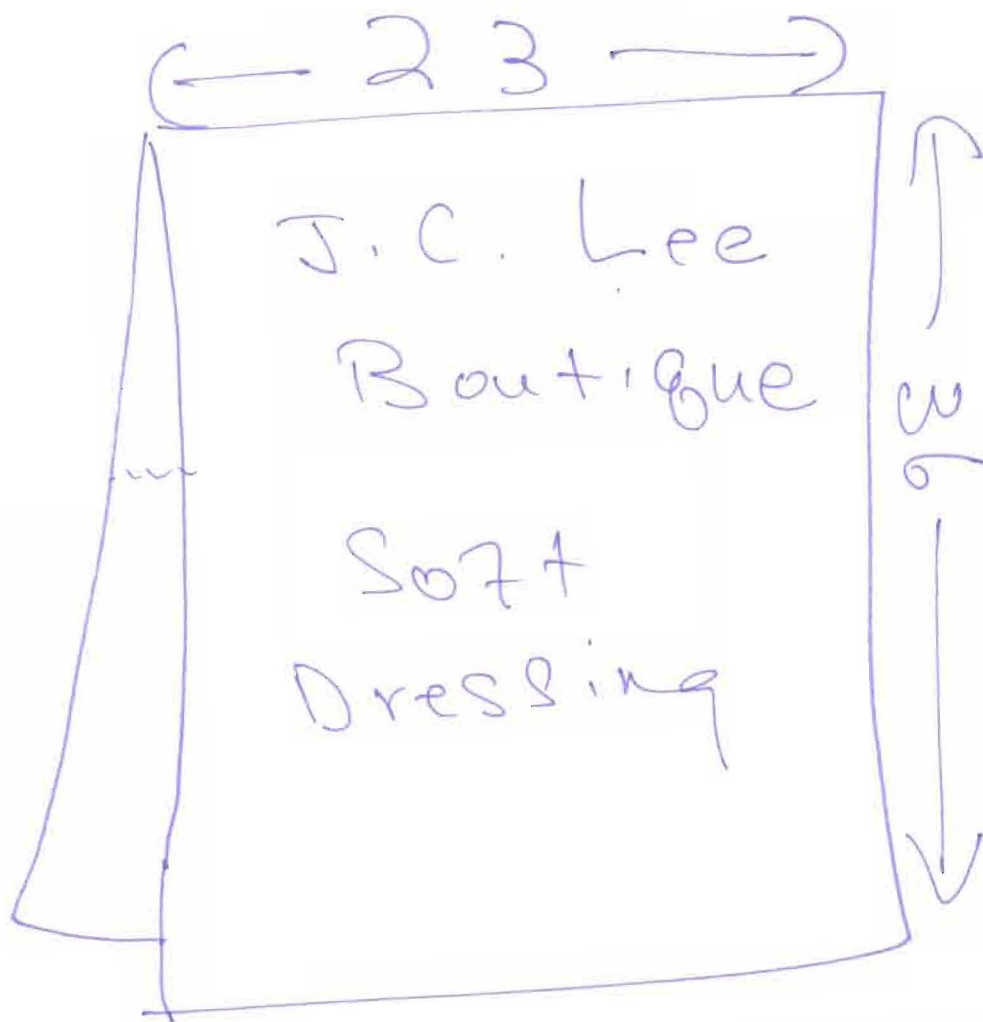
CITY OF PORTLAND  
CITY HALL ROOM 315 B. HAGER  
400 CONGRESS STREET  
PORTLAND ME 04101

**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**

JOHN SISE AND COMPANY JH A



Jill Sankowski  
58 Exchange St.  
Portland Maine



## Maine Properties, Inc.

197 U.S. Route 1, P.O. Box 368, Scarborough, ME 04070-0368

207 / 883-3753

Fax • 207 / 883-2135

September 22, 1998

City of Portland  
Congress Street  
Portland, ME 04101

To Whom it may concern:

As Managing Agent for the building located at 58 Exchange Street, Portland, I hereby grant permission to J.C. Lee Clothiers to erect a sign on the front of the building provided said sign meets all zoning and code enforcement issues set by the City of Portland.

Sincerely,

Cheryl T. Hugill  
Rental Division Manager

For microfiche

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

## CITY OF PORTLAND

032-7-001  
Column Financial, Inc., its successors and/or assigns  
c/o Donaldson, Lufkin & Jenrette  
277 Park Avenue, 10th floor  
New York, New York 10172

Attn: Susana Iannicelli, Associate  
Real Estate Finance Group

March 26, 1999

RE: Property of Boyd Properties, Inc.  
176-188 Middle Street, Portland, Maine  
Map 32, Block I, Lots 1, 21, and 38 - B-3 Zone

Dear Ms. Iannicelli:

This letter is to verify that the above- referenced property of Boyd Properties, Inc. located at 176-178 Middle Street in Portland, Maine (the "Property") is within the B-3 Downtown Business Zone as delineated on the City of Portland Zoning Map (the "Zoning Map"). A portion of the Property fronting Middle Street is also within the PAD (Pedestrian Activities District) Overlay Zone delineated on the Zoning Map. The Property is also located in an Historic District (the Waterfront District ) delineated on the Zoning Map.

Section 14-217(a) of the Code of Ordinances of the City of Portland (the "Code"), a copy of which is attached hereto, provides that property situated in the B-3 Downtown Business Zone may be used for certain residential, business and other uses, as delineated in said Section.

Section 14-217(b) of the Code, a copy of which is attached hereto, provides that the use of property in the PAD Overlay Zone is further restricted as delineated in said Section.

Sections 14-634 through 14-636, and 14-690 of the Code, copies of which are attached hereto, provide that property in an Historic District is subject to certain restrictions and requirements regarding construction, alteration and maintenance as delineated in those Sections.

The Property as it now exists and to the best of my knowledge is a legal conforming use.

To the best of my knowledge the Property is in compliance with all zoning requirements of the City of Portland including but not limited to, density, parking, height limitation, bulk, lot coverage and set back restrictions.

It is my understanding that all required Certificates of Occupancy for the Property have ben issued without



condition or variance and are in effect for all buildings or no Certificates of Occupancy of the Property are required. We are not aware of any circumstances which would render the existing Certificates of Occupancy, if any, invalid or cause them to be revoked.

In addition to the attachments referenced above, attached hereto are true copies of the applicable Certificates of Occupancy, Ordinances, Resolutions, or regulations relating to the Zoning and use of the Property.

Very Truly Yours,

Marge Schmuckal  
Zoning Administrator

cc: File

# BUILDING PERMIT REPORT

DATE: 11 Aug. 99 ADDRESS: 58 Exchange St. CBL: 032-I-001

REASON FOR PERMIT: Sidewalk sign

BUILDING OWNER: J. C. Lee

PERMIT APPLICANT: J. J. Jankowski Contractor

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

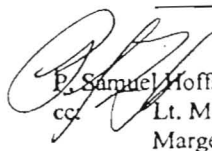
This permit is being issued with the understanding that the following conditions are met: X1, \*34\*35

Approved with the following conditions:

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. 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 3e4" 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 76". (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. ft. (Section 1018.6)
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.
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.
- X 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).
- X 35. *This permit is being issued with the understanding that this sidewalk sign shall also meet the city's requirements for sidewalk signs*
36. \_\_\_\_\_
37. \_\_\_\_\_
38. \_\_\_\_\_

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

PSII 7/21/99

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