

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 01-0998	Issue Date: 08/15/2001	CBL: 425 A002001
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Location of Construction: 125 Presumpscot St	Owner Name: Roundhouse Realty Associates Llc	Owner Address: 225 Commercial St	Phone: 207-774-1885
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: IM

Past Use: Commercial	Proposed Use: Commercial / Two signs to be mounted on out side walls, made of alumilite; toal 21 sq. ft.	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 2
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FIRE DEPT: Approved Denied

INSPECTION: 519049 R
Use Group: sec. 3100e

PERMIT ISSUED
PERMITS

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Proposed Project Description:
Mount two signs

has a change of use permit

Permit Taken By: gg	Date Applied For: 08/15/2001	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>0/2/01</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 125 Presumpscot St. Portland ME ZONE: I-M

OWNER: Roundhouse Realty Associates, LLC

APPLICANT: Photographic Traditions of Maine

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 15" x 48" = 5'

MORE THAN ONE SIGN? YES NO DIMENSIONS 79" x 72" = 14.5'

AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK _____

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? yes

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

none

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

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

Multi-tenant Bldgs - 8% on Principal Facades
2% on All other Facades

guess - none given
length of Bldg = 100' long x 20' high = 2000
looks longer than this but this is my guess
 $2000 \times 8\% = 160'$
 $2000 \times 2\% = 40'$

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: Sophia Ebert DATE: 8/13/01

BUILDING PERMIT REPORT

DATE: 16 August 2001 ADDRESS: 125 Presumpscot St. CBL: 425-A-002

REASON FOR PERMIT: Signage.

BUILDING OWNER: Roundhouse Realty Assoc. LLC

PERMIT APPLICANT: CONTRACTOR SAO

USE GROUP: _____ CONSTRUCTION TYPE: _____ CONSTRUCTION COST: _____ PERMIT FEES: \$30.00

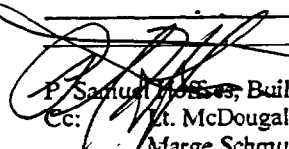
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: X1, #37

- X1. 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 and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
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, R, 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 inches (914 mm) and not more than 42 inches (1067 mm). 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) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
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 1/2" 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. 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. 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. 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)
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. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. 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)

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. Samuel Moses, Building Inspector
 cc: Lt. 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**

CHAPTER 31

SPECIAL CONSTRUCTION

SECTION 3101.0 GENERAL

3101.1 Scope: In addition to the general requirements of this code governing the design and construction of all structures, the provisions of this chapter shall control the special structures and construction features as herein provided.

SECTION 3102.0 SIGNS

3102.1 General: The provisions of this section 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. Section 2609.0 shall govern approved light-transmitting *plastic* interior wall *signs*. Section 402.13 shall govern approved *plastic* signs in covered mall buildings.

3102.2 Definitions: The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

Sign: Any fabricated sign or outdoor display structure, including its structure, consisting of any letter, figure, character, mark, point, plane, marquee sign, design, poster, pictorial, picture, stroke, stripe, line, trademark, reading matter or illuminating device, which is constructed, attached, erected, fastened or manufactured in any manner so that the same shall be used for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, machine or merchandise, and displayed in any manner out of doors for recognized advertising purposes.

Closed sign: A *sign* in which more than 50 percent of the entire area is solid or tightly enclosed or covered.

Ground sign: A *sign* supported by uprights or braces in or upon the ground surface.

Marquee sign: A *sign* attached to or hung from a marquee, canopy or other covered structure, projecting from and supported by the building and extending beyond the building wall, building line or *street lot line*.

Open sign: A *sign* in which at least 50 percent of the enclosed area is uncovered or open to the transmission of wind.

Portable sign: A *sign*, usually of a temporary nature, not securely anchored to the ground or to a building or structure and which obtains some or all of its structural stability with respect to wind or other normally applied forces by means of its geometry or character.

Projecting sign: A display *sign* which is attached directly to the building wall, and which extends more than 15 inches (381 mm) from the face of the wall.

