City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716 Location of Construction: Owner: Phone: Permit No: 000123 Lessee/Buver's Name: BusinessName: Phone: Owner Address: Permit Issued: Contractor Name: Address: Phone: **COST OF WORK:** Proposed Use: PERMIT FEE: Past Use: \$33. FIRE DEPT. □ Approved INSPECTION: Use Group: Type: ☐ Denied CBL: Zone: Signature: Signature: Proposed Project Description: Zoning Approval: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Approved Action: Special Zone or Reviews: A SECURITION AND SECURITIONS Approved with Conditions: **3** ☐ Shoreland Denied □ Wetland ☐ Flood Zone ☐ Subdivision Signature: Date: ☐ Site Plan mai ☐minor ☐mm ☐ Permit Taken By: Date Applied For: **Zoning Appeal** □ Variance This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules. ☐ Miscellaneous 2. Building permits do not include plumbing, septic or electrical work. ☐ Conditional Use Building permits are void if work is not started within six (6) months of the date of issuance. False informa-☐ Interpretation 3. □ Approved tion may invalidate a building permit and stop all work... □ Denied **Historic Preservation** □ Not in District or Landmark PERMIT ISSUED ☐ Does Not Require Review WITH REQUIREMENTS ☐ Requires Review Action: CERTIFICATION ☐ Appoved 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 ☐ Approved with Conditions □Denied 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 DATE: ADDRESS: PHONE: CHOTHISTIRLY REMENTS RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

BUILDING PERMIT REPORT

DATE: 7 February 2K ADDRESS: 548 Congress ST. CBL: \$37-H-\$61 REASON FOR PERMIT: Signage						
REASON FOR PERMIT: Signage						
BUILDING OWNER: Nevermore LLC						
PERMIT APPLICANT: /CONTRACTOR MAThew Higgins Buildore						
USE GROUP: B CONSTRUCTION TYPE: CONSTRUCTION COST: PERMIT FEES: 33,20						
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 Pe Ad 8						
This permit is being issued with the understanding that the following conditions are met: */, *35 #31 Apply						
 This permit does not excuse the applicant from meeting applicable State and Federal rules and laws. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING." Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 						

shall be covered with not less than 6" of the same material. Section 1813.5.2

4. Foundations anchors shall be a minimum of ½" 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

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

- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- Precaution must be taken to protect concrete from freezing. <u>Section 1908.0</u>
- 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 ½ 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 o0pen 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 ¼" 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 <u>Use Group R-3 & R-4 is a minimum of 10" tread and 7 %" maximum rise.</u> 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 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
- 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. A Charge of Newschild Technical Food (Newschild Technical Food).

 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. Called Shall be requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)

 33. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).

