

City of Portland, Maine – Building or Use Permit Application

389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 165 Commercial Street		Owner: Moulton St. Realty Trust		Phone: 439--4549		Permit No: 981441		
Owner Address:		Lessee/Buyer's Name: Mr. Skillin		Phone: 773-51821				
Contractor Name: * Maine Bay Canvas attn: Dan		Address: 53 Industrial Way, Ptd, ME 04103		Phone: 878--8888		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED DEC 23 1998 CITY OF PORTLAND </div>		
Past Use: Retail		Proposed Use: Same		COST OF WORK: \$,910 PERMIT FEE: \$ 40.00				
Proposed Project Description: Replace existing awnings		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: 17 Type: 3B BOCA46 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 Signature: _____ Date: _____		Zone: CBL: 032--S-005 Zoning Approval: 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: SP			Date Applied For: 12/16/98	

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..

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

12/16/98

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

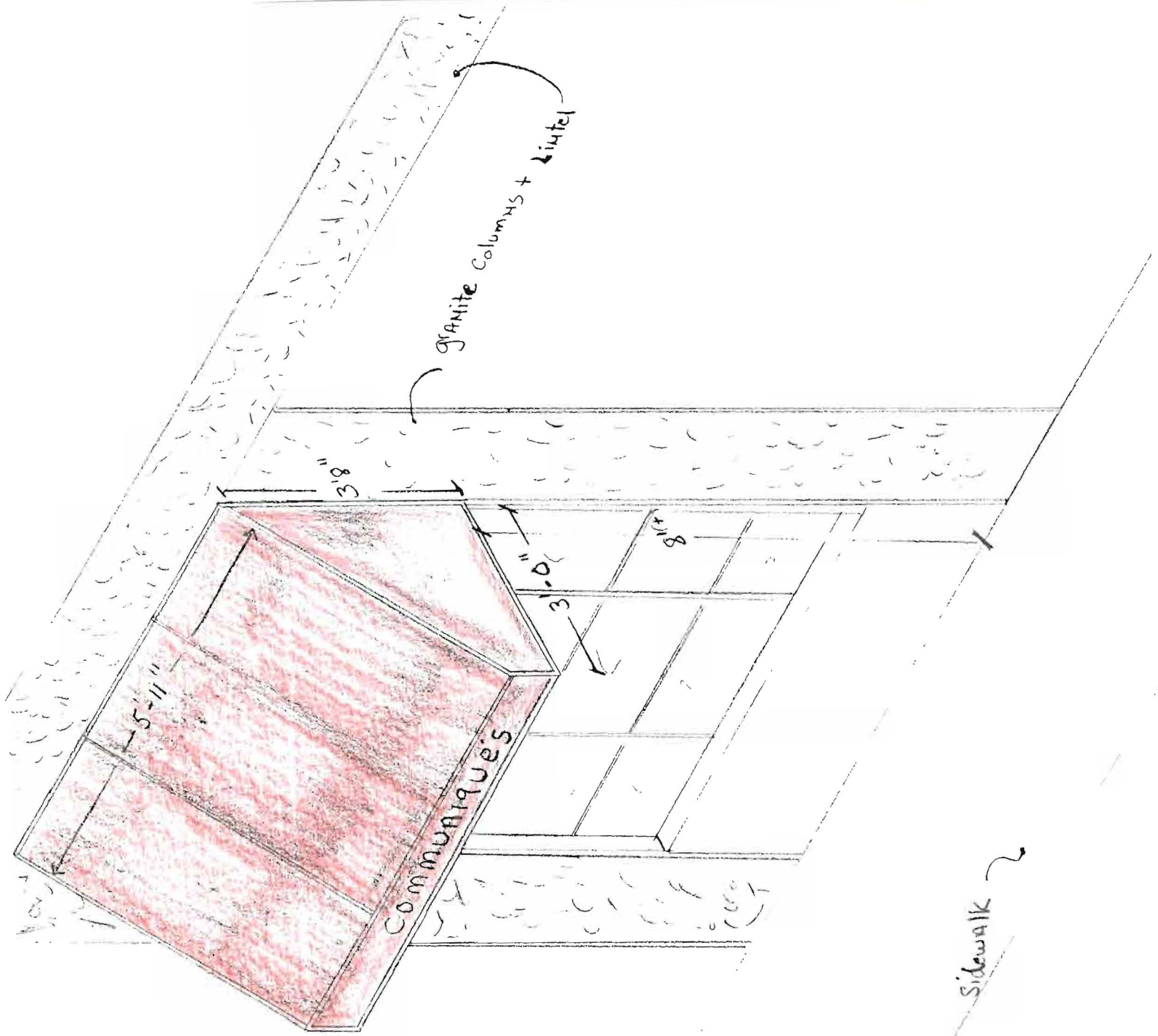


COMMUNIQUES, INC.
3 MOULTON ST.
PORTLAND, ME 04101
207-773-5181

WHLIP
3.
SPOON
BLOG

50' 165 COMMERCIAL ST.

- * Welded steel frame
- * Sumbrella/Firesist/Crimson
- * White lettering 4 1/2" x 40"
- * Framework 8' + off sidewalk 8'
- * A Total of 6 frames on Commercial St. side only.



TO :
FROM : MAINE LIBRARY FURNITURE


PHONE NO. : 1 207 774 4600

NOV 24 1998 12:33PM P.M.
PHONE NO. : 207 774 4600

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED ON A BUILDING AT 165 COMMERCIAL ST
IN PORTLAND, MAINE MOUNTAIN ST. RE TRUST being the owner of the premises