Roof sign: A *sign* which is erected, constructed and maintained above the roof of the building.

Temporary sign: A *sign* constructed of cloth, fabric or other lightweight temporary material with or without a structural frame intended for a limited period of display; including decoration displays for holidays or public demonstrations.

Wall sign: A *sign* which is painted on or attached directly to a fence or on the surface of masonry, concrete, frame or other approved building walls, and which extends not more than 15 inches (381 mm) from the face of the fence or wall.

3102.3 Zoning law: Where more restrictive in respect to location, purpose, size or height of *signs*, the limitations of *zoning* laws that affect required light and *ventilation* requirements and occupancy of land shall take precedence over the regulations of this code.

3102.4 Permits and construction documents: Permits for *signs* shall be required as specified in Sections 3102.4.1 and 3102.4.2 except as provided for in Section 3102.4.3. *Construction documents* shall be prepared and filed in accordance with Sections 3102.4.4 and 3102.4.5.

3102.4.1 New signs: A new *sign* shall not hereafter be erected, constructed, *altered* or maintained except as provided for herein, and until a permit has been issued by the code official.

3102.4.2 Alterations: A *sign* shall not be enlarged or relocated unless such *sign* conforms to the provisions of this section for new *signs*, or until a proper permit has been secured. The changing of movable parts of an approved *sign* that is designed for such changes, or the repainting or reposting of display matter, shall not be deemed an *alteration*, provided that the conditions of the original approval and the requirements of this section are not violated.

3102.4.3 Permit exemptions: A permit shall not be required for the *signs* specified in Sections 3102.4.3.1 through 3102.4.3.5. Such exceptions, however, shall not be construed to relieve the owner of the *sign* from responsibility for the *sign's* erection and maintenance in a safe manner.

3102.4.3.1 Wall signs: A permit shall not be required for a *sign* painted on the surface of a fence or approved building wall, or any nonilluminated wall *sign* on a

building or structure which is not more than 10 square feet (0.93 m²) in area.

3102.4.3.2 Sale or rent: A permit shall not be required for ground *signs* erected to announce the sale or rent of property, provided that such *signs* are not more than 25 square feet (2.33 m²) in area.

3102.4.3.3 Transit directions: A permit shall not be required for the erection or maintenance of a ground *sign* designating the location of a transit line, a railroad station or other public carrier provided that such *signs* are not more than 3 square feet (0.28 m²) in area.

3102.4.3.4 Street signs: A permit shall not be required for ground *signs* erected by a jurisdiction for street direction.

3102.4.3.5 Projecting signs: A permit shall not be required for a projecting *sign* not exceeding 2½ square feet (0.23 m²) of display surface.

3102.4.4 Construction documents and owner's consent: 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* consent of the owner or lessee of the premises upon which the *sign* is to be erected.

3102.4.5 Identification: Every *sign* for which a permit has been issued and which is hereafter erected, constructed or maintained, shall be plainly identified by the name of the person, firm or corporation owning, erecting, maintaining or operating such *sign*. The method and location of this identification shall appear on the *construction documents* filed with the code official.

3102.5 Maintenance and inspection: *Sign* maintenance and inspection shall comply with Sections 3102.5.1 through 3102.5.4.

3102.5.1 Removal: The code official is authorized to order the removal of any *sign* that is not maintained in accordance with the provisions of this section.

3102.5.2 Maintenance: All *signs* for which a permit is required, together with all supports, braces, guys and anchors, shall be kept in repair in accordance with the provisions of this section and Chapter 1. Where not galvanized or constructed of approved corrosion-resistant noncombustible materials, *signs* shall be painted.

3102.5.3 Housekeeping: The owner or lessee of every *sign* shall maintain the immediate premises occupied by the *sign* in a clean, sanitary and healthful condition.

3102.5.4 Inspection: Every *sign* shall be subject to inspection and approval.

3102.6 General requirements: All *signs* shall be designed and constructed to comply with the provisions of this code for materials, *loads* and stresses, and with the requirements of Sections 3102.6.1 through 3102.6.5.

