

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

Location of Construction: 23 Ocean Ave		Owner: Friends of Day One (previous owner)		Phone:		Permit No: 980293	
Owner Address:		Lessee/Buyer's Name: Stephen Sewall		Phone:		Business Name:	
Contractor Name: Sewall Associates		Address: P.O. Box 6610 Portland, ME 04101		Phone: 774-4755		Permit Issued: MAR 3 1 1998	
Past Use: Office		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$ 26.40	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Erect Signage 32 Sq Ft				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: Special Zone or Reviews:	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		<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: Mary Gresik		Date Applied For: 26 March 1998				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	

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: Steve Sewall ADDRESS: DATE: 26 March 1998 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



COMMENTS

4-24-98 Sign has been put up

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 30 MAR 98 ADDRESS: 23 OCEAN AVE. (129-G-001)
REASON FOR PERMIT: Signage. (Pole)
BUILDING OWNER: Friends of Day one
CONTRACTOR: Sewall Assoc.
PERMIT APPLICANT: Steve Sewall
USE GROUP _____ BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1 *29

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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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 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 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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.
13. 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.
14. 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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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):

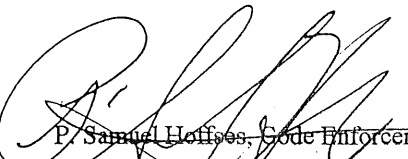
- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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)
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. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.

* 29. Signage must have proper Foundation To prevent a turn moment - The 6'x6 poles should be placed in concrete - To prevent The sign From Turning.

31. _____
32. _____



P. Samuel Hoffes, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



ALLMERICA FINANCIAL®
HANOVER INSURANCE

08

**HANOBUSINESS POLICY
DECLARATIONS**

NEW POLICY

POLICY NUMBER ODP 5542651-00	POLICY PERIOD FROM 03/05/98 TO 03/05/99	COVERAGE IS PROVIDED IN THE MASSACHUSETTS BAY INSURANCE CO	AGENCY CODE 360677800
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NAMED INSURED AND ADDRESS

AGENT

ITEM 1.
STEPHEN SEWALL
41 NORWOOD STREET
PORTLAND, MAINE 04103

TELEPHONE: 207-854-9745
PRATT INS AGCY INC
PO BOX 439
WESTBROOK, ME 04098

ITEM 2. POLICY PERIOD: FROM 03/05/98 TO 03/05/99 BEGINNING AND ENDING AT 12:01 AM STANDARD TIME AT THE LOCATION OF THE DESIGNATED PREMISES.

ITEM 3. THE NAMED INSURED IS INDIVIDUAL.
ITEM 4. MORTGAGEE: PEOPLE'S HERITAGE BANK
P.O. BOX 9540
04112 LOC 001 BLDG 01

ISAA ATIMA
PORTLAND, MAINE

ITEM 5. BUSINESS OF THE NAME INSURED: OFFICE.

ITEM 6. IN CONSIDERATION OF THE PREMIUM, INSURANCE IS PROVIDED THE NAMED INSURED WITH RESPECT TO THOSE PREMISES DESCRIBED IN THE SCHEDULE BELOW AND WITH RESPECT TO THOSE COVERAGES AND KINDS OF PROPERTY FOR WHICH A SPECIFIC LIMIT OF LIABILITY IS SHOWN, SUBJECT TO ALL OF THE TERMS OF THIS POLICY INCLUDING FORMS AND ENDORSEMENTS MADE A PART HEREOF:

SCHEDULE

DESCRIBED PREMISES:
NO. 1. 23 OCEAN AVE, PORTLAND , ME 04103
NO. 2.

LIMITS OF INSURANCE								COVERAGE
LOC NO	BLDG NO	LOC NO	BLDG NO	LOC NO	BLDG NO	LOC NO	BLDG NO	
1	1							
\$125,000								BUILDING
								BUS PERS PROP
ACT. BUS. LOSS SUSTAINED NOT EXCEEDING 12 CONSECUTIVE MOS.								LOSS OF INCOMI
\$10,000. ON PREMISES / \$2000. OFF PREMISES								MONIES & SEC
DEDUCTIBLE - \$250. UNLESS OTHERWISE SPECIFIED UNDER ITEM 7.								

