

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

| | | | | | | | |
|--|--|--|--|--|--|---|--|
| Location of Construction: 217 Commercial St. Portland 04101 | | Owner: Cyrus Y. Hodge | | Phone: (207) 775-7422 | | Permit No: 990451 | |
| Owner Address: | | Lessee/Buyer's Name: Sue A. Baillargeon | | Phone: | | BusinessName: | |
| Contractor Name: | | Address: | | Phone: | | Permit Issued: MAY 10 1999 CITY OF PORTLAND | |
| Past Use: Vacant Retail Shop | | Proposed Use: Same | | COST OF WORK: \$ | | PERMIT FEE: \$28.20 | |
| | | | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: Type: | |
| | | | | Signature: | | Signature: | |
| Proposed Project Description: Eract Sign | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | | |
| | | | | Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> | | | |
| | | | | Signature: Date: | | | |
| Permit Taken By: U.B. | | Date Applied For: May 4th, 1999 | | | | | |

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

Please Call This Number For Pickup - (207) 892-2093

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

May 5th, 1999

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: _____

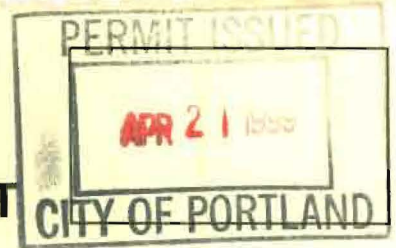
CEO DISTRICT





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



Completed & Reviewed
3/13/99

99036 1

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:

Location / CBL 217 Commercial St 032 882V-005 Use of Building Office Date April 20, 1999

Name and address of owner of appliance 217 Commercial St Assoc (Cyrus Hagge) Ptd 04101

Installer's name and address AAA Energy Service Co.
P.O. Box 908 Scar 04074 Telephone 883-1473

Location of appliance:

- ☒ Basement ☐ Floor
☐ Attic ☐ Roof

Type of Fuel:

- ☒ Gas ☐ Oil ☐ Solid

Appliance Name: Weil McIn

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 # PMT1068
☐ Other _____

Type of Chimney:

- ☐ Masonry Lined
Factory built _____
☐ Metal
Factory Built U.L. Listing # _____
☒ Direct Vent
Type AMPCO UL# 123J

Type of Fuel Tank

- ☐ Oil None
☐ Gas

Size of Tank _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

Cost of Work: \$ 150,000

Permit Fee: \$ 770.00

Approved

Fire: _____
Ele.: _____
Bldg.: 9

Approved with Conditions

- ☐ See attached letter or requirement

Inspector's Signature _____

Date Approved _____

Signature of Installer TL & Kelly

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

Sign will be Attached by Existing holes in granite
 by Landlord and building owner. Caus Hbke.
 See Attached Permission letter.

Thank you

The Weede Shoppe at the Port

18" x 120"

1.5
 1.0
 15

The sign will be attached by existing holes in granite.

Sign composition: MDO Board Base

Colors: Cream, Hunter Green

Design: Capaden, Telling's Square

Letters + "Gifts inspired by The Capaden"

**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.**

Ground fl.

| | | | |
|--|--|----------------------------------|---|
| Location/Address of Construction (include Portion of Building): <i>217 Commercial Street</i> | | | |
| Total Square Footage of Proposed Structure | | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Number Chart# <i>032</i> Block# <i>V</i> Lot# <i>005</i> | | Owner: <i>Cyrus J. Haggie</i> | Telephone#: <i>775-7422</i> |
| Owner's Address: | Lessee/Buyer's Name (If Applicable) <i>395 Falmouth Rd W. Hingham, MA J. H. Baillargeon</i> | | Cost Of Work: \$ Fee \$ <i>28.20</i> |
| Proposed Project Description: (Please be as specific as possible) <i>1.5 18" X 120" Business (wood) Sign</i> <i>* 307-892-2093</i> | | | |
| Contractor's Name, Address & Telephone | | | Rec'd By <i>WBS</i> |
| Current Use: <i>Vacant retail Shop</i> | Proposed Use: <i>Retail - Gift Shop</i> | | |

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: <i>J. H. Baillargeon</i> | Date: <i>5/4/99</i> |
|--|---------------------|

Building Permit Fee: \$25.00 for the 1st \$1000.00 plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 217 Commercial Street Assoc. ZONE: _____