3102.6.1 Wind load: All *signs* shall be designed and constructed to withstand wind pressure as provided for in Sections 1609.4.1 and 1609.8.

3102.6.2 Earthquake load: *Signs* designed to withstand wind pressures shall be considered capable of withstanding *earthquake loads*, except as provided for in Sections 1610.0 and 1613.0.

3102.6.3 Illumination: A *sign* shall not be illuminated by other than electrical means, and electrical devices and wiring shall be installed in accordance with the requirements of NFPA 70 listed in Chapter 35. Any open spark or flame shall not be used for display purposes unless specifically approved.

3102.6.4 Use of combustibles: The requirements of Sections 3102.6.4.1 and 3102.6.4.2 shall apply to combustible material for *signs*.

3102.6.4.1 Ornamental features: Wood or approved *plastic* as provided for in Chapter 26, or other materials of combustible characteristics similar to wood, used for moldings, cappings, nailing blocks, letters and laticing, shall comply with Section 3102.7, and shall not be used for other ornamental features of *signs*, unless approved.

3102.6.4.2 Internally illuminated signs: Except as provided for in Sections 402.13 and 2609.0, where internally illuminated *signs* have *sign* facings of wood or approved combustible *plastic*, the area of such facing section shall not be more than 120 square feet (11.16 m²) and the wiring for electric lighting shall be entirely enclosed in the *sign* cabinet with a clearance of not less than 2 inches (51 mm) from the facing material. The dimensional limitation of 120 square feet (11.16 m²) shall not apply to *sign* facing sections made from flameresistant-coated fabric (ordinarily known as "flexible *sign* face *plastic*") that weighs less than 20 ounces per square yard (678 g/m²) and which meets the requirements of NFPA 701 listed in Chapter 35, or which, when tested in accordance with an approved test method, exhibits an average burn time for ten specimens of 2 seconds or less and a burning extent of 15 centimeters or less.

3102.6.5 Animated devices: *Signs* that contain moving sections or ornaments shall have fail-safe provisions to prevent the section or ornament from releasing and falling or shifting its center of gravity more than 15 inches (381 mm). The fail-safe device shall be in addition to the mechanism and the mechanism's housing which operate the movable section or ornament. The fail-safe device shall be capable of supporting the full dead weight of the section or ornament when the moving mechanism releases.

3102.7 Ground signs: The structural frame of ground *signs* shall not be erected of combustible materials to a height of more than 35 feet (10668 mm) above the ground. In all locations, where constructed entirely of noncombustible material, ground *signs* shall not be erected to a height of greater than 100 feet (30480 mm) above the ground. Greater heights are permitted where approved and located so as not to create a hazard or danger to the public.

3102.8 Roof signs: Roof *signs* shall comply with Sections 3102.8.1 through 3102.8.4.

3102.8.1 Materials: All roof *signs* shall be constructed entirely of metal or other approved noncombustible material except as provided for in Section 3102.6.4. Provisions shall be made for electric grounding of all metallic parts. Where combustible materials are permitted in letters or other ornamental features, all wiring and tubing shall be kept free and insulated therefrom.

3102.8.2 Bottom clearance: There shall be a clear space of not less than 6 feet (1829 mm) between the lowest part of the *sign* and the roof level, except for necessary structural supports.

3102.8.3 Closed signs: A closed roof *sign* shall not be erected to a height greater than 50 feet (15240 mm) above the roof of buildings of Types 1 and 2 construction, nor more than 35 feet (10668 mm) above the roof of buildings of Types 3, 4 and 5 construction.

3102.8.4 Open signs: An open roof *sign* shall not exceed a height of 100 feet (30480 mm) above the roof of buildings of Types 1 and 2 construction; and not more than 60 feet (18288 mm) above the roof of buildings of Types 3, 4 and 5 construction.

3102.9 Wall signs: Wall *signs* shall comply with Sections 3102.9.1 and 3102.9.2.

3102.9.1 Materials: Wall *signs* which have an area exceeding 40 square feet (3.72 m²) shall be constructed of metal or other approved noncombustible material, except for nailing rails and as provided for in Section 3102.6.4.

