

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND****BUILDING INSPECTION  
PERMIT**

Permit Number: 021362

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Vance John B &/Sign Designhas permission to install two signs - 12sf and 32sfAT 7 Newcomb St

CBL 303 C017001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

## OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

**PERMIT  
DENIED****PERMIT  
DENIED**

Director - Building &amp; Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0014	Issue Date:	CBL: 303 C017001
-----------------------	-------------	---------------------

**PERMIT  
DENIED**

Location of Construction: 7 Newcomb St	Owner Name: Vance John B &	Owner Address: 393 Warren Ave	Phone:
Business Name:	Contractor Name: Sign Design	Contractor Address: 306 Warren Ave Portland	Phone: 2078562600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone:

Past Use:	Proposed Use: Telephone Installer for cars: install 2 wall signs	Permit Fee:	Cost of Work: \$0.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Install 1 2' x 6' wall sign and 1 4' x 8' wall sign.	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: kwd	Date Applied For: 12/12/2002	<b>Zoning Approval</b>		
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..		<b>Special Zone or Reviews</b> <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"/> Date:	<b>Zoning Appeal</b> <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 Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

## 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-1362	Issue Date:	CBL: 4024 303 C017001
-----------------------	-------------	--------------------------

Location of Construction: 7 Newcomb St	Owner Name: Vance John B &	Owner Address: 393 Warren Ave	Phone:
Business Name:	Contractor Name: Sign Design	Contractor Address: 306 Warren Ave Portland	Phone: 2078562600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-4

Past Use: 1980 - C060 for wholesale Automobile	Proposed Use: install two signs - 12sf and 32sf sign - now retail/service use	Permit Fee: \$3,173.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: install two signs - 12sf and 32sf Needs A change of use futg 12/3/02 → spoke to Roger Flannery (Land Design) he was supposed to get A change of use permit		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: U Type: Sign BOCA 99 Signature: gm	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: tmm	Date Applied For: 12/12/2002	<b>Zoning Approval</b>
-------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/>	<b>Zoning Appeal</b> <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 Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	<p>1/6/04 → never Done Permit Void</p>		

## CERTIFICATION

I, the undersigned, being duly sworn, certify that the proposed work is authorized by the owner of record and that I am his authorized agent and I agree to conform to all applicable laws of this City. If the permit is issued, I certify that the code official's authorized representative will enforce the provision of the code(s) applicable to the proposed work.

ADDRESS	DATE	PHONE
	DATE	PHONE

Scanned

Did This HAVE A  
change of use?  
NO



THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE  
PERMIT IS ISSUED

## SIGNAGE APPLICATION

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

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

If 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: <u>7 Newcomb St.</u>		
Total Square Footage of Proposed Structure (A) <u>125 sq ft</u> (B) <u>325 sq ft</u> <u>44</u>		Square Footage of Lot <u>80' X 200' +/- 16000 sq ft +/-</u>
Tax Assessor's Chart, Block & Lot Number Chart# <u>303</u> Block# <u>C</u> Lot# <u>017</u>	Owner: <u>Ralph Vance</u> <u>John Vance</u> <u>383 Warren Ave</u> <u>Portland ME 04103</u>	Telephone #: <u>797-2891</u>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>Nat Verril</u> <u>Advanced Wireless Services</u> <u>7 Newcomb St.</u> <u>Portland ME</u>	Total s.f. of signs <u>44</u> x <u>10</u> <u>44</u> plus \$30.00 TOTAL \$ <u>474.00</u>
Current use: <u>Phone Installer (Carr)</u> Proposed use: <u>—</u>		
Project description: <u>1) 2x6 s/s Wall Sign - 1) 4x8 s/s Wall Sign</u>		
Applicants Name, Address & Telephone: <u>Advance Wireless Services</u> <u>878-2800</u> <u>7 Newcomb St. Portland Me. 04103</u>		
Contractor's Name, Address & Telephone: <u>Sign Design Inc.</u>		
Who shall we contact when the permit is ready: <u>Sign Design Roger</u>		
Telephone: <u>856-2600</u>		
If you would like it mailed, what mailing address should we use: <u>P.O. Box 207</u> <u>Westbrook Me. 04098</u>		

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

DEC 10 2002

Rec'd By: RECEIVED

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

If the property is located in a HISTORIC DISTRICT, a separate sketch is required indicating the design, dimensions, construction materials and source of illumination if any. A photograph of the building façade should be submitted, showing where each sign is to be installed.

**Certification**

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: 	Date: <i>10 Nov 2002</i>
---	--------------------------

**Sign Permit Fee: \$30.00 plus \$0.20 per square foot.**

*A building permit is also required for any awning based on cost of work-\$30.00 for the first \$1,000.00 and \$6.00 for each additional \$1,000.00*

**BY FILLING OUT THIS APPLICATION IS DOES NOT MEET THAT  
YOU WILL BE APPROVED FOR THE AMOUNT OF SIGNAGE YOU  
ARE APPLYING FOR**

**IT IS SUGGESTED THAT YOU DO NOT ORDER ANY SIGNAGE UNTIL  
YOU HAVE RECEIVED YOUR SIGN PERMIT THAT HAS BEEN  
SIGNED BY THE BUILDING, ZONING AND POSSIBLE HISTORICAL  
OFFICIALS OF THIS OFFICE**

Application ID Number: 2-1362

Delete

Save

Close

Department: Building

Status: Approved with Conditions

Reviewer

Tammy Munson

Comments:

Approval Date

12/12/2002

Given On Date

☒ OK to Issue Permit

Name

Tammy Munson

Date

12/12/2002

Date 2

Conditions Section:

Add New  
Condition From

Add New Condition

Delete Condition

Signage Installation to comply with Chapter 31 BOCA 1999



Create Date: 12/12/2002

By

gg

Update Date:

12/12/2002

By

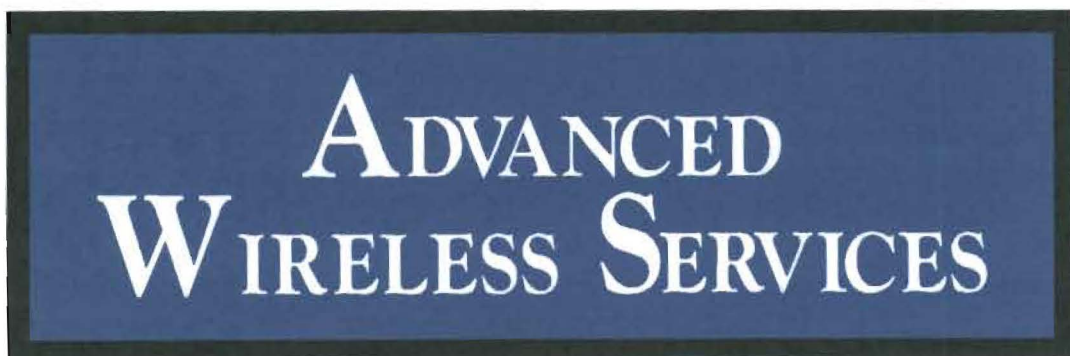
tmm



**4 X 8 SINGLE SIDED WALL SIGN**



**2 X 6 SINGLE SIDED WALL SIGN**



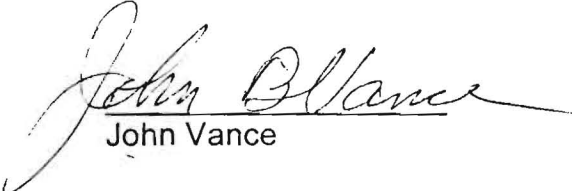
John B. & Joan A. Vance  
383 Warren Avenue  
Portland, ME 04103  
207 797-2891


December 2, 2002

To Whom It May Concern:

Permission has been given to Nathaniel Verrill d/b/a Advanced Wireless to install signs on the building.

John & Joan Vance, owners

  
John Vance

  
Joan Vance





110'  
Total Building

Lot size 200'

New Comb St

Lot size 80'

Warren Ave.

## SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 7 Newcomb St. ZONE: B-4

OWNER: Ralph Hanel Advanced wireless 878-2800 (note)

APPLICANT: Sign Design 856-2600

ASSESSOR NO. \_\_\_\_\_

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES ☐ NO ☒ MULTI-TENANT LOT? YES ☐ NO ☒

FREESTANDING SIGN? (ex. Pole Sign) YES ☐ NO ☒ --- DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

MORE THAN ONE SIGN? YES ☐ NO ☒ DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

SIGN ATTACHED TO BLDG.? YES ☒ NO ☐ DIMENSIONS 4x8 325 ft. Proposed

MORE THAN ONE SIGN? YES ☒ NO ☐ DIMENSIONS 2x6 125 ft. Proposed

AWNING: YES ☐ NO ☒ IS AWNING BACKLIT? YES ☐ NO ☒ HEIGHT OFF SIDEWALK \_\_\_\_\_

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT?

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

None

\*\*\* TENANT BLDG. FRONTAGE (IN FEET):

\*\*\* REQUIRED INFORMATION

Warren St. 60 ft  
Newcomb St. 89 ft  
30' x 44' x 2 = 89 ft

AREA FOR COMPUTATION

B-4 (less than 1 acre - 22,400)  
2<sup>nd</sup> or 6<sup>th</sup> of wall size

### YOU SHALL PROVIDE:

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: 12/10/02



## CITY OF PORTLAND, MAINE

### Department of Building Inspections

Dec. 10 2002

Received from Sign Design

Location of Work 150 Riverside 967 A006  
303 Newcomb 303 C017

Cost of Construction \$ 999.00 996 A001

Permit Fee \$ 302.00

Building (IL) 31 Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other 30 signs

CBL: \_\_\_\_\_

Check #: 12973

Total Collected \$ 302.00

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

Key 6



J. Vance

City of Portland  
Inspection Services  
RETURN OF SERVICE

On the 28th day of February, 2005 I made service of the stop work order non-conforming to permit

upon, John Vance, at Maplewood Dance Hall  
on Warren Av  
(A11Rox 312-3206666)



By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_.

By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_.

By (describe other manner of service) \_\_\_\_\_

Signature of Person Making Service

DATED:

John Vance 2/28/05

I have received the above referenced documents

Person Receiving Service

X

X

Refused to sign

\_\_\_\_\_

Unable to sign

John Vance would not sign  
wanted his lawyer to read  
first @

announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

*Street frontage:* The distance for which a lot line of a lot adjoins a public street, from one (1) lot line intersecting said street to the furthest distant lot line intersecting the same street.

*Suspended sign:* A sign that is suspended from the underside of a horizontal plane surface and is supported by that surface.

*Temporary sign:* Any sign, except for a window sign, that is used for a period of not more than thirty (30) days and that is not permanently mounted.

*Wall area:* The area of a wall within a single plane.

*Wall sign:* Any sign parallel and attached to a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one (1) sign surface.

*Window sign:* Any sign, pictures, symbol or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service, that is placed inside a window or upon the interior face of window panes or glass, and is visible from the exterior of the window.

(Ord. No. 252-94, § 2, 4-4-94)

#### **Sec. 14-368. Regulations.**

(a) *Signs allowed on private property with and without permits.* Signs shall be allowed on private property in the city in accordance with, and only in accordance with, Table 1 of section 14-369.5. If the notation "A" appears for a sign type in a column, such sign is allowed without prior approval as provided in this division in the zoning district(s) represented by that column. If the notation "B" appears for a sign type in a column, such sign is allowed only with prior permit approval in the zoning district(s) represented by that column. Special conditions may apply in some cases. If the notation "D" appears for a sign type in a column, such a sign is not allowed in the zoning district(s) represented by that column under any circumstances.

Although permitted under the previous paragraph, a sign designated by an "A" or "B" in Table 1 of section 14-369.5 shall be allowed only if:

- (1) The sum of the area of all building and freestanding signs on the lot conforms with the maximum permitted sign areas for such as determined by the formula for the zoning district in which the lot is located as specified in Table 2 of section 14-369.5; and
- (2) The size, location and number of signs on the lot conform with the requirements of Table 2 of section 14-369.5, which establish permitted sign dimensions by sign type, and with any additional limitations listed therein.

(b) *Permits required.* If a sign requiring a permit under the provisions of this division is to be placed, constructed, erected or modified on a lot, the owner of the lot shall secure a sign construction permit prior to the construction, placement, erection or modification of such a sign in accordance with the requirements of section 14-368.5. In addition, the property owner shall maintain in force at all times a sign construction permit for such sign in accordance with section 14-368.5.

No signs shall be erected in the public right-of-way except in accordance with subsection (e) of this section and the permit requirements of section 14-368.5.

No sign permit of any kind shall be issued for an existing or proposed sign unless such sign is in compliance with the requirements of this division, including those protecting existing signs.

(c) *Design, construction and maintenance.* All signs shall be designed, constructed and maintained in accordance with the following standards:

- (1) All signs shall comply with applicable provisions of the building code and the electrical code of the city at all times;
- (2) Except for banners, flags, temporary signs, portable signs and window signs conforming in all respects with



Advance Wireless

City of Portland  
Inspection Services  
RETURN OF SERVICE

On the 28th day of February, 2005 I made service of the stop work order non-conforming to permit

upon, NATHANIEL VERRILL, at 7 Newcomb St.

☒ By delivering a copy in hand.

☐ By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_.

☐ By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_.

☐ By (describe other manner of service) \_\_\_\_\_

Signature of Person Making Service

DATED:

2/28/05 3<sup>40</sup>PM

Kevin Warrall

I have received the above referenced documents

Person Receiving Service

X

N. Verrill

☐ Refused to sign

☐ Unable to sign

Sign Design

City of Portland  
Inspection Services  
RETURN OF SERVICE

On the 28th day of February, 2005 I made service of the stop work order non-conforming to permit

upon, DIANA OLMS TEAD, at 306 W ARROW ST.

☒ By delivering a copy in hand.

☐ By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_.

☐ By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_.

☐ By (describe other manner of service) \_\_\_\_\_

Signature of Person Making Service

DATED:

2/28/05 3<sup>28</sup> PM

[Signature]

I have received the above referenced documents

Person Receiving Service

☒ Diana M. Olms Tead

☐ Refused to sign

☐ Unable to sign



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Lee Urban- Director of Planning and Development  
Aaron Shapiro- Director of Housing and Neighborhood Services  
Michael J. Nugent- Manager of Inspection Services

February 28, 2005

VANCE JOHN B &  
393 WARREN AVE  
PORTLAND, ME 04103

**CBL: 303 C017001**  
**Located at 7 Newcomb St**

**Hand Delivery**

Dear Vance John B &,

## STOP WORK ORDER

An evaluation of the above-referenced property on 2/24/2005 and 2/25/2005 revealed that the construction of a sign on the property was being done in violation of article 14 section 368 (B) of the Portland Municipal Code; ***“No sign shall be erected in the public right-of-way except in accordance with subsection (E) of this section and the permit requirements of 14-368.5”*** (copy attached)

This is a **STOP WORK ORDER** pursuant to Section 114. of the 2003 International Building Code.

You must submit, within ten (10) days, a site plan which reflects compliance with the required setbacks. Upon approval, relocate the sign in question to the appropriate location.

You may resume construction activity only after establishing that the construction referred to is brought into compliance with Article 14 Section 368(B) of the Municipal Ordinance of the City of Portland and the subsequent lifting of this order. Failure to comply will result in this office referring the matter of the City of Portland Corporation Counsel for legal action and possible civil penalties as provided for in Section 1-15 of the Code and in title 30-A of M.R.S.A. Section 112 of the City of Portland Building Code.

If you wish to discuss the matter, or you have any questions, please feel free to contact me.

Sincerely,

Kevin Carroll @ (207) 874-8708  
Code Enforcement Officer

CC:

- (1) Sign Design
- (2) Advanced Wireless Services



announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

*Street frontage:* The distance for which a lot line of a lot adjoins a public street, from one (1) lot line intersecting said street to the furthest distant lot line intersecting the same street.

*Suspended sign:* A sign that is suspended from the underside of a horizontal plane surface and is supported by that surface.

*Temporary sign:* Any sign, except for a window sign, that is used for a period of not more than thirty (30) days and that is not permanently mounted.

*Wall area:* The area of a wall within a single plane.

*Wall sign:* Any sign parallel and attached to a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one (1) sign surface.

*Window sign:* Any sign, pictures, symbol or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service, that is placed inside a window or upon the interior face of window panes or glass, and is visible from the exterior of the window.

(Ord. No. 252-94, § 2, 4-4-94)

#### **Sec. 14-368. Regulations.**

(a) *Signs allowed on private property with and without permits.* Signs shall be allowed on private property in the city in accordance with, and only in accordance with, Table 1 of section 14-369.5. If the notation "A" appears for a sign type in a column, such sign is allowed without prior approval as provided in this division in the zoning district(s) represented by that column. If the notation "B" appears for a sign type in a column, such sign is allowed only with prior permit approval in the zoning district(s) represented by that column. Special conditions may apply in some cases. If the notation "D" appears for a sign type in a column, such a sign is not allowed in the zoning district(s) represented by that column under any circumstances.

Although permitted under the previous paragraph, a sign designated by an "A" or "B" in Table 1 of section 14-369.5 shall be allowed only if:

- (1) The sum of the area of all building and freestanding signs on the lot conforms with the maximum permitted sign areas for such as determined by the formula for the zoning district in which the lot is located as specified in Table 2 of section 14-369.5; and
- (2) The size, location and number of signs on the lot conform with the requirements of Table 2 of section 14-369.5, which establish permitted sign dimensions by sign type, and with any additional limitations listed therein.

(b) *Permits required.* If a sign requiring a permit under the provisions of this division is to be placed, constructed, erected or modified on a lot, the owner of the lot shall secure a sign construction permit prior to the construction, placement, erection or modification of such a sign in accordance with the requirements of section 14-368.5. In addition, the property owner shall maintain in force at all times a sign construction permit for such sign in accordance with section 14-368.5.

No signs shall be erected in the public right-of-way except in accordance with subsection (e) of this section and the permit requirements of section 14-368.5.

No sign permit of any kind shall be issued for an existing or proposed sign unless such sign is in compliance with the requirements of this division, including those protecting existing signs.

(c) *Design, construction and maintenance.* All signs shall be designed, constructed and maintained in accordance with the following standards:

- (1) All signs shall comply with applicable provisions of the building code and the electrical code of the city at all times;
- (2) Except for banners, flags, temporary signs, portable signs and window signs conforming in all respects with