

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

Location of Construction: 24 York St		Owner: J B Brown Co		Phone: 774-5909		Permit No: 970528	
Owner Address: Box 207 - Ptld ME 04112		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: J B Taylor Signs		Address: Rm 519 - 142 High St- Ptld ME 04101		Phone: 774-7552		Permit Issued: JUN - 2 1997	
Past Use: office/restaurant bldg		Proposed Use: erect four signs		COST OF WORK: \$		PERMIT FEE: \$ 545.60	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: erect four signs - 9'x 3' each one				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: L Chase		Date Applied For: 3/26/97					

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..

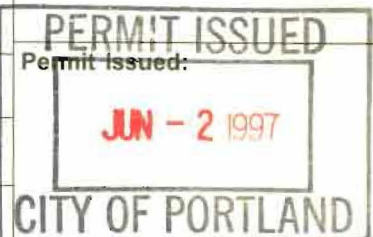
## CERTIFICATION

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



Zone: CBL: 40-E-001  
Zoning Approval:  
Special Zone or Reviews:  
☐ Shoreland  
☐ Wetland  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan maj ☐ minor ☐ mm ☐

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



PERMIT ISSUED  
WITH REQUIREMENTS

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

Location of Construction: 24 York St		Owner: J B Brown Co		Phone: 774-5908		Permit No: <b>970528</b>	
Owner Address: Box 207 - Ptld ME 04112		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: XMM Taylor Signs		Address: Bm 619 - 142 High St- Ptld ME 04101		Phone: 774-7652		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>JUN - 2 1997</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use:  office/restaurant bldg		Proposed Use:  erect four signs		<b>COST OF WORK:</b> \$ <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>Signature:</b>			<b>PERMIT FEE:</b> \$ \$46.60 <b>INSPECTION:</b> Use Group: Type:
Proposed Project Description:  erect four signs - 9'x 3' each one				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <b>Signature:</b> <span style="float: right;"><b>Date:</b></span>			
Permit Taken By: L Chase		Date Applied For: 3/26/97					

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SIGNATURE OF APPLICANT: *Anthony K. Taylor* ADDRESS: 142 High St DATE: March 26, 1997 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 as per H.P. Committee*  
*conditioning - background colors of new restored signs*  
☐ Approved  
☒ Approved with Conditions  
☐ Denied

Date: 5/22/97  
*to be dishg...*  
D. Andrews

CEO DISTRICT

2

*A. Mansor*



# SIGNAGE APPLICATION

ADDRESS: 24 York St.

OWNER: J. B. Brown & Co.

APPLICANT: J. B. Brown & Co.

ASSESSORS NO.: \_\_\_\_\_

B-3

(Stone Coast)

→ SINGLE TENANT LOT? YES: \_\_\_\_\_ NO: \_\_\_\_\_

→ MULTI-TENANT LOT? YES: ☒ NO: \_\_\_\_\_

FREESTANDING SIGN? YES: \_\_\_\_\_ NO: ☒

DIMENSIONS: \_\_\_\_\_

MORE THAN ONE SIGN? \_\_\_\_\_

DIMENSIONS: 34" X 9' (4 pc)

BLDG. WALL SIGN? YES: ☒ NO: \_\_\_\_\_

DIMENSIONS: 2.83 x 9 = 25.47

MORE THAN ONE SIGN? yes

DIMENSIONS: \_\_\_\_\_

LIST ALL EXISTING SIGNAGE, INCLUDING THEIR DIMENSIONS: none

101.88

→ LOT FRONTAGE (IN FEET): 175

→ BLDG FRONTAGE (IN FEET): 175 X 2

Along York St

AWNING? YES: \_\_\_\_\_ NO: ☒ IS AWNING BACKLIT? YES: \_\_\_\_\_ NO: \_\_\_\_\_

HEIGHT OF AWNING: \_\_\_\_\_

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

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.

(Historical records)

OWNERS CONSENT AND AGREEMENT

I, J.B. Brown & Sons, being the owner of the premises located at  
(print property owners name)  
24-26 York St. in Portland, Maine, hereby give consent to the  
(print property address)  
erection of a certain sign/awning/banner owned by J.B. Brown & Sons  
(print lessee's name)  
over the sidewalk or on building from said premises as described in  
application to the Division of Inspection Services.

And in consideration of the issuance of said permit, owner of said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said sign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself or itself, for his heirs, its successors, and his or its assigns, to completely remove said sign.

  
Signature of Property Owner

\_\_\_\_\_  
Signature of Lessee

3/20/97  
Date

\_\_\_\_\_  
Date

**ACORD.****CERTIFICATE OF INSURANCE**

ISSUE DATE (MM/DD/YY)

3/19/97

## PRODUCER

Morse, Payson & Noyes  
100 Middle Street Plaza  
Portland, ME 04101

CMD

## INSURED

J. B. Brown & Sons  
P.O. Box 207  
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  
LETTER**A** Royal InsuranceCOMPANY  
LETTER**B**COMPANY  
LETTER**C**COMPANY  
LETTER**D**COMPANY  
LETTER**E****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	
<b>A</b>	<b>GENERAL LIABILITY</b>	ASV001146	1/01/97	1/01/98	GENERAL AGGREGATE	\$2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG.	\$2,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR.				PERSONAL & ADV. INJURY	\$1,000,000
	<input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE	\$1,000,000
					FIRE DAMAGE (Any one fire)	\$ 50,000
					MED EXPENSE (Any one person)	\$ 5,000
	<b>AUTOMOBILE LIABILITY</b>				COMBINED SINGLE LIMIT	\$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per Person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per Accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE	\$
	<input type="checkbox"/> HIRED AUTOS					
	<b>EXCESS LIABILITY</b>				EACH OCCURRENCE	\$
	<input type="checkbox"/> UMBRELLA FORM				AGGREGATE	\$
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM					
	<b>WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY</b>				STATUTORY LIMITS	
					EACH ACCIDENT	\$
					DISEASE-POLICY LIMIT	\$
					DISEASE-EACH EMPLOYEE	\$
	<b>OTHER</b>					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

JOB: 14-26 York Street

CERTIFICATE HOLDER 00001

**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

ty of Portland  
Congress Street  
tland, ME 04101



## BUILDING PERMIT REPORT

DATE: 29 May 97 ADDRESS: 24 York St  
REASON FOR PERMIT: To erect four signs  
BUILDING OWNER: J.B. Brown Co.  
CONTRACTOR: Taylor Signs  
PERMIT APPLICANT: \_\_\_\_\_ APPROVAL: \*/ ~~DENIED~~

### CONDITION(S) OF APPROVAL

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. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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) U.L. 103.
7. Guardrail & 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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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 19, 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)

6. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
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. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. ALL Historic Preservation requirements
27. NO work is to be done until a structure plans have been submitted and approved by this office
- 28.

  
P. Samuel Hodges, Chief of Code Enforcement

cc: Lt. McDougall, PRD  
Marge Schmuckal