LIMITS OF INSURANCE

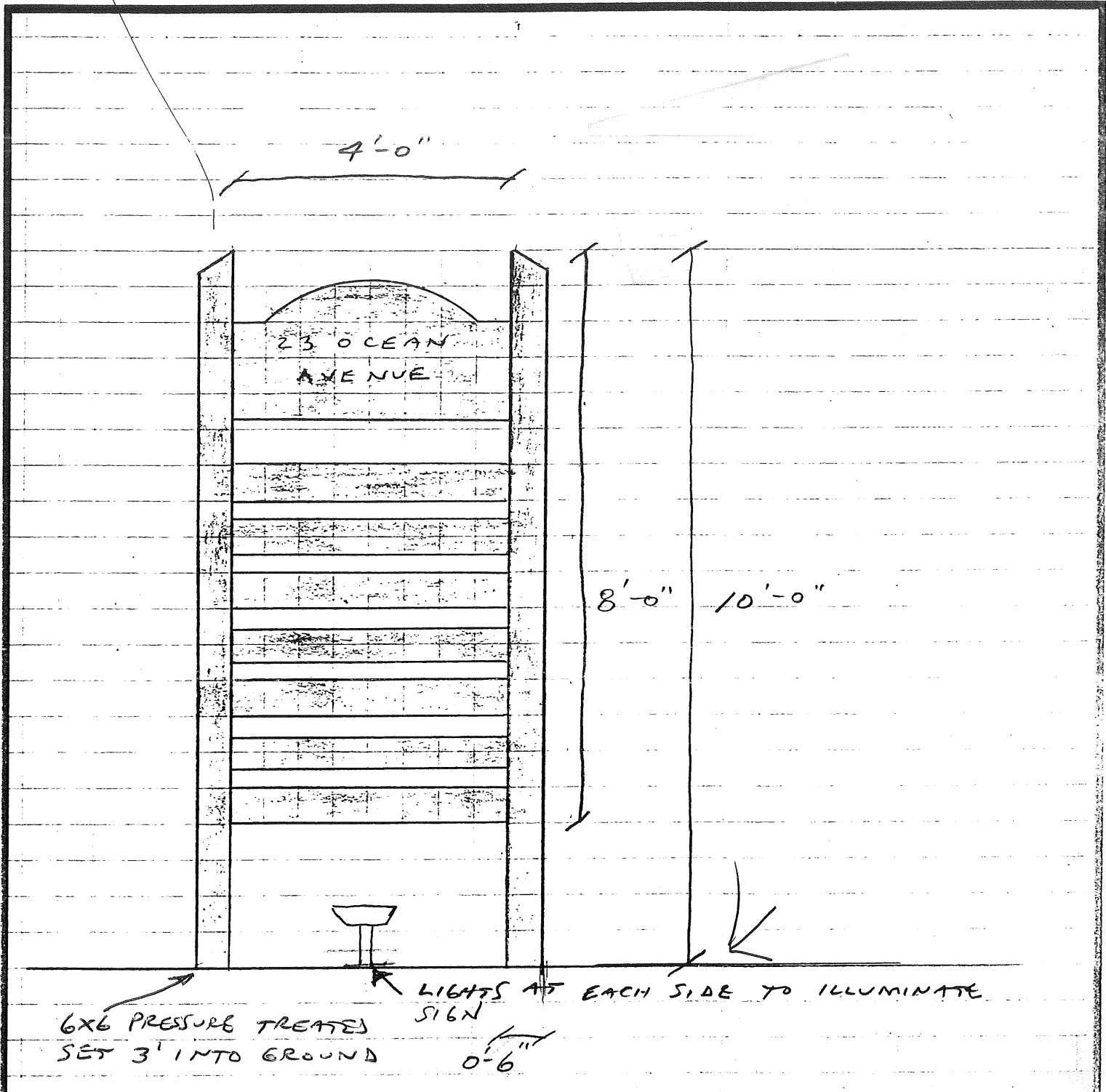
COVERAGE

LIABILITY AND MEDICAL PAYMENTS

EXCEPT FOR FIRE LEGAL LIABILITY, EACH PAID CLAIM FOR THE FOLLOWING COVERAGES REDUCES THE AMOUNT OF INSURANCE WE PROVIDE DURING THE APPLICABLE ANNUAL PERIOD. PLEASE REFER TO PARAGRAPH D.4. OF THE BUSINESSOWNERS LIABILITY COVERAGE FORM.

\$1,000,000	LIABILITY AND MEDICAL EXPENS
\$5,000 EACH PERSON	MEDICAL EXPENSES
\$50,000 ANY ONE FIRE OR EXPLOSION	FIRE LEGAL LIABILITY

CONTINUED ON NEXT PAGE



	B1-Single tenant lds	Shoan
Area	32' max	32'
height	16'	10'
SIGNAGE	Setback corner lot	
	provision	

PLEASE ANSWER ALL QUESTIONS

LESS THAN ACRE

ADDRESS: 23 OCEAN AVENUE ZONE: B-1

OWNER: STEPHEN SEWALL

APPLICANT: STEPHEN SEWALL

ASSESSOR NO.: 129-G-001

SINGLE TENANT LOT? YES _____ NO

MULTI-TENANT LOT? YES NO _____

FREESTANDING SIGN? (ex. pole sign..) YES NO _____ DIMENSIONS SIGN AREA 4' x 8' = 32'

