

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1486	Issue Date:	CBL: 020 E021001
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Location of Construction: 61 INDIA ST	Owner Name: PEARL PROPERTIES LLC	Owner Address: 198 TUTTLE RD	Phone:
Business Name:	Contractor Name: Joe Reynolds	Contractor Address: 198 Tuttle Road Cumberland	Phone 2078387296
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone:

Past Use: Commercial - mixed Use	Proposed Use: Commercial - Mixed Use amendment to permit# 081124 4 story addition to 3 story addition w/ mezzanine	Permit Fee: \$1,120.00	Cost of Work: \$110,000.00	CEO District: 1
Proposed Project Description: Mixed Use amendment to permit# 081124 4 story addition to 3 story addition w/ mezzanine		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		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: Idobson	Date Applied For: 12/01/2010	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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"/> Date:	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 Date:	Historic Preservation <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:
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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

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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/01/2010
Note: **Ok to Issue:**

- 1) The rear stairs must not exceed 50 sq feet nor project more than 6 feet from the building as shown.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) Separate permits shall be required for any new signage.
- 4) This property addition shall remain a retail use on the first floor with a business use on the second floor and one apartment above. Any change of use shall require a separate permit application for review and approval.
- 5) It will be necessary for the separate retail and business uses to apply for a tenant fit-up permits to verify approvable uses and meet the required fire and building codes.
- 6) On the rear, the roof overhang cannot extend more than 2 feet.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/25/2011
Note: **Ok to Issue:**

- 1) Prior to the final inspection a sealed letter shall be submitted to this office from the engineer confirming that based on inspections performed the structural work is in substantial compliance with the approved plans.
- 2) Application approval based upon information provided by applicant including memo with revisions received 4/27/11. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Separate permits are required for tenant fit up areas or new occupancy or use.
- 5) Other conditions may apply from the previously approved permits.
- 6) It is understood that the sprinkler system will now be upgraded to a full NFPA 13 system to be extended to the 1 story block building and the carriage house.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 04/26/2011
Note: **Ok to Issue:**

- 1) The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
- 2) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
- 3) Fire department connection type and location shall be approved in writing by fire prevention bureau.

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- 4) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.
- 5) Application requires State Fire Marshal approval.
- 6) The sprinkler system shall be installed in accordance with NFPA 13.
- 7) All construction shall comply with City Code Chapter 10.
- 8) Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.
- 9) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 10 Fire extinguishers required. Installation per NFPA 10
- 11 Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 12 Sprinkler protection shall be maintained.
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 13 System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.

Comments:

12/1/2010-mes: The applicant has not yet applied for a site plan amendment - Zoning will not be signing off at this time until a site plan application is near completion. I will be passing this on for Fire & Building to review.

12/8/2010-gautreauk: Met with Joe and Jeanie B. For life safety issues. Joe will be submitting justification for single means of egress in the New Business Chapter. Permit is on hold for now. Keith G.

3/15/2011-jmb: Spoke to Joe R. As have not received the Architectural plans. He had to get a survey of the lot to determine the location of the new stair addition, he should have them by next week.

4/21/2011-jmb: Received revised architectural plans from Joe R.

4/25/2011-jmb: Spoke with Joe R. About details needed including using the correct table from IBC 2009 for exterior wall opening protections/%, 42" guard at business false balcony, bathroom vent wall location, window schedule has not been updated to reflect removal of rated glazing, exterior rated wall explanation of 2 designs, and ceiling/roof design for 1 hr rating. He will have his brother contact me.

4/26/2011-jmb: Spoke with James R. (architect), he will send an email with memo addressing the above items. Routed to zoning for review.

4/27/2011-jmb: Received memo addressing code items above, ok to issue pending zoning and planning approvals.

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7/22/2011-jmb: Received site plan approval, there had been issues with the deed for the property line near the new stair bump out. Routed to Marge for her approval

7/25/2011-jmb: Received back from Marge , ok to issue

2/4/2011-jmb: Have had several phone conversations and emails over the last month about the egress situation with Joe R., the architect, and technical support from the ICC. The IBC 2009 table1021.2 now has allowances for a single egress for this business use from the 2nd story. Joe R. Submitted the revised structural plans.

2/9/2011-jmb: Spoke to Joe R. Today, he will submit the revised architectural plans this week. I also emailed Joe that the S2 series of structural sections was not submitted and the bay bump out is not shown. I verbally released the stop work order and approved continuation of work on the project.

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