Sabuel/Had Ses Building Inspector D. IncDougall, PFD

Marge Schmuckal, Zoning Administrator

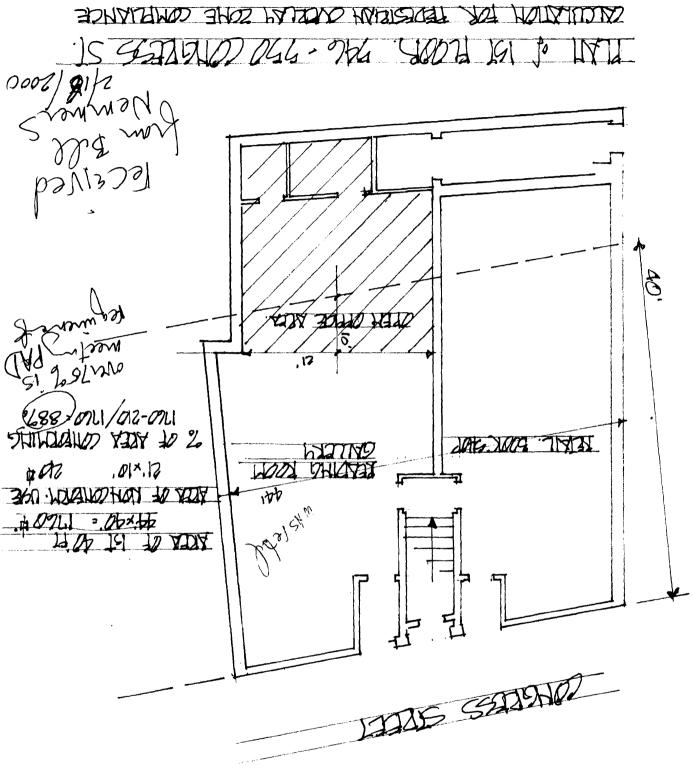
PSH 11/25/99

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

****CERTIFICATE OF OCCUPANCY FEE \$50.00

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

.00/21/20



	ACORD CERTI	FICATE OF LIA	BILITY IN	SURAN	CEcsr 15	02/07/00	
PRODUCER William Callagher Associates Insurance Brokers, Inc. 200 State Street			ONLY AND O	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.			
Bo	ston MA 02109-2694			COMPANIES AFFORDING COVERAGE			
Da.	ne No. 617-261-6700 rax N	ic, 617-261-6720 _	COMPANY A I	Federal Ins	urance Company		
PRONE HQ. 617 - 261 - 6700 Fax No. 617 - 261 - 6720 INSURED		COMPANY B					
	Alternative Energy Twenty South Stree		COMPANY C				
P.O. Box 407 Bangor, ME 04402-0407			COMPANY D	COMPANY D			
~	VERAGES						
	THIS IS TO CERTIFY THAT THE POLICIES OF INDICATED, NOTWITHSTANDING ANY RECOGNIFICATE MAY BE ISSUED OR MAY PE	OF INSURANCE USTED BELOW MAYE BEEN ILLREWENT, TERM OR CONDITION OF ANY RITAIN, THE INSURANCE AFFORDED BY TH POLICIES, LIMITS SHOWN MAY HAVE BEEN	LISSUED TO THE INSURED CONTRACT OR OTHER DOG E POLICIES DESCRIBED HE	CUMENT WITH RESPE REIN IS SUBJECT YC	THE POLICY PERIOD ICT TO WHICH THIS		
CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLIČY EFFECTIVE DATĘ (MM/DD/YY)	POLICY EXPIRATION DATE (MM-DD/YY)	Limits	3	
	GENERAL LIABILITY				GENERAL AGGREGATE	\$ 2,000,000	
A	X COMMERCIAL GENERAL LIABILITY	3710-13-72	07/01/99	07/01/00	PAODUCTS - COMPIOP 499	\$ 2,000,000	
	CLAMS MADE X OCCUR				PERSONAL & ADV INJURY	\$1,000,000	
	OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE	\$1,000,000	
					FIRE DAMAGE (Any one fire)	\$ 100,000	
				~~	MED EXP (Any one person)	\$ 10,000	
	ANY AUTO				COMBINED SINGLE LIMIT	\$1,000,000	
A	X SCHEDULED AUTOS .	7968 38 89	07/01/99	07/01/00	SODILY INJURY (Per person)	\$	
	X HIRED AUTOS X NON-OWNED AUTOS				BODILY MURY (Per socident)	\$	
					PROPERTY DAMAGE	\$	
	GARAGE LIMBILITY				AUTO ONLY - EA ACCIDENT	\$	
	ANY SUTO				OTHER THAN AUTO ONLY:		
					EACH ACCIDENT	,	
					AGGREGATE		
	EXCESS LIABILITY				EACH OCCURRENCE	s 5,000,000	
A		7318 05 55	07/01/99	07/01/00	AGGREGATE	\$5,000,000	
	OTHER THAN UMBRELLA FORM				SIR	\$10,000	
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY					- 500 000	
	THE PROPRIETOR/	01010015510	00/05/00	55 /5F (05	EL EACH ACCIDENT	\$ 500,000	
A	PARTNERS/EXEGUTIVE OFFICERS ARE: EXCL	01810015540	08/05/98	08/05/99	EL DISEASE - POLICY LIMIT	\$ 500,000	
	OT-ER				EL DISEASE - EA EMPLOYEE	\$ 500,000	
A	All Risk Property	3710-13-72	07/01/99	07/01/00	Limit: Ded:	ACV \$2,500	
	CRIPTION OF OFERA ENSIDORATIONS/VE Iditional Named Insure : Sign at 548 Congres						
CE	RTIFICATE HOLDER	PORTI		OF THE ABOVE DESCR	RIBED POLICIES BE CANCELLEI SUING COMPANY WILL ENDEA		
City of Portland 389 Congree Street Portland ME 04102			30 0AVS	30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FRILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.			
			1				
AC	DRD 25-S (1/95)	<u> 388 : 1, 187 31 180 180 181 180 180 180 180 180 180 180 180 180 180 180 180 </u>	Well William G		Gallanke T	, Inc. ON 1988	