3102.9.2 Extension: Wall *signs* shall not be erected to extend above the top of the wall, nor to extend beyond the ends of the wall to which the *signs* are attached unless such *signs* conform to all of the requirements for roof *signs*, projecting *signs* or ground *signs*.

3102.10 Projecting signs: Projecting *signs* shall comply with Sections 3102.10.1 through 3102.10.4.

3102.10.1 Materials: Projecting *signs* shall be constructed entirely of metal or other approved noncombustible material except as provided for in Section 3102.6.4.

3102.10.2 Maximum projection: A projecting *sign* shall not extend beyond a vertical plane that is 2 feet (610 mm) inside the curb line.

3102.10.3 Clearance: A vertical clearance of not less than 8 feet (2438 mm) shall be provided below all parts of projecting *signs*.

3102.10.4 Additional loads: Projecting *sign* structures which will be used to support an individual on a ladder or other servicing device — whether or not specifically designed for the servicing device — shall be capable of supporting the anticipated additional *load*, but not less than a 100-pound (445 N) concentrated horizontal *load* and a 300-pound (1334 N) concentrated vertical *load* applied at the point of assumed or most eccentric *loading*. The building component to which the

projecting *sign* is attached shall also be designed to support the additional *loads*.

3102.11 Marquee signs: Marquee *signs* shall comply with Sections 3102.11.1 through 3102.11.3.

3102.11.1 Materials: Marquee *signs* shall be constructed entirely of metal or other approved noncombustible material except as provided for in Section 3102.6.4.

3102.11.2 Attachment: Marquee *signs* shall be attached to approved marquees that are constructed in accordance with Section 3203.11.

3102.11.3 Dimensions: Marquee *signs* shall not project beyond the perimeter of the marquee.

3102.12 Temporary signs: Temporary *signs* shall comply with Sections 3102.12.1 through 3102.12.4.

3102.12.1 Banner and cloth signs: Temporary *signs* and banners which are attached to or suspended from a building, and which are constructed of cloth or other combustible material, shall be constructed in an approved manner and shall be securely supported. Such *signs* and banners shall be removed as soon as torn or damaged, and not later than 60 days after erection. Permits for temporary *signs* that are suspended from or attached to a canopy or marquee shall be limited to a period of ten days.

3102.12.2 Maximum size: Temporary *signs* of combustible construction shall not be more than 10 feet (3048 mm) in one dimension nor more than 500 square feet (46.5 m²) in area.

3102.12.3 Supports: Where more than 100 square feet (9.3 m²) in area, temporary *signs* and banners shall be constructed and fastened to supports that are capable of withstanding the design *loads* listed in Section 1608.0.

3102.12.4 Special permits: Temporary *signs* used for holidays, public demonstrations or promotions of civic welfare or charitable purposes, which extend across streets or other public spaces shall be subject to special approval of the authority having jurisdiction.

3102.13 Illuminated signs: Illuminated *signs* shall comply with Sections 3102.13.1 through 3102.13.3.

3102.13.1 Certificates: All electrically illuminated *signs* shall be certified as to electric wiring and devices by the agency having jurisdiction, and all wiring and accessory electrical equipment shall conform to the requirements of NFPA 70 listed in Chapter 35.

3102.13.2 Additional permits: Electrical permits shall be issued for the erection or maintenance of illuminated *signs*.

3102.13.3 Relettering signs: The requirements of this section shall not apply to the relettering of illuminated *signs*, except where such relettering requires a change of wiring or piping of the *sign*.

3102.14 Portable signs: Portable *signs* shall conform to all requirements for ground, roof, projecting, flat and temporary *signs* where such *signs* are used in a similar capacity. The requirements of this section shall not be construed to require portable *signs* to have connections to surfaces, tie-downs or

foundations where provisions are made by temporary means or configuration of the structure to provide stability for the expected duration of the installation.

3102.14.1 Electrical: Portable *signs* that require electrical service shall have a positive connecting device on the *sign*. Electrical service lines to the *sign* shall be protected from damage from all anticipated traffic.

