

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

Location of Construction: 251 A Danforth Street 04102		Owner: Portland West		Phone: 775-0105		Permit No: 991023	
Owner Address: 188 Brackett Street		Lessee/Buyer's Name: City of Portland		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		Permit Issued: SEP 23 1999	
Past Use: Community Policing Center		Proposed Use: office Same		COST OF WORK: \$ Waived		PERMIT FEE: \$	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <i>Signature</i> Use Group: Type:	
Proposed Project Description: Establishment Sign				Signature:		Signature: <i>Signature</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: B-7 U57-G-024	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
Permit Taken By: <i>K</i>		Date Applied For: <i>Sept. 7 1999 K</i>					

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..

call 780-0495 Tax

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

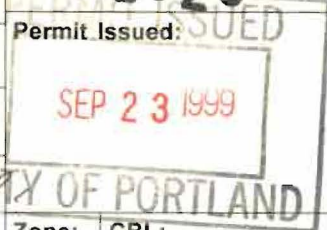
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

Sept. 14 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



Zone: CBL:
B-7 U57-G-024

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





**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Sign 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): 251 A Danforth Street, Portland, ME 04102		
Total Square Footage of Proposed Structure 15 ³ / ₄ ft.	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 057 Block# G Lot# 024	Owner: Portland West	Telephone#: 775-0105
Owner's Address: 188 Brackett Street	Lessee/Buyer's Name (If Applicable) City of Portland	Total Sq. Ft. of Sign Fee Waived \$
Proposed Project Description: (Please be as specific as possible) Establishment Sign		
Contractor's Name, Address & Telephone Community Policing Center		Rec'd By: 
Current Use: Establishment office	Proposed Use: Office	
Signature of applicant: 	Date: 08-20-99	

Signage Permit Fee: \$30.00 plus .20 per square foot of signage

★ 780-0495
Lee



SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 251A Danforth St. Portland, ME 04102 ZONE: B1

OWNER: Portland West

APPLICANT: West End Community Policing Center

ASSESSOR NO. _____

SINGLE TENANT LOT? YES ___ NO ___

MULTI TENANT LOT? YES NO ___

FREESTANDING SIGN? YES ___ NO ___ DIMENSIONS _____

(ex. pole sign. . .)

MORE THAN ONE SIGN? YES ___ NO DIMENSIONS _____

BLDG. WALL SIGN? YES NO ___ DIMENSIONS _____

(attached to bldg)

MORE THAN ONE SIGN? YES ___ NO DIMENSIONS _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: None

LOT FRONTAGE (FEET): 78'

BLDG FRONTAGE (FEET): 61'

AWNING YES ___ NO IS AWNING BACKLIT? YES ___ NO ___

HEIGHT OF AWNING: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? ___

*** TENANT BLDG. FRONTAGE (IN FEET) 25' x 1.5 = 37.5'

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

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: Jae Chang

DATE: 08-20-99

$3.5 \times 4.5 = 15.75'$

ok

37.5'

00010737

CERTIFICATE OF INSURANCE

Issue date: 9-14-99

Producer
 Surplex Underwriters, Inc.
 P. O. Box 998
 Portland ME 04104-0998

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

Insured
 PORTLAND WEST NEIGHBORHOOD
 PLANNING COUNCIL, SHCE
 STRING THEATER, INC. ATIMA
 181 BRACKETT STREET
 PORTLAND ME 04102

Company letter A PENN-AMERICA INS CO
 Company letter B
 Company letter C
 Company letter D
 Company letter E

COVERAGES This is to certify that 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 Lt	Type of Insurance	Policy number	Policy Effective	Policy Expire	ALL LIMITS IN THOUSANDS	
A	GENERAL LIABILITY X Commercial General Liab. Claims made X Occurrence - Owner's & contractors protective - -	PAC6097879	3-16-99	3-16-00	General aggregate.....	\$2000
					Products-completed operations aggregate..	\$1000
					Personal & advertising injury....	\$1000
					Each occurrence.....	\$1000
					Fire damage (any one fire).....	\$50
					Medical expense (any one person).....	\$5
	AUTOMOBILE LIABILITY - Any auto - All owned autos - Scheduled autos - Hired autos - Non-owned autos - Garage liability -				CSL	\$
					Bodily Injury (per person)	\$
					Bodily Injury (per accident)	\$
					Property damage	\$
	EXCESS LIABILITY - Umbrella form - Other than umbrella form -				Each occurrence	Aggregate
					\$	\$
	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY				Statutory	
					\$ (each accident)	
					\$ (disease-policy limit)	
					\$ (disease-each empl.)	
	OTHER - -					

Description of operations/locations/vehicles/special items

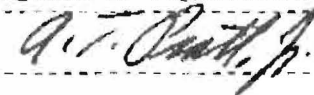
PROPERTY OWNERS - 251 DANFORTH STREET
 PORTLAND, MAINE
 FOUR UNIT APARTMENT AND MERCANTILE OCCUPANCY

Erection of a Sign

Certificate holder
 CITY OF PORTLAND
 PORTLAND POLICE DEPARTMENT
 CITY MANAGER'S OFFICE
 ATTN NADINE FAX 874-8889 874
 PORTLAND ME 04101 874

CANCELLATION Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail N/A 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

