

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

Location of Construction: 260 Commercial St		Owner: Browne Trading Co.		Phone:		Permit No: 970353 PERMIT ISSUED Permit Issued: APR 28 1997 CITY OF PORTLAND Zone: CBL: 041-A-015 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"/>
Owner Address:		Lessee/Buyer's Name:		Phone:		
Contractor Name: Benchmark		Address: 650 Main St So. Portland, ME 04106		Phone: 874-2963		
Past Use: Com Mix Use		Proposed Use: Same		COST OF WORK: \$ 10,300.00 PERMIT FEE: \$ 70.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: F2 Type: 3B Signature: [Signature] Signature: [Signature]		
Proposed Project Description: Interior Renovations 1st floor & Ext Reno/Egress				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		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: _____
Permit Taken By: Mary Grenik		Date Applied For: 22 April 1997				

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

SIGNATURE OF APPLICANT Peter Hendrich ADDRESS: DATE: 22 April 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

CEO DISTRICT

2

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Permit Taken By: Mary Gresik		Date Applied For: 22 April 1997					

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Peter Hendrich 650 Main St 22 April 1997 874-2963
 SIGNATURE OF APPLICANT Peter Hendrich ADDRESS: S. Portland DATE: PHONE:
 SAME
 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

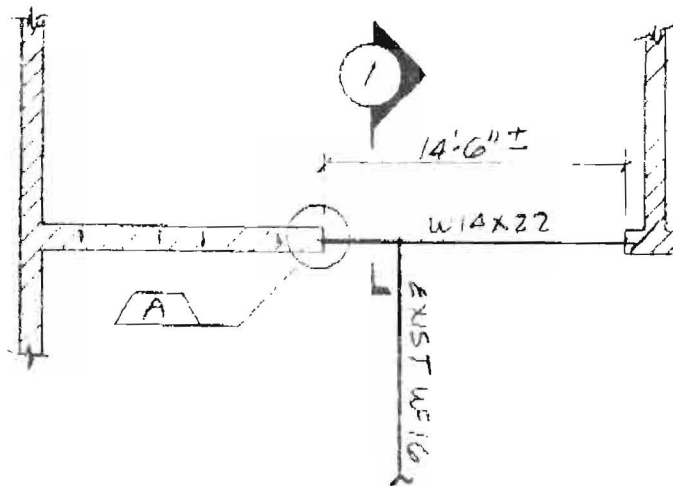
Action:

☐ Approved
☐ Approved with Conditions
☐ Denied

Date: *4/28/97*

D. Auden

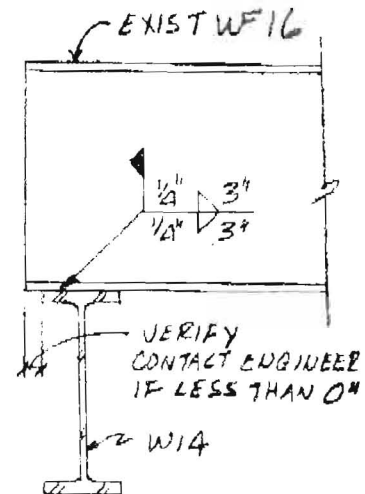
CEO DISTRICT *2*
A. Rowe



PART ROOF FRAMING PLAN

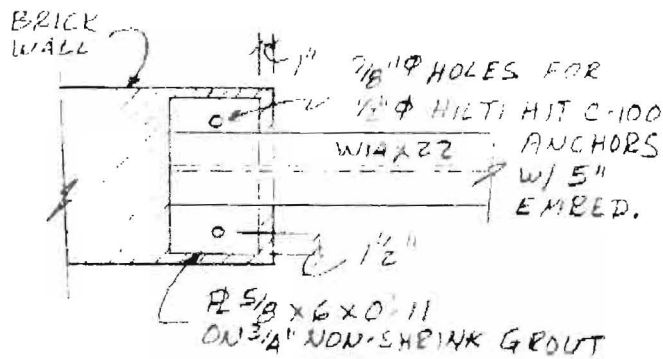
1/8"=1'-0"

SEE ARCH. FOR LOCATION



SECTION 1

1"=1'-0"



DETAIL A

1"=1'-0"



