

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

| | | | | | | | |
|--|--|---|--|---|--|--|---------------------------|
| Location of Construction: 38 Wharf Street | | Owner: 217 Commercial St. Associates Inc. | | Phone: 775-7442 | | Permit No: <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAR 26 1999 CITY OF PORTLAND </div> | |
| Owner Address: 217 Commercial St. Assoc. Inc./225 Commercial St. STE 404 Portland, ME 04101 | | Lessee/Buyer's Name: | | Phone: | | | Business Name: |
| Contractor Name: Scarborough Signs | | Address: 608 Route 1 Scarborough, ME | | Phone: 883-6796 | | | |
| Past Use: Restaurant | | Proposed Use: Same | | COST OF WORK: \$ 275.00 PERMIT FEE: \$ 26.80 | | | |
| Proposed Project Description: Replace existing signs with 20 ft. x 8 in. new ones. | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: | | INSPECTION: Use Group: Signage Signature: BOCA | | Zone: CBL: 32-V-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 | |
| | | PEDESTRIAN ACTIVITIES DISTRICT (PAD.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: | | Date: | | | |
| Permit Taken By: SP | | Date Applied For: 2-24-99 | | | | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied 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..

Mail To: 38 Wharf St.
Portland, ME 04101
C/O Sandi Planagan

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: | 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

ADDRESS: 308 WHARF ST.
PERMIT APPLICATION FOR: Wharf St. Cafe
BUILDING OWNER: _____
PERMIT APPLICANT: _____
REVIEWER: D. Anderson
DATE OF DECISION: 3/24/99

HISTORIC PRESERVATION REVIEW

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

ACTION

_____ Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

_____ Denied Reason for Denial: _____

_____ Approved as submitted

☒ Approved with conditions (see below)

Conditions of Approval:

☒ Contact Historic Preservation Staff (874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

_____ Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. Both signs to be hung at same level. Both sign brackets should be lowered, consistent w/ height of area signs.
2. Existing conduit to be painted out to blend w/ brick.
Light fixtures to be replaced with small black spot fixtures -
(see sketchbook fixtures)
3. _____

**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>38 Wharf St</u> | | | |
| Total Square Footage of Proposed Structure | | Square Footage of Lot <u>6530</u> | |
| Tax Assessor's Chart, Block & Lot Number | | Owner: <u>217 COMMERCIAL ST.</u> | Telephone#: <u>207</u> |
| Chart# <u>32</u> | Block# <u>✓</u> | Lot# <u>5</u> | <u>775-7442</u> |
| Owner's Address: <u>217 COMMERCIAL ST ASSOC. INC</u> <u>225 COMMERCIAL ST, STE 404</u> <u>PORTLAND, ME 04101</u> | | Lessee/Buyer's Name (If Applicable) | Cost Of Work: <u>\$ 275.00</u> Fee <u>\$ 26.80</u> |
| Proposed Project Description: (Please be as specific as possible) <u>REPLACE EXISTING SIGNS WITH NEW SIGNS.</u> | | | |
| Contractor's Name, Address & Telephone <u>Scarborough Signs - 608 Rt. #1 Scarborough, ME - 853-6796</u> | | | Rec'd By <u>SP</u> |
| Current Use: <u>RESTAURANT/sign</u> | | Proposed Use: <u>RESTAURANT/sign</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 your 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:

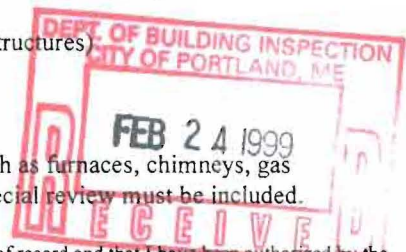
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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>11/24/98</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



*mail to
38 Wharf St
P.O. Box 4101
C/o Sarah Flanagan*



SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 38 Wharf St. ZONE: B-3

OWNER: JANET + Scott BERRY - Sandi Flanagan

APPLICANT: The Cafe at Wharf St.

ASSESSOR NO. _____

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 DIMENSION H 30.974 in. L 43.061 in.