SECTION 3103.0 MEMBRANE STRUCTURES

3103.1 General: The provisions of this section shall apply to air-supported, air-inflated, *membrane-covered* cable and *membrane-covered* frame structures, collectively known as *membrane* structures, erected for a period of 90 days or longer. Those erected for a shorter period of time shall comply with the applicable provisions of the fire prevention code listed in Chapter 35 and Section 3104.0. *Membrane* structures covering water storage facilities, water clarifiers, water treatment plants, sewage treatment plants and similar facilities not used for human occupancy, are required to meet only the requirements of Sections 3103.3.2 and 3103.6.

3103.2 Definitions: The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein.

Membrane: As it pertains to membrane structures, a thin, flexible, impervious material capable of being supported by an air pressure of 1.5 inches (435 Pa) of water column.

Membrane structures

Air-inflated structure: A building where the shape of the structure is maintained by air pressurization of cells or tubes to form a barrel vault over the usable area. Occupants of such a structure do not occupy the pressurized area used to support the structure.

Air-supported structure: A building wherein the shape of the structure is attained by air pressure and occupants of the structure are within the elevated pressure area. Air-supported structures are of two basic types:

Double skin: Similar to a single skin, but with an attached liner that is separated from the outer skin and provides an airspace which serves for insulation, acoustic, aesthetic or similar purposes.

Single skin: Where there is only the single outer skin and the air pressure is directly against that skin.

Cable-restrained, air-supported structure: A structure in which the uplift is resisted by cables or webbings which are anchored to either foundations or dead men. Reinforcing cable or webbing is attached by various methods to the *membrane* or is an integral part of the *membrane*. This is not a cable-supported structure.

Membrane-covered cable structure: A nonpressurized structure in which a mast and cable system provides support and tension to the *membrane* weather barrier and the *membrane* imparts structural stability to the structure.

Membrane-covered frame structure: A nonpressurized building wherein the structure is composed of a rigid framework to support tensioned *membrane* which provides the weather barrier.

Noncombustible membrane structure: A *membrane* structure in which the *membrane* and all component parts of the structure are noncombustible.

Tent: Any structure, enclosure or shelter which is constructed of canvas or pliable material supported in any manner except by air or the contents it protects.

3103.3 Construction requirements: Construction of *membrane* structures shall comply with Sections 3103.3.1 through 3103.3.5.

3103.3.1 Type of construction: All noncombustible *membrane* structures shall be classified as Type 2C construction. Noncombustible frame- or cable-supported structures covered by an approved *membrane* in accordance with Section 3103.3.2 shall be classified as Type 2C construction. Heavy timber frame-supported structures covered by an approved *membrane* in accordance with Section 3103.3.2 shall be classified as Type 3B construction. A noncombustible *membrane* structure that is used exclusively as a roof and is located more than 20 feet (6096 mm) above any floor, balcony or gallery, is deemed to comply with the roof construction requirements for Types 1 and 2 construction, provided that such a structure complies with the requirements of this section. All other *membrane* structures shall be classified as Type 5B construction.

3103.3.2 Membrane material: *Membranes* shall be either noncombustible as defined by Section 704.4, or flameresistant as determined in accordance with NFPA 701 listed in Chapter 35.

Exception: *Plastic* less than 20 mil (500 μm) in thickness, used in greenhouses where occupancy by the general public is not permitted and for aquaculture pond covers, is not required to be flameresistant.

3103.3.3 Applicability of other provisions: Except as otherwise specifically required by this section, *membrane* structures shall meet all applicable provisions of this code. The *membrane* shall meet the roof covering requirements of Section 1506.0.

3103.3.4 Allowable floor areas: The *area* of a *membrane* structure shall not exceed the limitations set forth in Table 503, except as provided for in Section 506.0.

3103.3.5 Maximum height: *Membrane* structures shall not exceed one story nor shall such structures exceed the *height* limitations in feet set forth in Table 503.