at 165 COMMERCIAL ST in Portland, Maine hereby gives consent to the
erection of a certain sign owned by COMMUNISQUES INC.
public sidewalk or on the building from said premises as described in
application to the Division of Inspection Services of Portland, Maine
permitted to cover erection of said sign.

And in consideration of the issuance of said permit MOUNTAIN ST. RE TRUST
owner of said premises, in event said sign shall cease to serve the
for which it was erected or shall become dangerous and in event
said sign shall fail to remove said sign or make it permanently safe
the sign still serves the purpose for which it was erected, hereby he,
for himself or itself, for his heirs, its successors, and his or its
assigns, to completely remove said sign within ten days of notice from the
Inspector of Buildings that said sign is in such condition and of order to
be removed.

IN WITNESS WHEREOF, the owner of said premises has signed this contract and
agreement this 25TH day of NOVEMBER 1998.


TRUSTEE

SMALL BUSINESSOWNERS DECLARATIONS
Middlesex Mutual Assurance Company
Augusta, Maine

Policy Number: 3497396-C	Agency: THE CUMMINGS AGENCY P O BOX 9, MECHANIC FALLS, ME	Code No: 525-D
Named Insured COMMUNIQUE INC 3 MOULTON STREET Mailing Address PORTLAND, ME 04102		Forms Applicable: <input type="checkbox"/> Standard <input checked="" type="checkbox"/> Special
Policy Period: From 07/31/98 to 07/31/99 at 12:01 A.M. Standard Time at Location of designated premises.		

DESCRIBED PREMISES:

Prem. No.	Bldg. No.	Location:
SEE SCHEDULE ATTACHED		

Business Description: GIFT SHOP

Form of Business: ☐ Individual ☐ Partnership ☒ Corporation ☐ Organization:

IN RETURN FOR 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.