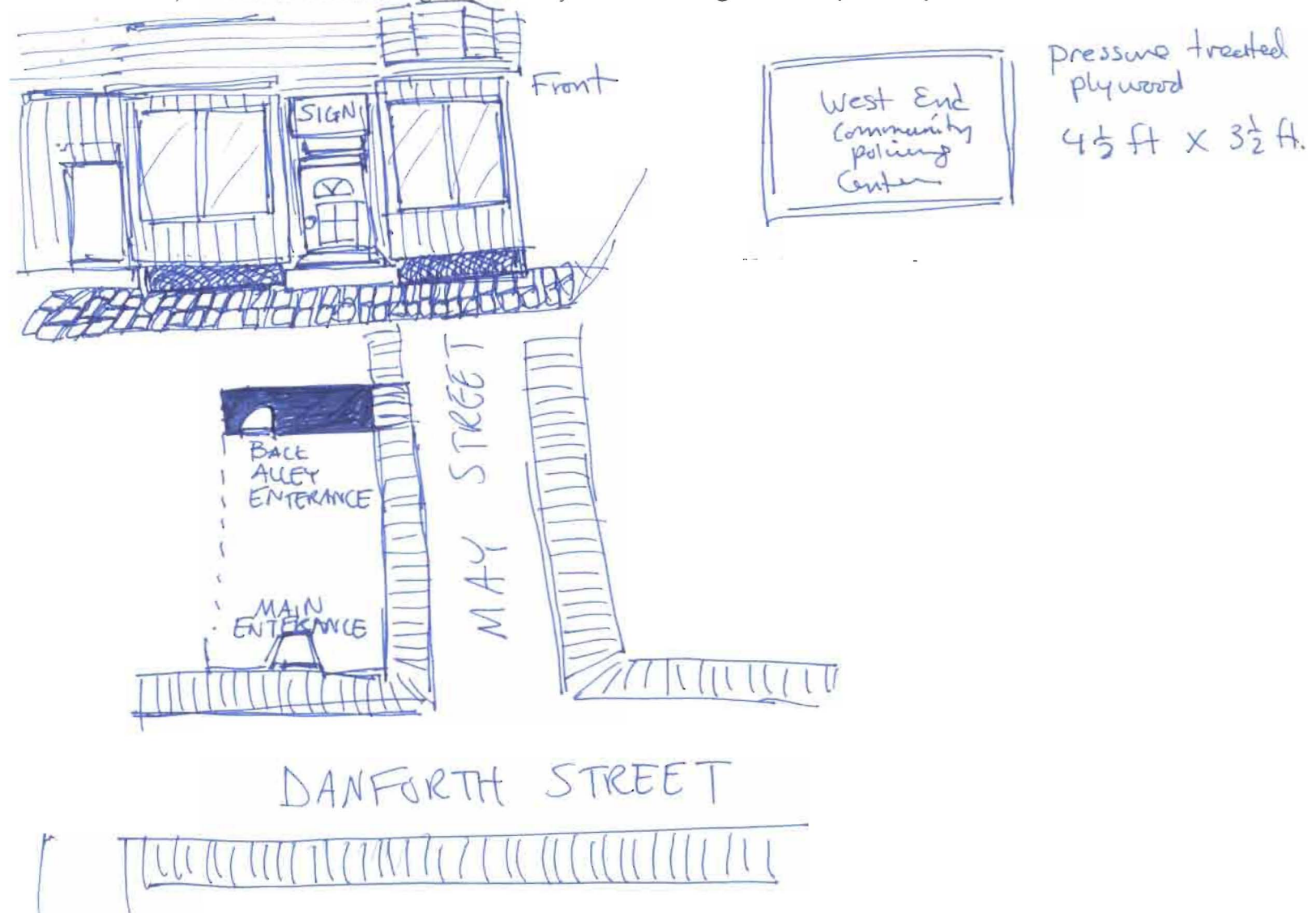


- 1.) Street view looking north showing the three story structure of the property with two storefronts at the sidewalk.



In this doorway

- 2.) Street view looking west on May Street showing the densely developed nature of the area.





Portland West Neighborhood Planning Council

181 BRACKETT STREET
PORTLAND, MAINE 04102

TELEPHONE 207-775-0105
FAX 207-780-1701

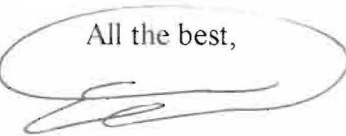
Aug 20th, 1999

Tae Chong
Community Policing Coordinator
251 Danforth Street
Portland, ME 04102

Dear Tae,

Without question, hesitation, or trepidation Portland West grants the Community Policing Center at 251 Danforth Street permission to hang or post a sign anywhere on the outside walls of the Center. Can't wait to see it glisten in the sun.

All the best,



Ethan Strimling
Executive Director

cc. Cynthia Cave, *President*, Portland West

BUILDING PERMIT REPORT

DATE: 19 Sept. 99 ADDRESS: 251A Danforth St. CBL: 057-G-024

REASON FOR PERMIT: Signage

BUILDING OWNER: Portland West

PERMIT APPLICANT: _____ /Contractor _____

USE GROUP Signage CONSTRUCTION TYPE _____

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

This permit is being issued with the understanding that the following conditions are met: X1, 34

Approved with the following conditions: _____

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- 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 dampproofing 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)

shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits the apartment to the building exterior with no communications to other apartment units. (Section 1010.1) Enclosures shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closing devices for three stories in height requirements for fire rating is two (2) hours.) (Section 710.0) Enclosures shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic fire extinguishers. (Table 302.1.1) 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.

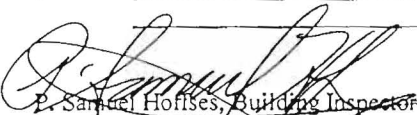
A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

The Fire Alarm System shall maintained to NFPA #72 Standard.

The Sprinkler System shall maintained to NFPA #13 Standard.

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 be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- 35. _____
- 36. _____
- 37. _____
- 38. _____



P. Samuel Hoffses, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

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