Designed by: DJT	rev. no.	date	BROWNE TRADING CO. 260 COMMERCIAL ST PORTLAND, ME	Structural Design Consultants, Inc. 145 Newbury Street Portland, Maine 04101 Phone (207)775-4354 Fax (207)775-4383
Drawn by: DJT				
Checked by:				
Notes: NOTED				
Date: 5-2-97				
				S-1

Arthur Rowe

260

Commercial
970 353

BUILDING PERMIT REPORT

DATE: 26 April / 97 ADDRESS: 260 Commercial St.
REASON FOR PERMIT: To make interior renovation 1st floor
BUILDING OWNER: Brouse Trading Co.
CONTRACTOR: Benchmark
PERMIT APPLICANT: Peter Hendrich APPROVAL: *1 *6 *17 *18 *19
DENIED: *25 *26 *27

CONDITION OF APPROVAL OR DENIAL

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) UL 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 basements

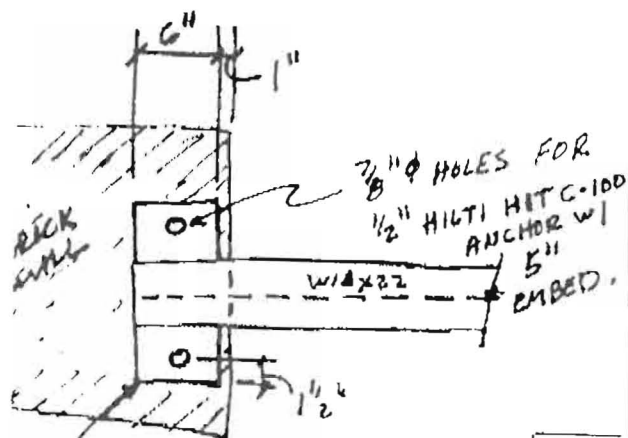
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

SHEET 2

2-10-71

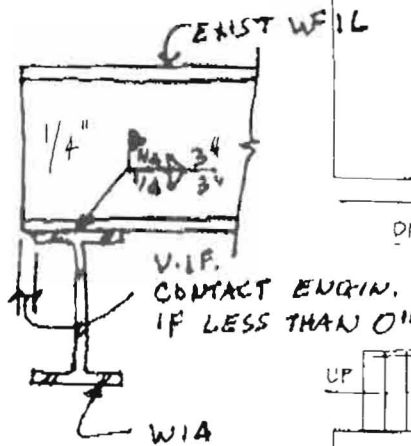
Post-It™ brand fax transmittal memo 7671 # of pages = 1

To	PETER	From	DAVE
Co.	ARCHIMATRIX	Co.	SDC
Dept.		Phone #	
Fax #	799-3977	Fax #	



12 5/8" x 6" x 0'-11"

BRG DETAIL
N.T.S.



SECT. 1
N.T.S.

BACK COLUMN
(BASEMENT
USE OF COLUMN
(CONCRETE) IS SPALLING

REMOVE EXIST'G.
TOILET ROOM

REMOVE EXISTING WALL
VERIFY NOT LOAD BEARING?
REMOVE EXISTING COOLER

REMOVE EXISTING WINDOWS
& REINFORCEMENT BELOW
FROM FLOOR

MIN 6" BRG
EA. END
SEE BRG DETAIL

EXISTING SKYLIGHT TO REMAIN

EXISTING W
WALL TO B

4' x 10'