Limits of Insurance for	PROPERTY	
	Prem. No.	Bldg. No.
Building(s)	\$	\$
Business Personal Property	SEE SCHEDULE ATTACHED	
Automatic Increases - Building Limit (pct.)	%	%

DEDUCTIBLE: \$ OPTIONAL COVERAGE - Applicable only if an "X" is shown in the boxes below:

- ☐ Outdoor Signs
☐ Exterior Grade Floor Glass
☐ Money and Securities (Special Form Only)
☐ Employee Dishonesty
☐ Mechanical Breakdown
☐ Other (specify)

SEE SCHEDULE ATTACHED

Limits of Insurance

\$	per occurrence
	included
\$	Inside the Premises
	Outside the Premises
\$	per occurrence
	included

LIABILITY AND MEDICAL PAYMENTS


Except for Fire Legal Liability, each paid claim for the following coverages reduces the amount of insurance we provide during the applicable annual period. Please refer to Paragraph D.4 of the Businessowners Liability Coverage Form.

Limits of Insurance

LIABILITY AND MEDICAL EXPENSES	\$1,000,000
MEDICAL EXPENSES	\$ 5,000 EACH PERSON
FIRE LEGAL LIABILITY	\$ 100,000 ANY ONE FIRE OR EXPLOSION

Forms Applicable:

SEE SCHEDULE ATTACHED

Annual Premium: \$ 754 Countersigned by  Date: 08/24/98
(Authorized Representative)

ESTIMATE - CONTRACT

SOLD TO: COMMUNIQUE'S
 DEL. ADDRESS 3 Moulton Street
Portland, ME 04101
 MAIL ADDRESS same

PAID
26
\$1955.00

W.O. # _____
 JOB # _____
 DATE 11/11/98
 EST. DEL. DATE 3 wks from order
 HOME PHONE 774-4606
 BUS. PHONE 773-5181
 FRAME STYLE welded/shedroof
 FABRIC & COLOR Sunbrella Firesist
 FABRIC STYLE # Crimson Red 8603

Manufacture and install 5 welded window awnings on the Commercial St. side of Communiques retail store.

Dimensions: 3'-8" tall x 3'0" projection x 5'11" wide. (see shop drawing).

Fabric: Sunbrella Firesist woven acrylic awning fabric, Crimson Red in color #8603. (same as existing).

Frames: 1" square galvanized steel tubing, all welded construction with an 8" rigid valance for strength and to provide a lettering area.

Graphics: The name of the store COMMUNIQUE'S will be hand lettered in white paint centered in the reveal area in a 4½" to 5½" letter.

Scope of work: Remove any old awning hardware off of building and dispose. Install new frames, as described above, into granite edges of vertical columns. Will not need to fasten into granite lintel over openings.

⁶
 * ~~X~~ awnings as above complete including graphics\$625 each.
 If no graphics applied subtract 75.00 or\$550 each.

* If 12 to 14 awnings were ordered subtract another \$25.00 each.

Because of your location a permit may be required to complete this work. We can provide you with the proper info upon request.

ITEM:	ESTIMATE
* add ME STATE Tax 5½%	
excluding installation.	
	\$3,750.00
	\$160.00
ESTIMATE TOTAL	\$3,910.00
LESS DEPOSIT	50%
DUE UPON INSTALLATION	Net

CONTRACT AGREEMENT

Maine Bay Canvas, Inc. agrees to sell, deliver and install to the Buyer, and the Buyer agrees to purchase and accept from Maine Bay Canvas, Inc. the above described goods or property, subject to and upon the terms and conditions hereof expressed. Any alteration or deviation from specifications involving extra costs will become an additional charge over and above the quote.

Until the said total balance is paid in full and all of the conditions hereof are fully performed title to and ownership of the property purchased under this contract shall be and remain the property of Maine Bay Canvas, Inc.

No cancellations will be accepted after work has started, or on special order merchandise. Delivery dates shown are approximate unless otherwise stated.
 Estimates do not include applicable taxes.

