

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

Location of Construction: 190 Riverside St. 04103		Owner: Bounty Realty/Boulos Co.		Phone: 871-1290		Permit No: 000382	
Owner Address: Same		Lessee/Buyer's Name: Bak Block		Phone:		BusinessName:	
Contractor Name: Spectrum Signs		Address: 445 Elm St. Us. Rt.1 Biddeford 04005		Phone: 294-6388		Permit Issued: APR 27 2000	
Past Use: Tax Accountant Office		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$ 39.60	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Remove 2 - 2x12 Channell Letter Signs and Replacing them with 2- 3x8 signs				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: GD		Date Applied For: GD April 20, 2000					

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..

***** Please Call Eric at 294-6388 For P/U*****

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

April 20, 2000

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

PERMIT ISSUED
WITH REQUIREMENTS

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: 

PERMIT ISSUED
WITH REQUIREMENTS
CITY OF PORTLAND

COMMENTS

5/9/00 Signage completed as in plans. Close permit JK

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 26 APRIL 2000 ADDRESS: 190 Riverside ST. CBL: 267-A-605
REASON FOR PERMIT: Replace 2 signs - 2 new signs
BUILDING OWNER: Bounty Realty/Boulos Co.
PERMIT APPLICANT: CONTRACTOR Spectrum Signs
USE GROUP: Signage CONSTRUCTION TYPE: _____ CONSTRUCTION COST: _____ PERMIT FEES: 39.60

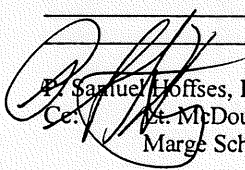
The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *35

- ✓ 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) "**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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
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". 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". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". 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 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/1999), 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 be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and 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/1999)
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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 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 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