Exception: Noncombustible *membrane* structures that serve as roof construction only.

3103.4 Inflation systems: Air-supported and air-inflated structures shall be provided with primary and auxiliary inflation systems to meet the minimum requirements of Sections 3103.4.1 and 3103.4.2.

3103.4.1 Equipment requirements: The inflation system shall consist of one or more blowers and shall include provisions for automatic control to maintain the required inflation pressures. The system shall be so designed as to prevent overpressurization of the system.

In addition to the primary inflation system, in buildings exceeding 1,500 square feet (140 m^2) in *area*, an auxiliary inflation system shall be provided with sufficient capacity to

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.

01 0998

Location/Address of Construction: 125 Presumpscot St. Portland ME 04103

Total Square Footage of Proposed Structure	Square Footage of Lot
--	-----------------------

Tax Assessor's Chart, Block & Lot Number Chart# 425 Block# A Lot# 002	Owner: Round House Realty - Dick McGoldrick	Telephone #: 774-1885
--	---	-----------------------

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: 100 Silver St. Portland ME 04101	Total s.f of signs 21 x .20 \$ 4.20, plus \$30.00
	lessee - 125 Presumpscot St. Portland ME 04103	TOTAL \$ 34.20

Current use: _____ Proposed use: _____

Project description: Two signs to be mounted on out side walls made of Alumilite

Applicants Name, Address & Telephone: photographic Traditions of Maine
125 Presumpscot St. Portland ME 04103
20 Box 17857 Portland ME 04112 207-774-8200

Contractor's Name, Address & Telephone:

Who shall we contact when the permit is ready: Seraphina Echart - 650-4197 (cell)
Telephone: 772-0224 (home)
774-8200 (work)

If you would like it mailed, what mailing address should we use: Gay 8/15

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 15 2001
RECEIVED

Rec'd By:

**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: <i>Seraphim E. Hurt</i>	Date: <i>8/13/01</i>
---	----------------------

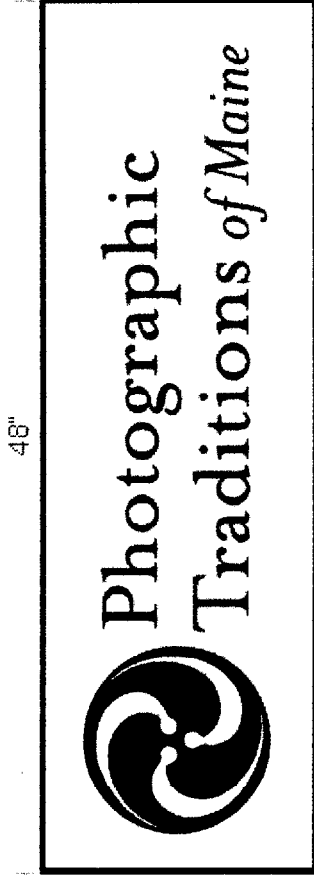
Sign Permit Fee: \$30.00 plus \$0.20 per square foot.