MORE THAN ONE SIGN? YES _____ NO DIMENSIONS _____

BLDG. WALL SIGN? (attached to bldg) YES _____ NO DIMENSIONS _____

MORE THAN ONE SIGN? YES _____ NO DIMENSIONS _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: NONE

LOT FRONTAGE (FEET) 98' ON OCEAN AVE, 124' ON HERSHEY

BLDG FRONTAGE (FEET) 18' ON OCEAN AVE

AWNING YES _____ NO IS AWNING BACKLIT? YES _____ NO

HEIGHT OF AWNING: _____

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

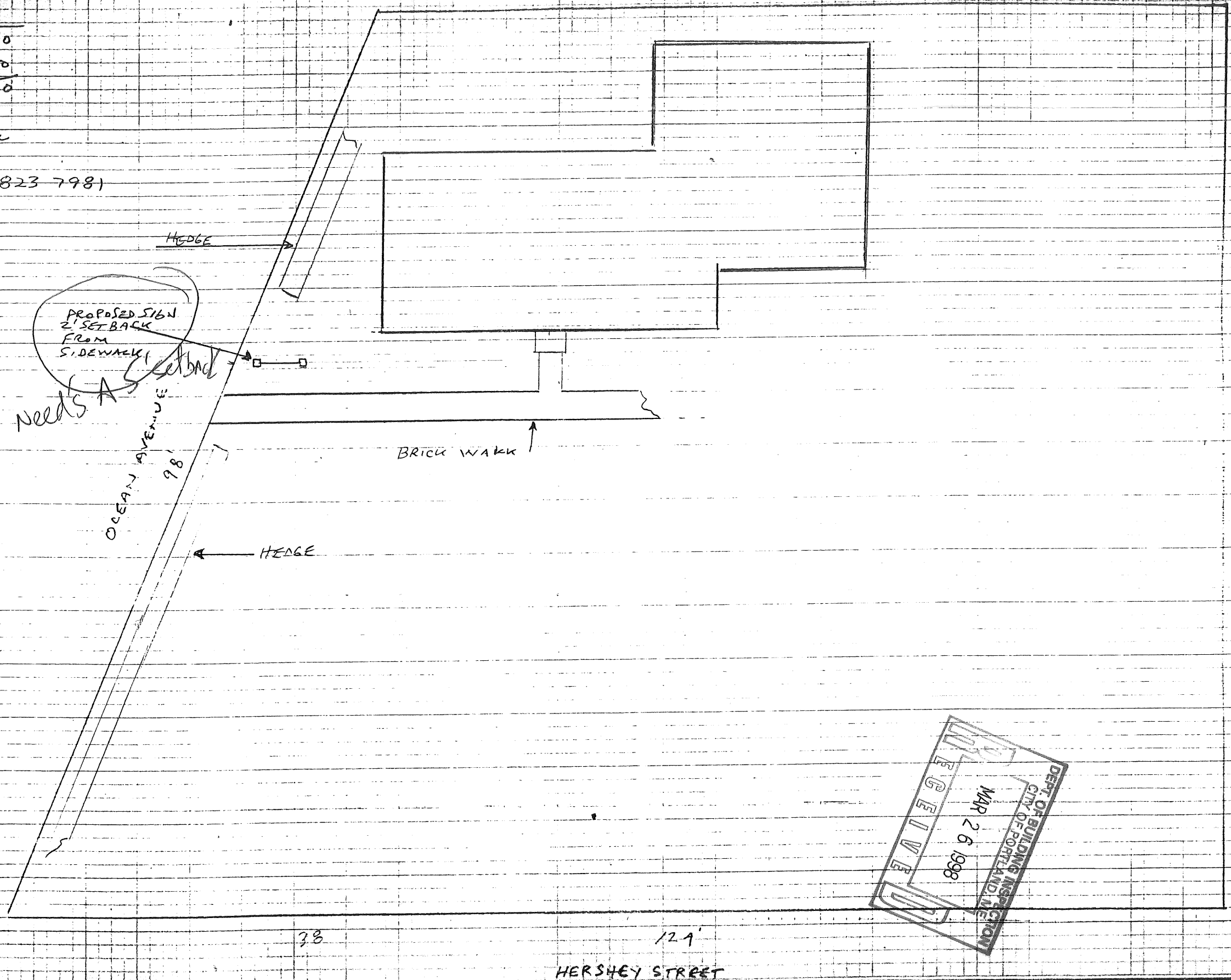
A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW

SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF THE

PROPOSED SIGNS ARE ALSO REQUIRED.

LOT SIZE
86 x 90 = 7740
38 x 90/2 = 1710
9450

STEPHEN SEWAK
774-4755
VOICE PAGER 823 7981



PROPOSED SIGN
2' SETBACK
FROM
SIDEWALK

Needs A Setback

OCEAN AVENUE
98'

BRICK WALK

HERSHEY STREET

RECEIVED
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 26 1998