P. Samuel Hoffses, Building Inspector
C. McDougall, PFD
Marge Schmuckal, Zoning Administrator

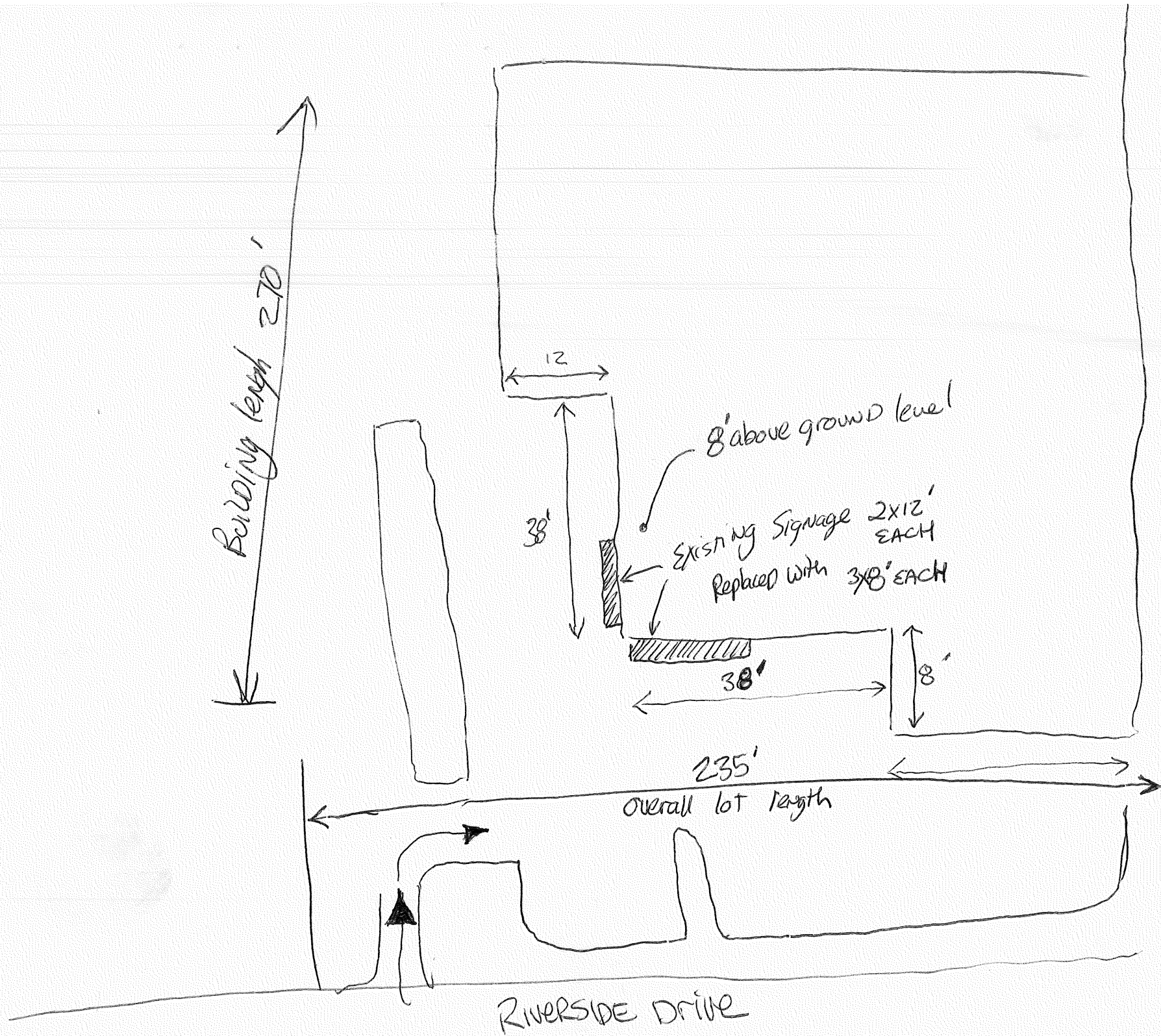
PSH 1/26/00

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

*****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**

****** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL,(AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.**



SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 190 Riverside Drive ZONE: B-4

OWNER: Prop mgr Barros Co. Amy Bortz

APPLICANT: Spectrum Signs

ASSESSOR NO. 267-A-5

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 3x8 : 24"

(attached to bldg)

MORE THAN ONE SIGN? YES ☒ NO ☐ DIMENSIONS 3x8 = 24"

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: 2x12 Raceway mounted 48" total
channel letters

LOT FRONTAGE (FEET): _____

BLDG FRONTAGE (FEET): _____

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) 38' x 15' = 57' ea side

*** **REQUIRED INFORMATION**

see drawings

AREA FOR COMPUTATION

OVER 150
front frontage

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: [Signature] DATE: 4-20-2000

INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

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

1. Certificate of Liability listing the City as additional insured. *needed*
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. *NA*
8. UL # required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit. *UL #1's
053868
053867*

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 \$1,000.00.

*Date of mfg
3-30-2000*

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.

**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.

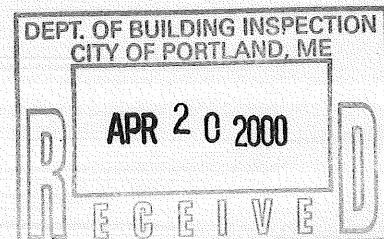
NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