OWNER: Gus Y Haggel

APPLICANT: Joe H Baillargeon

ASSESSOR NO. 032-V-005

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 ☐ DIMENSIONS 18" x 120"
MORE THAN ONE SIGN? YES ☐ NO ☒ DIMENSIONS _____
AWNING: YES ☒ NO ☐ IS AWNING BACKLIT? YES ☐ NO ☐ HEIGHT OFF SIDEWALK _____
IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: _____

*** TENANT BLDG. FRONTAGE (IN FEET): _____

*** REQUIRED INFORMATION

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: Joe H Baillargeon DATE: 5/4/99

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)

04/29/1999

PRODUCER (207)774-6257

FAX (207)774-2994

Clark Associates
2331 Congress Street
P O Box 3543
Portland, ME 04104

Attn:

Ext:

INSURED

Project Management Inc
Cyrus Hagg
P.O. Box 4857
Portland, ME 04112

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 Hanover Ins Company

COMPANY B

COMPANY C

COMPANY D

COPY**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 |
|--------|--|---------------|----------------------------------|-----------------------------------|---------------------------------------|
| | GENERAL LIABILITY | | | | |
| | X COMMERCIAL GENERAL LIABILITY | | | | GENERAL AGGREGATE \$ 2,000,000 |
| | CLAIMS MADE X OCCUR | | | | PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| A | OWNER'S & CONTRACTOR'S PROT | ZDP 3512922 | 03/01/1999 | 03/01/2000 | PERSONAL & ADV INJURY \$ 1,000,000 |
| | | | | | EACH OCCURRENCE \$ 1,000,000 |
| | | | | | FIRE DAMAGE (Any one fire) \$ 100,000 |
| | | | | | MEG EXP (Any one person) \$ 5,000 |
| | AUTOMOBILE LIABILITY | | | | |
| | ANY AUTO | | | | COMBINED SINGLE LIMIT \$ |
| | ALL OWNED AUTOS | | | | BODILY INJURY (Per person) \$ |
| | SCHEDULED AUTOS | | | | BODILY INJURY (Per accident) \$ |
| | HIRED AUTOS | | | | PROPERTY DAMAGE \$ |
| | NON-OWNED AUTOS | | | | |
| | GARAGE LIABILITY | | | | |
| | ANY AUTO | | | | AUTO ONLY - EA ACCIDENT \$ |
| | | | | | OTHER THAN AUTO ONLY |
| | | | | | EACH ACCIDENT \$ |
| | | | | | AGGREGATE \$ |
| | EXCESS LIABILITY | | | | |
| | UMBRELLA FORM | | | | EACH OCCURRENCE \$ |
| | OTHER THAN UMBRELLA FORM | | | | AGGREGATE \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | | |
| | THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE | INCL EXCL | | | INDUSTRIAL ACCIDENT \$ |
| | OTHER | | | | EL EACH ACCIDENT \$ |
| | | | | | EL DISEASE POLICY LIMIT \$ |
| | | | | | EL DISEASE - EMPLOYER \$ |

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

Fax to: #761 0922

CERTIFICATE HOLDER

City of Portland
386 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

Christine Clark Williams

ACORD 20-9 (1/95)

ACORD CORPORATION 1998

217 COMMERCIAL STREET ASSOC., INC.

225 Commercial Street, Suite 404

Portland, Maine 04101

207-775-7442

Fax 207-761-0922

May 4, 1999

Deb Andrews
Historic Review Committee
City Hall
Portland, Maine 04101

RE: The Weede Shop @ 217 Commercial Street

Dear Deb:

I have reviewed the sign design that Sue Baillargeon proposes to install on the granite lintel at 217 Commercial and find it to be in keeping with my design standards for the building. My company Project Management, Inc. will install the sign.

If you have further questions or comments don't hesitate to call.