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**

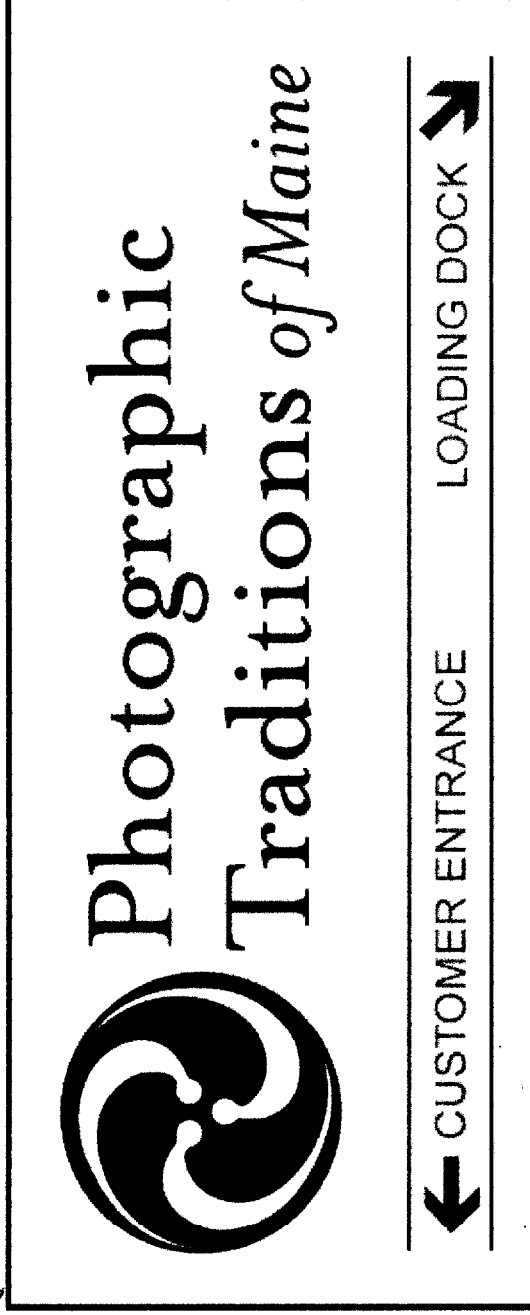
over front door
↘



 $15 \times 48 = 720 \div 144 =$
 5 #

next to loading dock
↘

72"