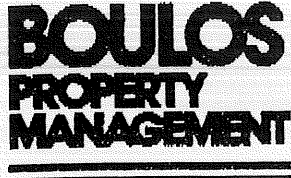
Location/Address of Construction (include Portion of Building): <div style="font-size: 1.2em; font-family: cursive;">190 RIVERSIDE STREET Front Portion</div>		
Total Square Footage of Proposed Structure <div style="font-size: 1.2em; font-family: cursive;">NA</div>	Square Footage of Lot <div style="font-size: 1.2em; font-family: cursive;">NA</div>	
Tax Assessor's Chart, Block & Lot Number Chart# <div style="font-size: 1.2em; font-family: cursive;">267</div> Block# <div style="font-size: 1.2em; font-family: cursive;">A</div> Lot# <div style="font-size: 1.2em; font-family: cursive;">C05</div>	Owner: <div style="font-size: 1.2em; font-family: cursive;">Bounty Realty</div>	Telephone#: <div style="font-size: 1.2em; font-family: cursive;">871-1290</div>
Owner's Address: <div style="font-size: 1.2em; font-family: cursive;">Same</div>	Lessee/Buyer's Name (If Applicable) <div style="font-size: 1.2em; font-family: cursive;">H & R Block</div>	Total Sq. Ft. of Sign Fee <div style="font-size: 1.2em; font-family: cursive;">2 Signs 24" EACH \$39.60</div>
Proposed Project Description: (Please be as specific as possible) <div style="font-size: 1.2em; font-family: cursive;">Remove 2'x12" CHANNEL LETTERS/ 2 SETS. Install 3X8(2) Signs in their PLACE</div>		
Contractor's Name, Address & Telephone <div style="font-size: 1.2em; font-family: cursive;">Spectrum Signs 445 Elm St. US RT. 1 Biddeford</div>		
Current Use: <div style="font-size: 1.2em; font-family: cursive;">Tax office</div>		Proposed Use: <div style="font-size: 1.2em; font-family: cursive;">Same</div>

Signature of applicant: <div style="font-size: 1.2em; font-family: cursive;">[Signature]</div>	Date: <div style="font-size: 1.2em; font-family: cursive;">4/20/00</div>
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Signage Permit Fee: \$30.00 plus .20 per square foot of signage

* Please call for Pickup
294-6388
Eric





One Canal Plaza
Portland, ME 04101
(207) 871-1290
Fax: (207) 772-2647
www.boulds.com

March 20, 2000

Ms. Theresa J. McDaniels
Project Manager
H & R Block, Inc.
4400 Main Street
Kansas City, MO 64111

RE: Signage Approval
190 Riverside Street, Portland, Maine

Dear Ms. McDaniels:

This letter serves as the Landlord's permission to replace the existing building signage at the above-referenced property with the signage as shown on the enclosed specification providing all the holes caused by the installation of your existing signs are filled with a material that matches the brick facade and providing all connections to the building related to the new signs are weather tight and water resistant.

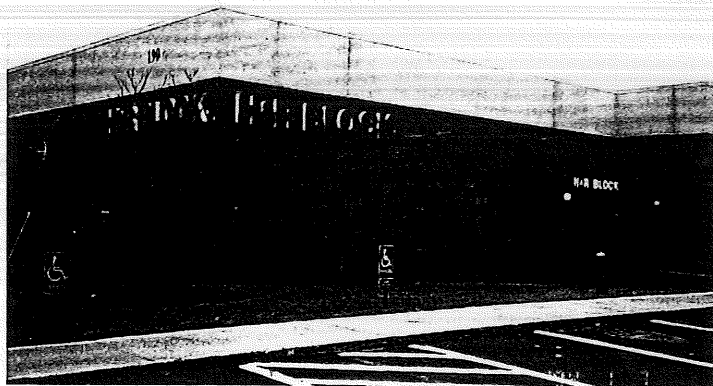
Please do not hesitate to contact me at (207) 871-1290 if I can be of further assistance to you in this or any other matter.

Sincerely,

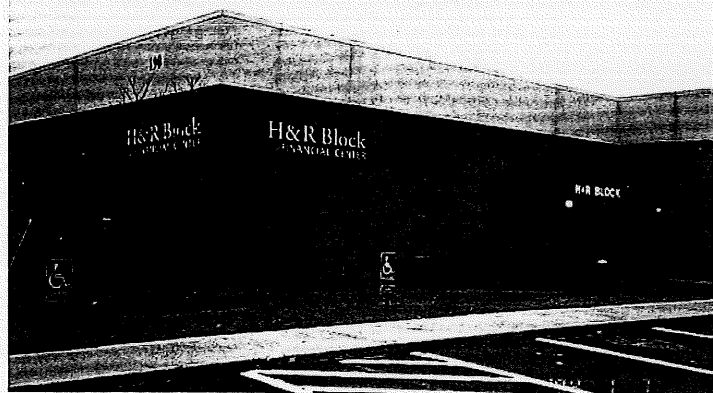
A handwritten signature in black ink, appearing to read "Amy R. Booth".