Sincerely yours,



Cyrus Y. Hagge

Sign Location

neany inc.
775-23325

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BUILDING PERMIT REPORT

DATE: 10 May 99 ADDRESS: 217 Commercial St. CBL: 032-V-605
REASON FOR PERMIT: Erect Sign
BUILDING OWNER: Cyrus Y. Hagg
PERMIT APPLICANT: Sue A. Baillargeon Contractor
USE GROUP M BOCA 1996 CONSTRUCTION TYPE 3B

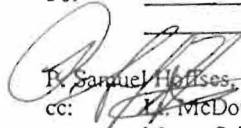
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: X1, 34

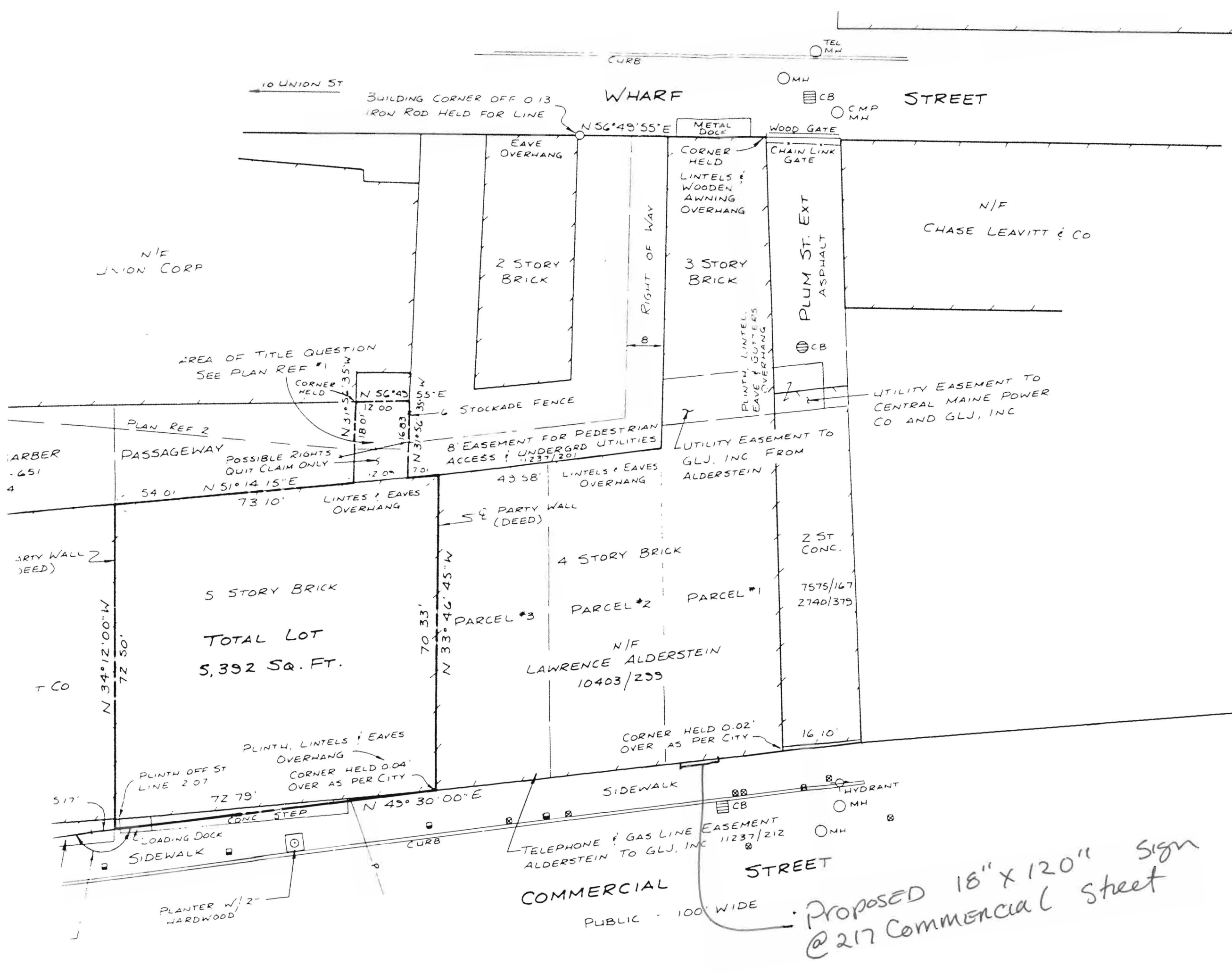
- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation 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.
34. All signage shall meet the requirements of Section 3102.0 of The Building Code. (The BOCA National Building Code 1996)!
35. _____
36. _____


D. Samuel Hoffses, Building Inspector
cc: K. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 12-14-98

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



DANA STREET

Proposed 18" x 120" Sign
@ 217 Commercial Street