MORE THAN ONE SIGN? ☒ YES NO DIMENSIONS H 30.974 in. L 43.061 in.

AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK _____

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? NA

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: 2 signs both

H 30.974 in. L 43.061 in. 9.26 ft
3' x 43" = 1333 ÷ 144 = 9.26 ft

*** TENANT BLDG. FRONTAGE (IN FEET): 28 Ft. 8 in.

*** REQUIRED INFORMATION

28.66 x 2 = 57.32

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: Sandi Flanagan DATE: 11/24/98

ACORDTM CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
11/20/98**PRODUCER**

TURNER BARKER INSURANCE

ONE INDIA ST
PORTLAND

ME 04101

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

THE TRAVELERS INS CO

COMPANY

B

COMPANY

C

COMPANY

D

INSUREDCAFE AT WHARF STREET
38 CORP D/B/A
757 CONGRESS STREET
PORTLAND

ME 04102

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 | GENERAL LIABILITY | I680994Y510ACOF | 7/17/98 | 7/17/99 | GENERAL AGGREGATE \$1,000,000 |
| | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY | | | | PRODUCTS - COMP/OP AGG \$1,000,000 |
| | <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR | | | | PERSONAL & ADV INJURY \$ 500,000 |
| | OWNER'S & CONTRACTOR'S PROT | | | | EACH OCCURRENCE \$ 500,000 |
| | | | | | FIRE DAMAGE (Any one fire) \$ 300,000 |
| | | | | | MED EXP (Any one person) \$ 5,000 |
| | AUTOMOBILE LIABILITY | | | | 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 | | | | |
| | <input type="checkbox"/> NON-OWNED AUTOS | | | | |
| | GARAGE LIABILITY | | | | AUTO ONLY - EA ACCIDENT \$ |
| | <input type="checkbox"/> ANY AUTO | | | | OTHER THAN AUTO ONLY: |
| | | | | | EACH ACCIDENT \$ |
| | | | | | AGGREGATE \$ |
| | EXCESS LIABILITY | | | | EACH OCCURRENCE \$ |
| | <input type="checkbox"/> UMBRELLA FORM | | | | AGGREGATE \$ |
| | <input type="checkbox"/> OTHER THAN UMBRELLA FORM | | | | \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | | WC STATUTORY LIMITS OTHER |
| | THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL | | | | EL EACH ACCIDENT \$ |
| | OTHER | | | | EL DISEASE-POLICY LIMIT \$ |
| | | | | | EL DISEASE-EA EMPLOYEE \$ |

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE IS NAMED AS ADD'L INSURED IN REGARDS TO OUTSIDE SIGN

CERTIFICATE HOLDERCITY OF PORTLAND
CITY HALL
389 CONGRESS ST
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

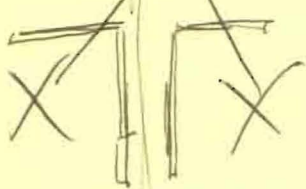
Barbara Ladd

I give permission for the
Cafe at Wharf St. to replace
the (2) Two existing signs.

Cyrus Hagge, Pres
217 Commercial St Assoc.

Gry Hag

2 Existing signs to be replaced.



Side

4.6 Ft. 5 in

↑
Driveway

W 28 Ft 8 in
Front.

Side

↑
Empty
lot

Wharf St.

H: 30.974 in L. 43.061 in.
material MDO Board painted

#7 + ~~8~~ N/A

#8 2B18

TURNER BARKER INSURANCE

JANET

BUSINESS OWNERS POLICY

RENEWAL DATE: FEBRUARY 14, 1998
NAMED INSURED: WHARF STREET CAFE
ACCOUNT EXECUTIVE: BRADFORD S. KIRKPATRICK

SECTION I

PROPERTY: \$ 35,000 RESTAURANT EQUIPMENT
\$ 15,000 BUSINESS PERSONAL PROPERTY
(including contents),
Personal property of trustees, officers &
employees up to \$1,000. Furniture,
fixtures, equipment, inventory, and
tenants improvements & betterments.

PERILS: All risks of direct physical loss or damage
excluding earthquake and flood. Note add'l
exclusions on last page.