Amy R. Booth
Vice President

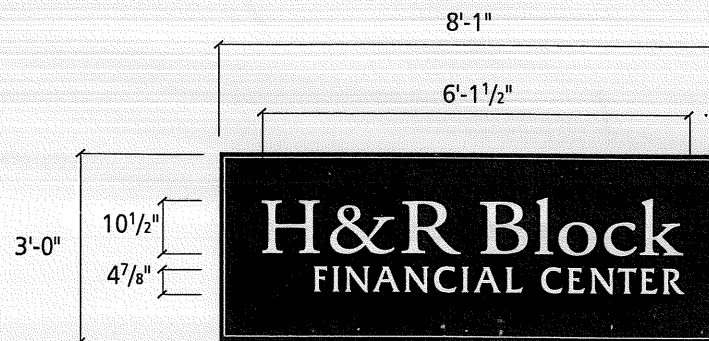
Enclosure



- (A) (B)** REMOVE & SCRAP (2) SETS OF EXISTING LETTERS
24 SQ. FT. EACH



PROPOSED SIGN INSTALLED



- (A) (B)**

MANUFACTURE & INSTALL (2) S/F ILLUM. EXTRUDED ALUM. WALL SIGN 3'-0" H x 8'-1" W
PAINTED SEMI GLOSS BLACK
1/8" ALUM. FACE ROUTED, PAINTED SEMI GLOSS BLACK &
BACKED UP WITH WHITE PLEX
LOGO PLEX WITH VINYL OVERLAYS PER COLOR SPECS

CONNECT TO EXISTING/ PROVIDED 120V SERVICE

COLOR SPECS



PMS#485 PMS#307

**WILLEY
BROTHERS**
10 Main Street, Rochester, NH 03839

ADDITIONAL NOTES:



5058 Route 13 North at PA Turnpike
Bristol, PA 19007
Tel. (215)781-8500 Fax (215)781-0400

This is an original unpublished drawing, created by East Coast Sign Advertising Co., Inc.. It is submitted for your exclusive use, in connection with a project being planned by East Coast Sign Advertising Co., Inc.. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. This drawing is property of East Coast Sign Advertising Co., Inc..

Project Name:		H & R Block 190 Rivers Portland, ME	Date Drawn:	2.18.00
Sheet Title:			Drawn By:	RJM
Project No.:		#12918	Scale:	1/2"=1'
Drawing No.:			Sheet No.:	1 of 3



CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

4/20/00

PRODUCER

NORMAND M. METHOT INS. AGENCY
P.O. BOX 387
BIDDEFORD ME 04005

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 **AZURICH INS. GROUP**COMPANY
LETTER **B**COMPANY
LETTER **C**COMPANY
LETTER **D**COMPANY
LETTER **E**

INSURED

ERICK MICHAUD
D/B/A SPECTRUM SIGNS
445 ELM STREET
BIDDEFORD ME 04005

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
A X	GENERAL LIABILITY	PAS03213658301	11/8/99	11/8/00	GENERAL AGGREGATE \$ 2,000,000.
	COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG. \$ 2,000,000.
	CLAIMS MADE OCCUR.				PERSONAL & ADV. INJURY \$ 1,000,000.
	OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE \$ 1,000,000.
					FIRE DAMAGE (Any one fire) \$
					MED. EXPENSE (Any one person) \$ 50,000.
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	ANY AUTO				BODILY INJURY (Per person) \$
	ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS				PROPERTY DAMAGE \$
	HIRED AUTOS				
	NON-OWNED AUTOS				EACH OCCURRENCE \$
	GARAGE LIABILITY				AGGREGATE \$
	EXCESS LIABILITY				STATUTORY LIMITS
	UMBRELLA FORM				EACH ACCIDENT \$
	OTHER THAN UMBRELLA FORM				DISEASE—POLICY LIMIT \$
					DISEASE—EACH EMPLOYEE \$
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				
OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE HOLDER

CITY OF PORTLAND
ALSO ADDITIONAL INSURED

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 15 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