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS
ADDRESS: 548 Congress St. Zone: B-)
OWNER: Nevermore LLC
APPLICANT: Maire Times
ASSESSOR NO. 037- H-001
SINGLE TENANT LOT? YES NO MULTI TENANT LOT? YES NO FREESTANDING SIGN? YES NO (ex. pole sign) MORE THAN ONE SIGN? YES NO DIMENSIONS
BLDG. WALL SIGN? YES NO DIMENSIONS 2'X8' (attached to bldg)
MORE THAN ONE SIGN? YES NO DIMENSIONS
LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: N/A - NOW
LOT FRONTAGE (FEET):
BLDG FRONTAGE (FEET): AWNING YES NO IS AWNING BACKLIT? YES NO
AWNING YES NO IS AWNING BACKLIT? YES NO Sign to be stached with
is there any communication, message, trademark or symbol on it? 9 alvanize 4
*** TENANT BLDG. FRONTAGE (IN FEET) 18 12 36 MAX S'CREWS & SICREWS
AREA FOR COMPUTATION

A SITE SKETCH AND BUILDE	NG SKETCH SHOWING EXACT	TLY WHERE
EXISTING AND NEW SIGNAG	E IS LOCATED MUST BE PRO	
AND/OR PICTURES OF PROPO	OSED ARE ALSO REQUIRED.	1 1
SIGNATURE OF APPLICANT:	Jul Dal	DATE: 2/3/00

INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

Applicants for a sign permit will be asked to submit the following information to the Code Enforcement Office:



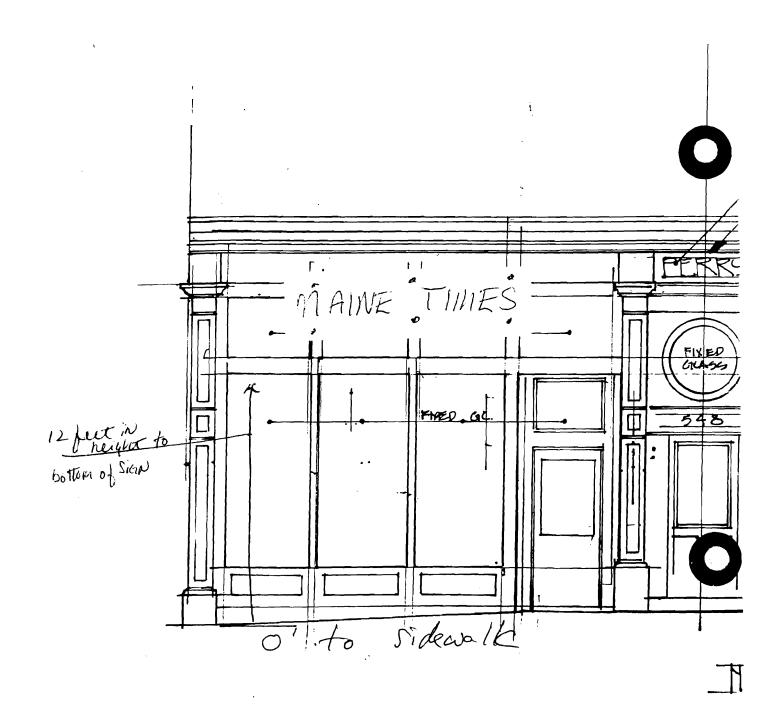
Certificate of Liability listing the City as additional insured.

- 2. Letter of permission from the owner
- 3. A sketch plan of lot, indicating location of buildings, driveways and any abutting streets or right of ways. Lengths of building frontages and street frontages should be noted. (see attached)
- 4. Indicate on the plan all existing and proposed signs
- 5. Computation of the following:
 - A) Sign area of each existing and proposed building sign
 - B) Sign area height and setback of each existing and proposed freestanding sign
- 6. A sketch of any proposed sign(s), indicating dimensions, materials, source of illumination and construction method (see attached).
- 7. Certificate of flammability required for awning/canopy at time of application.
- 8. UL # required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.