 $72" \times 29" = 2088 \div 144 =$
 14.5 #

made of Alumilite

$100 \times 20 = 2000 \#$
 $\times 8\% = 160 \#$
 $\times 2\% = 40 \#$

Presumpscot St

Buildings

Parking

B

JIL DINE

1052

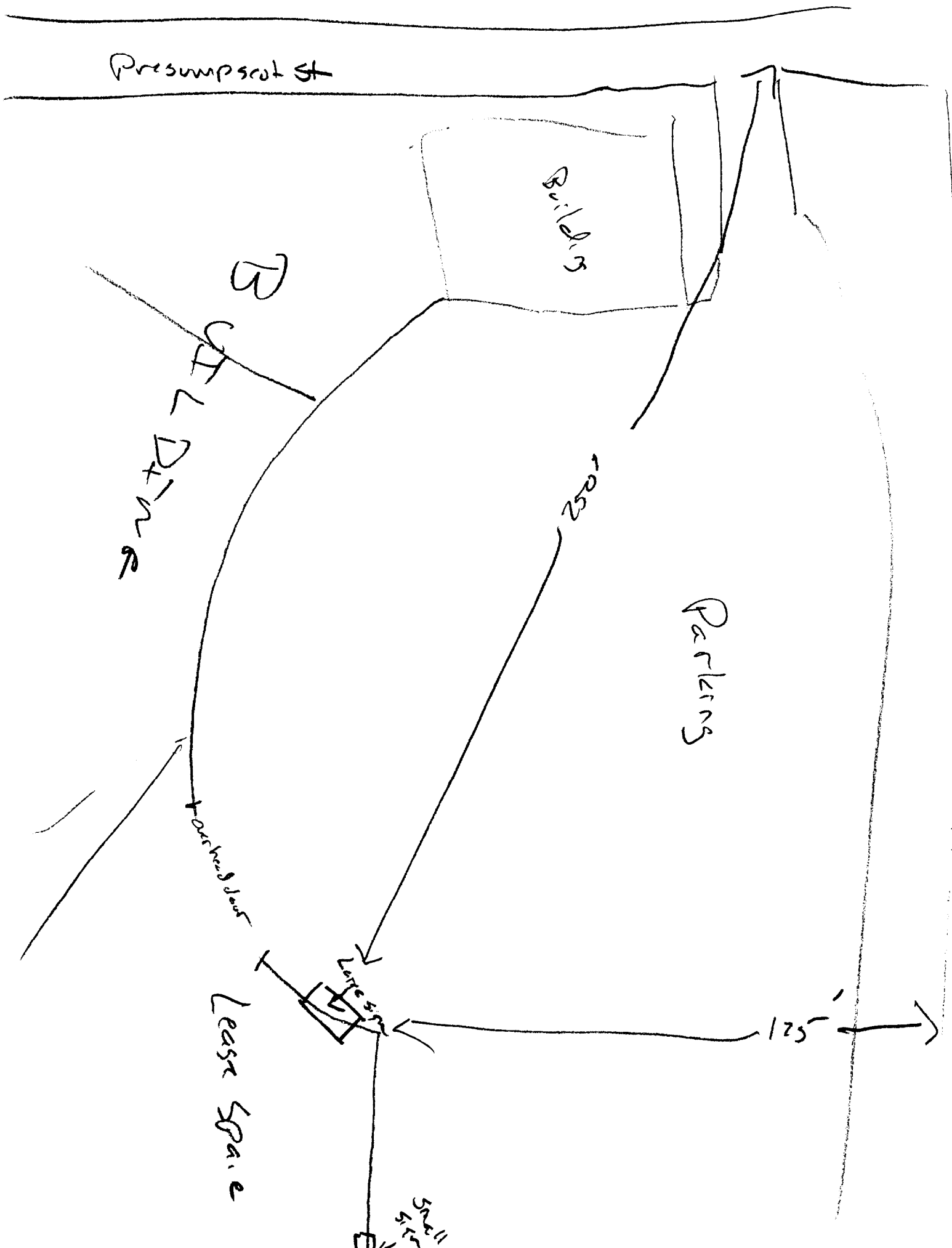
Architect's

Water

Lease Space

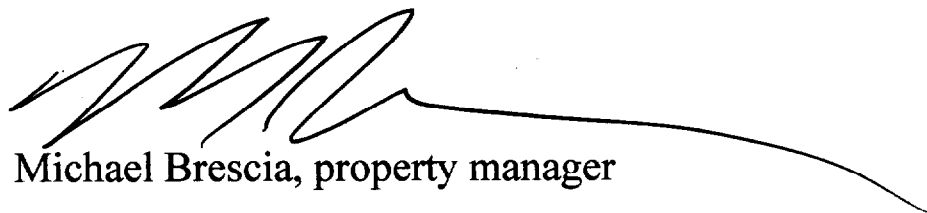
125'

Small



Roundhouse Realty, LLC
100 Silver St
Portland ME 04101
207-774-1885

We give Photographic Traditions of Maine, at 125
Presumpscot St Portland ME 04103 permission to hang two signs
on the outside of the building. The sum of both signs to be 21 S.F.,
made of Alumilite, and mounted to the brick.



Michael Brescia, property manager

ACORD CERTIFICATE OF LIABILITY INSURANCE

06/22/2001

PRODUCER (207)773-5641 FAX (207)879-6127
 radish-Young Insurance
 O Box 3899
 Portland, ME 04104-5099

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.

INSURERS AFFORDING COVERAGE

INSURED Photographic Traditions of Maine, Inc.
 PO Box 17857
 Portland, ME 04112

INSURER A: Peerless / Liberty Mutual
 INSURER B:
 INSURER C:
 INSURER D:
 INSURER E:

COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

SR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR	PKG	07/01/2001	07/01/2002	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/>				FIRE DAMAGE (Any one fire) \$ 50,000
	<input type="checkbox"/>				MED EXP (Any one person) \$ 5,000
	<input type="checkbox"/>				PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/>				GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/>				PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/>				
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
	EXCESS LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Roundhouse Realty Associates, LLC is named Additional Insured as their interest may appear

CERTIFICATE HOLDER

ADDITIONAL INSURED; INSURER LETTER:

CANCELLATION

Roundhouse Realty Associates, LLC
 125 Presumpscot Street
 Portland, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 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

Susan L. Simmons

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Inspection DATE 8/15/01
RECEIVED FROM 1st Colacive Inc. Inc.
ADDRESS 185 Pleasant St

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	<u>sign permit</u>		<u>34 00</u>
	<u>Clear # 509</u>		
	<u>CBL: 405 A002</u>		

CASH CHECK OTHER TOTAL 34 00

RECEIVED BY [Signature]