INSTALL W14 TIGHT TO
UNDERSIDE OF EXIST
STEEL BEAM

REMOVE EX

EXISTING SKYLIGHT TO REMAIN

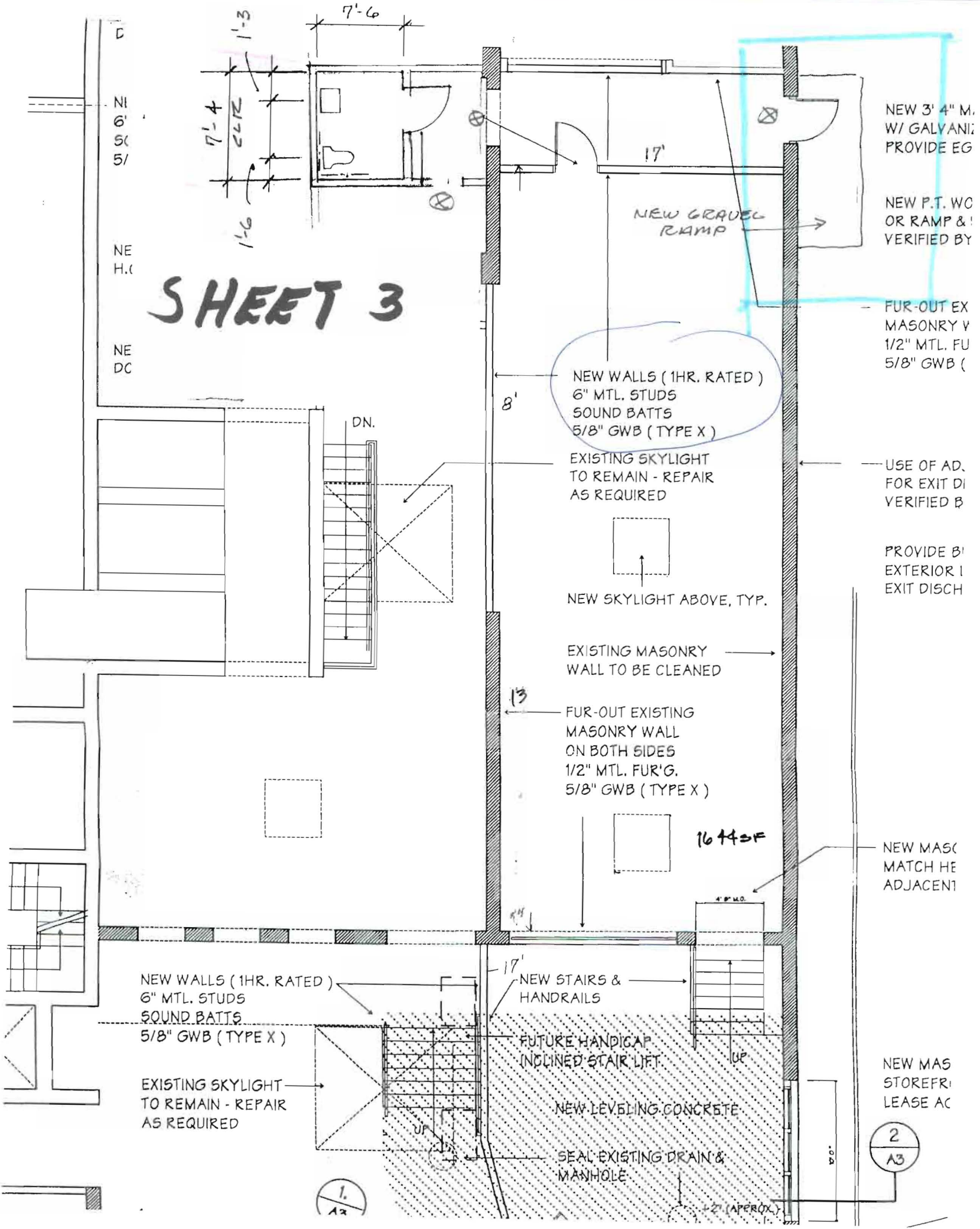
SEAL EXIST
MANHOLE

STEP 1

ASSUME W14 IS 15'-4"