Fee for permit - \$30.00 plus \$0.20 per square foot

Fee for awning based on cost of work - \$30.00 for the first \$1,000.00, \$6.00 for each additional \$1.000.000.

NOTE: Once a sketch plan has been filed for a property, the code enforcement office will keep a record of the plan so that a new sketch plan will not be required for later changes to signage on the property. In such an instance, applicants will only be required to submit information applicable to the new sign.





Nevermore L.L.C.

2/3/00

The City of Portland

The Maire Times has leaved

548 Congress Street from our

ferin. They have our consent
approval to hong their

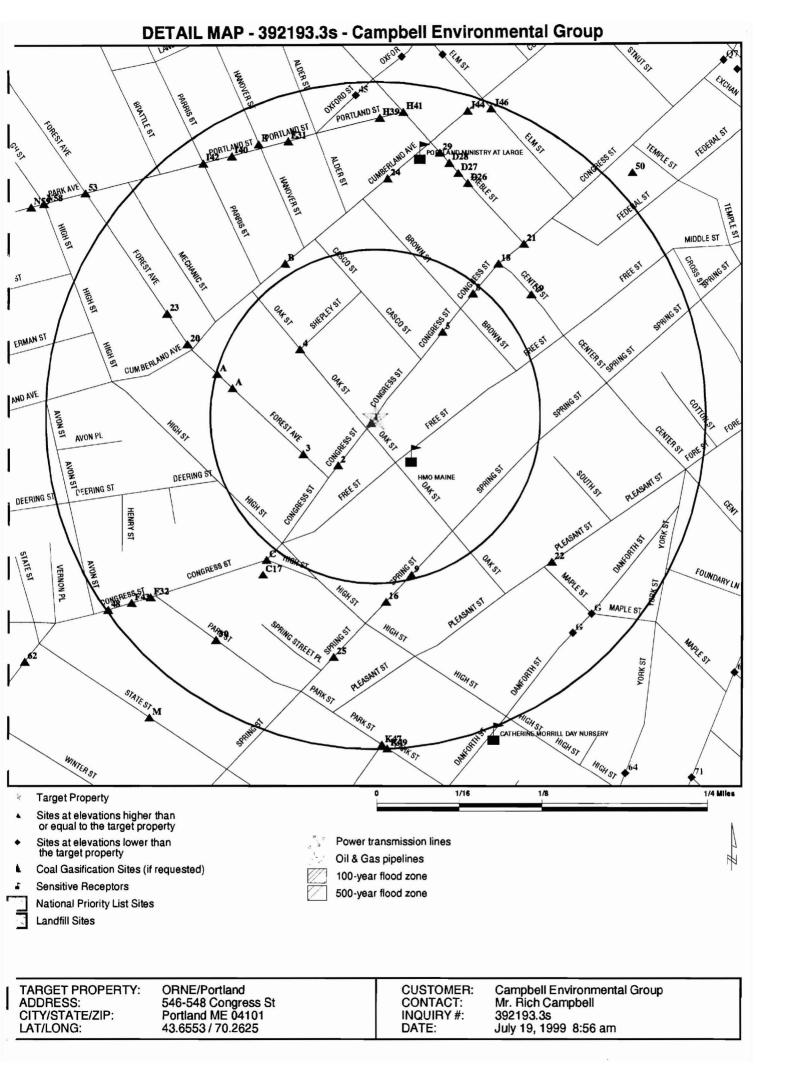
sign on the exterior of our

building.

Sencerely,

Herbert Moulton

Presedent



TOPOGRAPHIC MAP STEVENS AVE ASHINGTON AVE WAL TON ST WOODFORD ST BRIGHTONAVE BRIGHTON AVE PARKAVE PARK AVE COTTAGERO WE BROADWAY NUTTER AD 1/2 Major Roads 2 Miles Contour Lines Waterways Earthquake epicenter, Richter 5 or greater Closest Federal Well in quadrant Closest State Well in quadrant Closest Public Water Supply Well

RET PROPERTY: LESS: ISTATE/ZIP: BAT/LONG:

ORNE/Portland 546-548 Congress St Portland ME 04101 43.6553 / 70.2625

Section 7