BUYER

SELLER

Dan Harkin
Maine Bay Canvas

53 Industrial Way
 Portland, Maine 04103
 207-878-8888

SIGNAGE APPLICATION

ADDRESS: 3 MOULTON ST

OWNER: ~~COMMUNIQUE'S INC.~~ MOULTON ST. REAL ESTATE TRUST

APPLICANT: DOUGLAS SKILLIN / COMMUNIQUE'S

ASSESSORS NO.: _____

SINGLE TENANT LOT? YES: _____ NO: ☒

MULTI-TENANT LOT? YES: ☒ NO: _____

FREESTANDING SIGN? YES: _____ NO: ☒ DIMENSIONS: _____

MORE THAN ONE SIGN? DIMENSIONS: _____

BLDG. WALL SIGN? YES: _____ NO: ☒ DIMENSIONS: _____

MORE THAN ONE SIGN? DIMENSIONS: _____

LIST ALL EXISTING SIGNAGE, INCLUDING THEIR DIMENSIONS: _____

LOT FRONTAGE (IN FEET): _____

BLDG FRONTAGE (IN FEET): _____

AWNING? YES: ☒ NO: _____ IS AWNING BACKLIT? YES: _____ NO: ☒

HEIGHT OF AWNING: 3'8"

IS THERE ANY COMM. MESSAGE, TRADEMARK, OR SYMBOL ON IT? YES

PLEASE PROVIDE A SITE SKETCH AND A BUILDING SKETCH, SHOWING EXACTLY WHERE
EXISTING AND NEW SIGNAGE IS LOCATED.

WE WILL NEED SKETCHES AND/OR PICTURES OF THE PROPOSED SIGNS INCLUDING
STRUCTURAL COMPONENTS.

**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): <u>165 COMMERCIAL ST</u>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:	
Chart# <u>032</u> Block# <u>5</u> Lot# <u>005</u>	<u>MOULTON ST REALTY TRUST</u>	<u>439-4549</u>	
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work:	Fee
	<u>Communications</u> <u>773-5181 Mr. Skellin</u>	<u>\$ 3910.⁰⁰</u>	<u>\$ 40</u>
Proposed Project Description: (Please be as specific as possible)			
<u>REPLACE EXISTING AWNING</u>			
Contractor's Name, Address & Telephone		Rec'd By	
<u>53 Industrial Way Pld 04103</u> <u>MAINE BAY CANVAS</u> <u>878-8888</u> <u>ATTN: Dan</u>		<u>sf</u>	
Current Use: <u>Retail</u>		Proposed Use: <u>Same</u>	

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: <u>[Signature]</u>	Date: <u>12-1-98</u>
--	----------------------

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



Certificate of Flame Resistance



REGISTERED
APPLICATION
CONCERN No.

FA-36801

ISSUED BY

Glen Raven Mills, Inc.
1831 N. Park Avenue
Glen Raven, NC 27217

Date treated or
manufactured

(Phone) 910/227-6211 (Fax) 910/229-4039

This is to certify that the materials described on the reverse side hereof have been flame-retardant treated (or are inherently nonflammable).

FOR Maine Bay Canvas ADDRESS 53 Industrial Way
CITY Portland STATE Maine

Certification is hereby made that: (Check "a" or "b")



- (a) The articles described on the reverse side of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used _____ Chem. Reg. No. _____

Method of application _____



- (b) The articles described on the reverse side hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used FR Sunbrella® Reg. No. FA-36801

The Flame Retardant Process Used

will not

(will or will not)

Be Removed By Washing

Glen Raven Mills, Inc.

Name of Applicator or Production Superintendent

By

David A. Edgerton
GLEN RAVEN MILLS, INC.
DIV. MGR.

Title

BUILDING PERMIT REPORT

DATE: 23 Dec. 98 ADDRESS: 165 Commercial ST. CBL 032-S-005
REASON FOR PERMIT: Erect Awnings
BUILDING OWNER: Moulton ST. Realty Trust
CONTRACTOR: Maine Bay Canvas
PERMIT APPLICANT: Dan
USE GROUP M BOCA 1996 CONSTRUCTION TYPE 313

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: X/

- X 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 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". (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 basementsIn 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. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
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. 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.
31. _____
32. _____
33. _____


P. Samuel Hoopes, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator