

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0283	Issue Date: MAR 28	CBL: 408 D002001
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Location of Construction: 1187 Washington Ave	Owner Name: Keef Michelle L & L Paul Jts	Owner Address: 1187 Washington Ave	Phone: 207-797-4557
Business Name: Michelle Keef Studio	Contractor Name: South Portland Sign Studio	Contractor Address: 253 Gray Road Falmouth	Phone: 2078780678
Lessee/Buyer's Name: Michelle Keef	Phone: 207-797-4457	Permit Type: Signs - Permanent	Zone:

CITY OF PORTLAND

Past Use: single family home/home occupation, hair salon	Proposed Use: single family home/home occupation, hair salon	Permit Fee: 3000 \$0.00	Cost of Work: \$668.85	Area 2
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Use Group R-3 Type: 53 300/10/10/10 PERMIT ISSUED WITH REQUIREMENTS		Signature: _____ Signature: _____		

Proposed Project Description:
erect 4 ft. sign for salon
2# revised by plans 3/27/01

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jodinea	Date Applied For: 03/23/2001	Zoning Approval		
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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..	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"/>	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 checked="" 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: <i>OK per revised plans 3/27/01</i>	Date: _____	Date: _____

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

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

01-0233

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

#2 J.B.

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.

NOTE**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: 1187 Washington Ave D4d. 04103		
Total Square Footage of Proposed Structure 4 sq. ft.	Square Footage of Lot 5000 sqft	
Tax Assessor's Chart, Block & Lot Number Chart# 408 Block# D 1 Lot# 2	Owner: Paul & Michelle Keef	Telephone #: 797-4557 *
Lessee/Buyer's Name (If Applicable) _____	Owner's/Purchaser/Lessee Address: Same as above	Cost Of Work: Fee: \$ 668. ⁸⁵ \$ 30.80
Current use: Personal residence Proposed use: An in-home beauty shop		
Project description: 2 SF sign per revised plans		
Contractor's Name, Address & Telephone South Paw Sign Studio Jenny Winslow 253 Gray Rd Falmouth, Me #878-0678		Rec'd By: 3-22 CH

Please check off the following indicating that you have included the below items to expedite the process of this sign application:

- "Certification of Liability" listing the City additionally insured
- Letter of permission from the owner

call when ready

A sketch plan indicating the following:

- Drawing of the property showing all dimensions of the lot
- Location of all buildings and property setbacks from all buildings
- Driveways and abutting streets showing street frontage and any right of ways
- Indicate on drawing the dimensions of all buildings on the lot
- Define in footage the frontage of your business front
- Indicate on drawing of existing signage and dimensions of each sign
- Indicate on drawing all proposed signage and dimension of each sign
- Sign area height and setback of each existing and proposed freestanding sign

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

- Certification of flammability required for awning/canopy at time of application
- UL # required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.

The Provisions of Section 3102.0 of the City's Building Code "The BOCA National Building Code 1999 edition" shall govern the construction, alteration, repair and maintenance of outdoor signs together with the associated appurtenant and auxiliary devices in respect to structural and fire safety. In accordance to section 3102.4.4 of BOCA construction documents and owners consent is all follows; "Before any permit is issued for the erection of a sign, Construction Documents shall be filed with the code official showing the dimensions, materials and required details of construction, including loads, stresses and anchorage. The applications shall be accompanied by the written contract of the owner or lessees of the premises upon which the sign is to erected. NO PERMIT CAN OR WILL BE ISSUED UNLESS THIS INFORMATION IS SBUMITTED AND APPROVED BY THE INSPECTIONS OFFICE.

ELECTRICAL SIGNAGE PERMITS/RESPONSIBILITIES

All sign companies or any persons engaged in the installation, interchange or maintenance of signage in the City of Portland must have the Electrician or Electrical Contractor who provided power to the sign(s) or associated equipment apply for an electrical permit in the Inspections Office.

It is the responsibility of your company to contact your sub-contractor or he owner to inform them of this policy. Whether your company does the final connections, which requires a valid Maine Electricians License or your sub contractor provides this service; permits and inspections shall be required.

Failure to comply with this procedure may result in the denial of sign permits by this office for your company or its representation to install or interchange any future signage in the City of Portland.

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: <i>Michelle Keef</i>	Date: <i>2-5-01</i>
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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

BUILDING PERMIT REPORT

DATE: 24 MARCH 2001 ADDRESS: 1187 Washington Ave. CBL: 408-D-002

REASON FOR PERMIT: 2 SQ. FT. of Signage. per revised plans

BUILDING OWNER: Paul's Michelle Keef

PERMIT APPLICANT: CONTRACTOR South Portland Sign Studio

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$668.85 PERMIT FEES: \$30.80

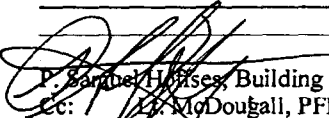
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *37

- *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.
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.
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.
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 and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. 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
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. 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)
25. 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".
26. 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.
27. 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).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. 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).
31. 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)
32. Please read and implement the attached Land Use Zoning report requirements.
33. 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.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. 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. Barthelemy, Building Inspector
 cc: M. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, 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. (You Shall Call for Inspections)**

******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, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

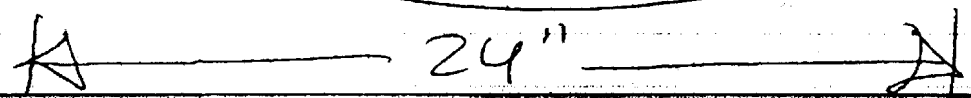
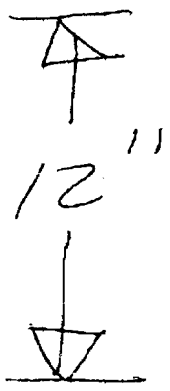
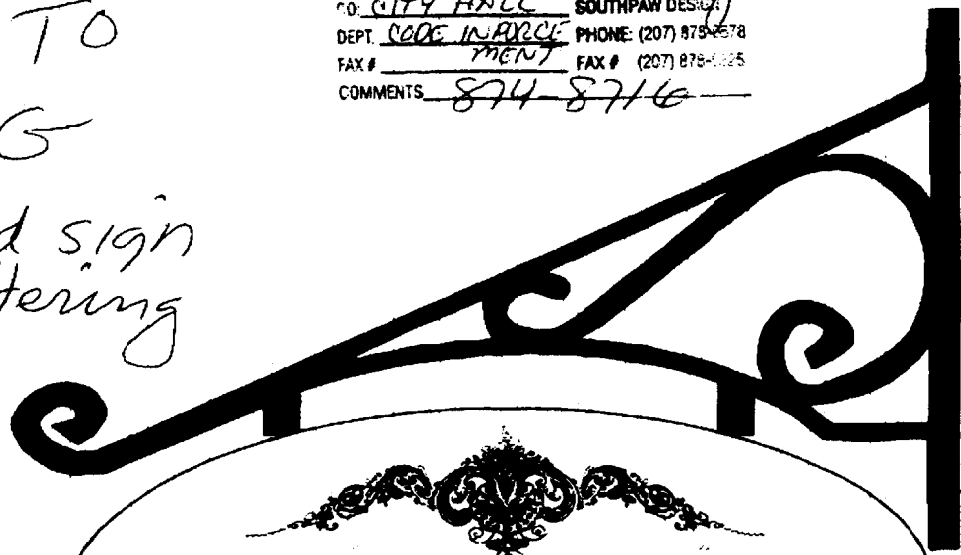
MAR-27-01 09:33 AM SOUTHPAW-DESIGN 207 878 9325 P.01

(ATTACHED)
FIXED TO
BUILDING

Double sided sign
flat vinyl lettering

FAX TRANSMITTAL	# of Pages <u>1</u>
TO: <u>MARGE</u>	FROM: <u>Jenny</u>
CO: <u>CITY HALL</u>	SOUTHPAW DESIGN
DEPT. <u>CODE INARCE</u>	PHONE: (207) 878-9378
FAX # <u>MENT</u>	FAX # (207) 878-9325
COMMENTS <u>874 8716</u>	

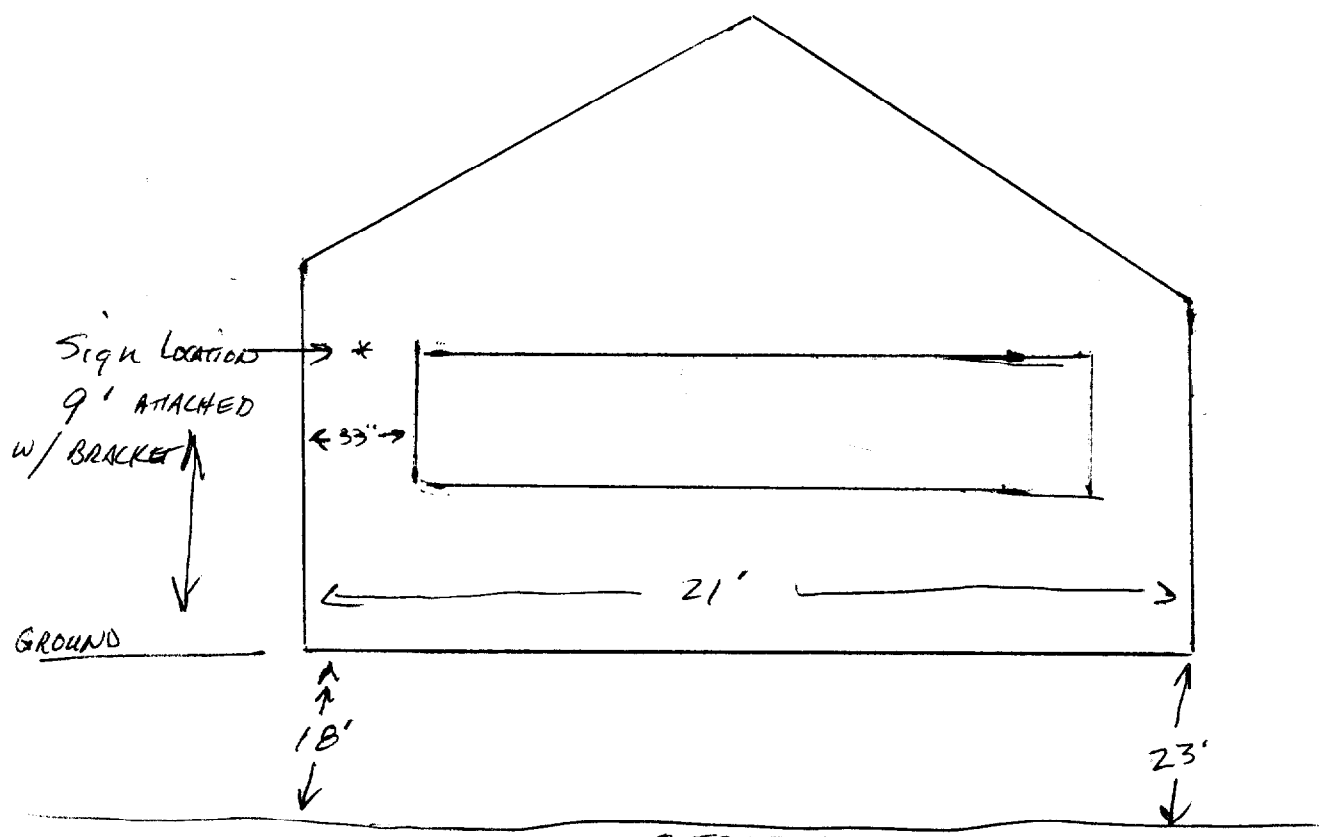
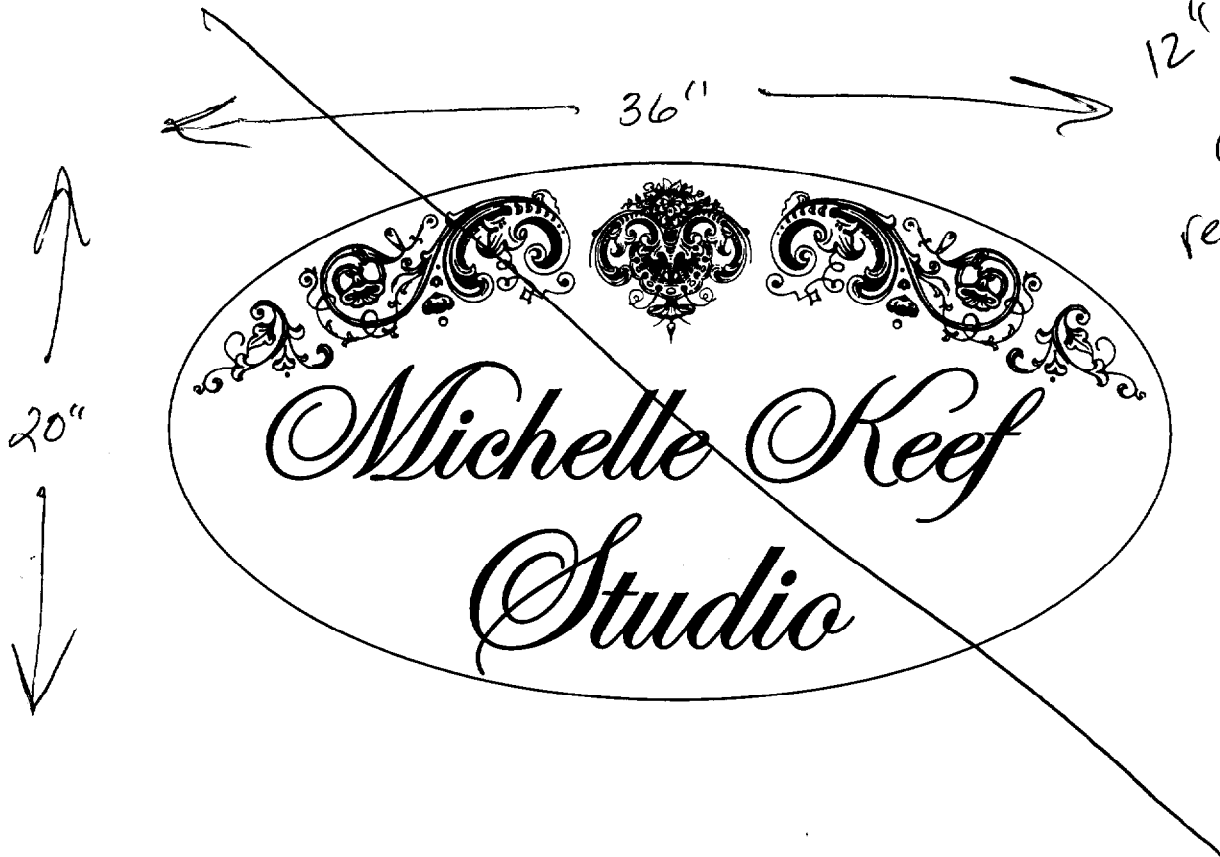
Marge,
Please fax
us permit.
Thank you
SOUTHPAW DESIGN
FAX 878 9325.



White bkgrd
blue letters
received
3/27/01

See Revised

12" x 24"
or 2#
received 3/27/01



FLOOD HAZARD INFORMATION

FILE NUMBER: 17238

FLOOD MAP COMMUNITY NO.: 230051 ZONE: C

ATTORNEY: RICHARD B. KEARSLEY, ESQ. 981174

PANEL: 0007 B DATED: 07/07/97

TITLE COMPANY: MAINE TITLE COMPANY

TITLE REFERENCE

LENDER: PEOPLES HERITAGE SAVINGS BANK

DEED BOOK: 8492 PAGE: 322

OWNER: BARRY & PATRICIA KENNEY

PLAN BOOK: N/A PAGE: N/A LOT(S): N/A

APPLICANT: PAUL & MICHELLE KEET

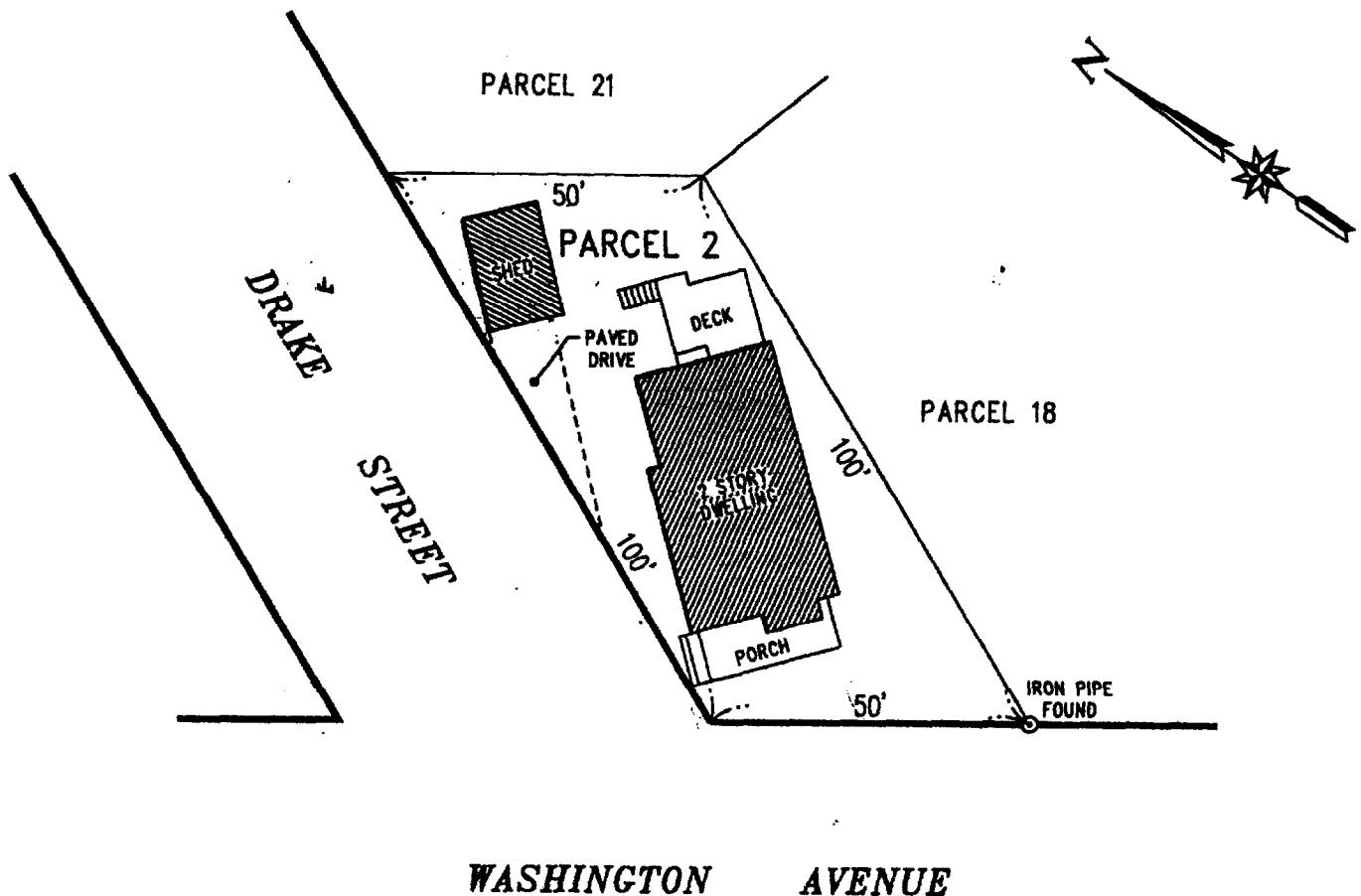
PLAN NUMBER: N/A OF N/A

ASSESSORS MAP

DATE: 10/06/98 SCALE: 1"=30'

MAP: 408 BLOCK: D PARCEL: 2

**MORTGAGE INSPECTION PLAN
1187 WASHINGTON AVENUE, PORTLAND, ME**



**MORTGAGE LENDER
USE ONLY**

THIS IS NOT A BOUNDARY SURVEY.

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED ENCUMBRANCES IN THE RECORDS

DES LAURIERS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS / GIS CONSULTANTS

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 1187 Washington Ave Aptd. 04/03 ZONE: Residential

OWNER: Paul & Michelle Keef

APPLICANT: Michelle Keef

ASSESSOR NO. _____

*Residential
urban Home
occupancy
guidelines
2 ft
max*

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 _____

MORE THAN ONE SIGN? YES NO DIMENSIONS _____

AWNING: YES IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK
IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT?

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

*Revised drawings dated
3/27/01
show 2 ft*

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

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

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: _____

Michelle Keef

DATE: _____

2/5/01



C.E. CARLL AGENCY

8 School Street • PO Box 10 • Gorham, Maine 04038
(207) 839-3371 • 1-800-839-0758 • fax (207)- 839-7050
www.carllinsurance.com

March 16, 2001

Michelle Keef
Michelle Keef Studio
1187 Washington Ave.
Portland, ME 04103

RE: National Grange Mutual Businessowners Policy BPI27004
Policy period: 03/01/01 to 03/01/02

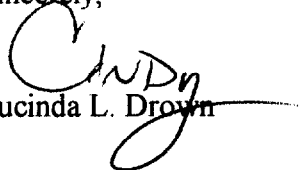
Dear Michelle:

Enclosed is your new Businessowners Policy. I have enclosed a brief summary of the coverages for your review. Higher liability limits are available and I would be glad to provide you with quotes if you wish. Feel free to call me at any time.

The company has received your deposit and has sent along the first installment bill to you. The first installment is due on April 2nd in the amount of \$35.00.

Please review the policy and feel free to contact me should you have any questions.

Sincerely,


Lucinda L. Drown

Schedule of Current Insurance

Prepared
for

Michelle Keef Studio
1187 Washington Ave.
Portland, ME 04103

A Service of
C. E. CARLL AGENCY
GENERAL INSURANCE
In the Village Gorham, Me. 04038
839-3371

Date Prepared March 16, 2001

Property Location	Company & Policy No.	Term in Yrs.	Expires	Coverage	Amounts or Limits	Annual Premium	COMMENTS
Same	National Grange Mutual Ins. Co. BPI27004	1	03/01/02	Business Contents Sign Money & Securities on or off premises OMNI Plus Endorsement Liability General Aggregate Prod/Compl Ops Agg Personal & Advertising Each Occurrence Fire Damage Legal Liab. Medical Expense Professional Liability	\$ 2,000 \$ 600 \$ 25,000 Included \$600,000 \$600,000 \$300,000 \$300,000 \$500,000 \$ 5,000 \$300,000	\$350.00	Special Form Replacement Value Applies Liability excludes: Any & All sun tanning device Premium basis for Prof. Liab. 1 Beautician No Employees

We present this schedule so that you may get an over-all view of your insurance.
Please examine this schedule with emphasis on the amounts or limits of your insurance.
With today's property values and liability judgments ever increasing, insurance should be adjusted accordingly.