SHIPP
INFILE
OF
NOTE

SHEET 3

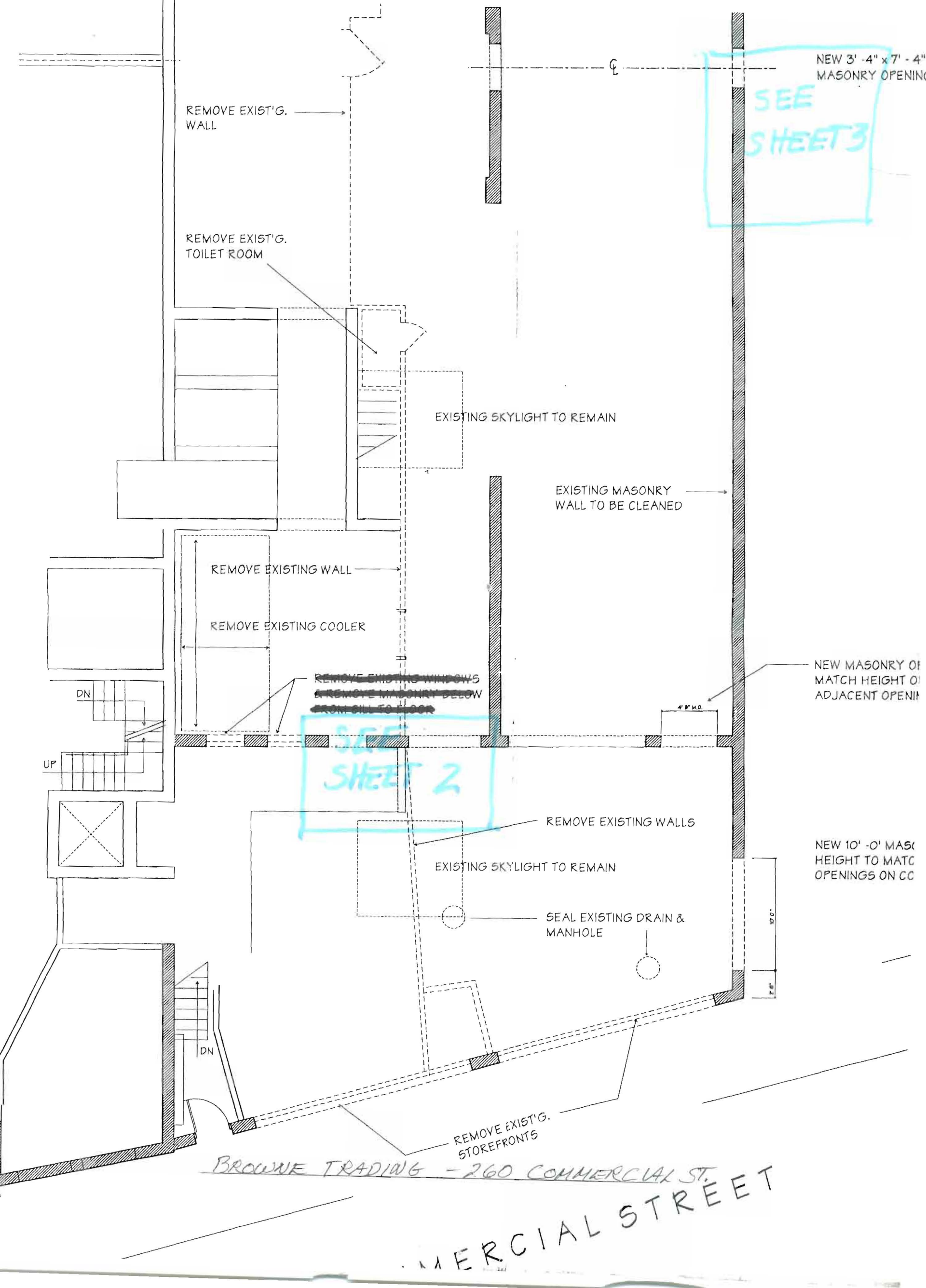


I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- X 16. 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.
- X 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- X 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- X 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.
- X 25. No bearing wall can be removed.
- X 26. Electrical and plumbing permits must be obtained by masters of their trade.
- X 27. All structural changes must have a design professional approval. Your plan sheet #2 shows changes that will require this approval. Please submit new plan with design professional's approval before this work is done.


P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



NEW 3' - 4" x 7' - 4"
MASONRY OPENING

SEE
SHEET 3

REMOVE EXIST'G.
WALL

REMOVE EXIST'G.
TOILET ROOM

EXISTING SKYLIGHT TO REMAIN

EXISTING MASONRY
WALL TO BE CLEANED

REMOVE EXISTING WALL

REMOVE EXISTING COOLER

REMOVE EXISTING WINDOWS
& REMOVE MASONRY BELOW
FROM GILL TO FLOOR

SEE
SHEET 2

NEW MASONRY OF
MATCH HEIGHT OF
ADJACENT OPENING

4' 8" M.O.

REMOVE EXISTING WALLS

EXISTING SKYLIGHT TO REMAIN

SEAL EXISTING DRAIN &
MANHOLE

NEW 10' - 0" MASONRY
HEIGHT TO MATCH
OPENINGS ON CORNER

REMOVE EXIST'G.
STOREFRONTS

BROWNE TRADING - 260 COMMERCIAL ST.
COMMERCIAL STREET