COINSURANCE: There is no coinsurance in this policy.

DEDUCTIBLE: All losses \$250

LOSS SETTLEMENT: Full cost of repair or replacement for
personal property. Personal effects,
property of others, household furnishings,
and articles of art, rarity, or antiquity
are covered for replacement cost less
physical depreciation or actual cash value.

LOSS OF INCOME: This policy covers the actual business loss
sustained up to 12 months resulting from the
interruption of business from an insured
peril. It also includes a 30 day extension
after property is restored to allow for
full resumption of business and return of
customers.

CRIME: Covers theft, including employee theft,
counterfeit currency, depositors forgery,
and extortion.
The personal property limit (contents) also
applies to money and securities for loss
resulting from insured perils.

TURNER BARKER INSURANCE

WHARF STREET CAFE

BOP POLICY - CONTINUED

EXTENSIONS OF COVERAGE:

Extra Expense - up to \$1,000

Valuable Papers & Records - up to \$1,000

Personal Effects - up to \$1,000 per occur.

Newly acquired property - up to \$50,000
(30 days)

Off premises (including transportation) -
for full personal property (contents) limit

Exterior glass (Apts., Condos., Store &
Bus. Pacs).

Automatic 25% seasonal increase for
personal property (contents).

Property of others insured for ACV up to
contents limit.

Pollutant Clean Up & Removal up to \$10,000

OPTIONS:

Spoilage \$5,000
Heating & Cooling Equipment
Accounts Receivable
Valuable Papers
Earthquake

SECTION II - GENERAL LIABILITY

ADD'L INSURED: Directors, officers & employees.

Broadened comprehensive general liability
including all premises, independent
contractors, products & completed
operations, advertising liability &
incidental medical malpractice.

TERRITORY: Worldwide.

| | | |
|----------------|-------------|------------------------|
| LIMIT OF LIAB: | \$ 500,000 | EACH OCCURRENCE LIMIT |
| | \$1,000,000 | POLICY AGGREGATE LIMIT |

| | |
|----------------------------|-------------|
| NONOWNED AUTO LIABILITY | \$1,000,000 |
|----------------------------|-------------|

TURNER BARKER INSURANCE

WHARF STREET CAFE

ADDITIONAL AND OPTIONAL COVERAGES

| <u>COVERAGES</u> | <u>LIMITS</u> |
|-----------------------------|---------------|
| EQUIPMENT FLOATER | _____ |
| BUILDERS RISK | _____ |
| INSTALLATION FLOATER | _____ |
| MOTOR TRUCK CARGO/TRANSIT | _____ |
| FINE ARTS | _____ |
| CAMERA | _____ |
| MUSICAL INSTRUMENTS | _____ |
| COMMERCIAL AUTOMOBILE | _____ |
| WORKERS' COMPENSATION | <u>NONE</u> |
| FLOOD COVERAGE | _____ |
| ERISA BOND | _____ |
| WATERCRAFT | _____ |
| UMBRELLA LIABILITY | _____ |
| <i>Employment Practices</i> | <u>NONE</u> |

ABSENCE OF A SPECIFIC LIMIT OR A SEPARATE COVERAGE PAGE
MEANS "NO COVERAGE".

BUILDING PERMIT REPORT

DATE: 3/26/99 ADDRESS: 38 Wharf St. CBL: 32-V-065
REASON FOR PERMIT: Replace sign
BUILDING OWNER: 217 Commercial ST. ASSOC. INC. / Scarborough Signs
PERMIT APPLICANT: Scarborough Sign
USE GROUP Signage BOCA 1996 CONSTRUCTION TYPE _____

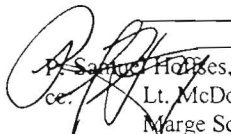
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1 *34 *35

- 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)
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 damp proofing 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 7'6". (Section 1204.0)
13. 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)
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. Please read and implement Historic Preservation Review requirement.
- X 35. All Signage shall meet The requirements of Chapter 31 OF The City's building Code. (The BOCA NATIONAL Building Code/1996).
- 36.

 Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSII 12-14-98

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