

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

A.D. BEANER/P C Construction

Located at

11 DIAMOND ST

PERMIT ID: 2013-00491 **ISSUE DATE:** 04/12/2013 **CBL:** 023 E006001

has permission to **Change of use - Interior alterations to fit up space for coffee roasting & retail and to replace existing ramp with new handicap accessible ramp.**

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

Jeanie Bouke

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Footings/Setbacks
Plumbing Rough
Close-in Plumbing/Framing
Electrical Close-in
Above Ceiling Inspection
Final - Electric
Certificate of Occupancy/Final
Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

| | | |
|--------------------------|---------------------------------|---------------------|
| Permit No: 2013-00491 | Date Applied For: 03/13/2013 | CBL: 023 E006001 |
|--------------------------|---------------------------------|---------------------|

| | | | |
|--|--------------------------------------|--|--------------------------|
| Location of Construction: 11 DIAMOND ST | Owner Name: A.D. BEANER | Owner Address: 43 WASHINGTON AVE | Phone: (207) 831-2063 |
| Business Name: | Contractor Name: P C Construction | Contractor Address: 131 Presumpscot Street Portland | Phone: (207) 874-2323 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Commercial | |

| | |
|---|--|
| Proposed Use: Warehouse & Coffee Roasting with a small retail area | Proposed Project Description: Change of use - Interior alterations to fit up space for coffee roasting & retail and to replace existing ramp with new handicap accessible ramp. |
|---|--|

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 03/18/2013

Note: Total area impacted by the change of use is 6,431 square feet.

Ok to Issue:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as warehouse on the right side of the building and warehouse, shipping, coffee roasting and retail (ancillary to the coffee roasting) on the left side. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for any new signage.
- 4) The plans show potential assembly use in the retail area. Special events or functions for either private groups or the public are not a permitted use in the Ilb zone.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 04/12/2013

Note:

Ok to Issue:

- 1) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479
- 2) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions shall be effectively and permanently identified with signs or stenciling per IBC Sec. 703.6
- 4) Approval of City license is subject to health inspections per the Food Code.
- 5) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept.
- 6) New café, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.
- 7) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
- 8) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 9) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.
- 10) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 04/11/2013

Note:

Ok to Issue:

- 1) The glazing assemblies between Areas 1 and 2 shall be in accordance with NFPA 251 or 257.

| | | | |
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| Business Name: | Contractor Name: P C Construction | Contractor Address: 131 Presumpscot Street Portland | Phone: (207) 874-2323 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Commercial | |

- 2) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 3) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
- 4) A master box fire alarm system is required.
- 5) A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
- 6) A firefighter Building Marking Sign is required.
- 7) Fire extinguishers are required per NFPA 1.
- 8) All means of egress to remain accessible at all times.
- 9) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 10) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 11) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 12) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 13) The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition.
- 14) Construction or installation shall comply with City Code Chapter 10.
- 15) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 16) Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|--------------------------|-------------|---------------------|
| Permit No: 2013-00491 | Issue Date: | CBL: 023 E006001 |
|--------------------------|-------------|---------------------|

| | | | |
|--|--|---|--|
| Location of Construction: 11 DIAMOND ST | Owner Name: A.D. BEANER | Owner Address: 43 WASHINGTON AVE PORTLAND, ME 04104 | Phone: (207) 831-2063 |
| Business Name: | Contractor Name: P C Construction | Contractor Address: 131 Presumpscot Street Portland ME 04103 | Phone: (207) 874-2323 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Commercial | Zone: ILb |
| Past Use: Warehouse | Proposed Use: Warehouse & Coffee Roasting with a small retail area | Permit Fee: \$2,995.00 | Cost of Work: \$290,000.00 |
| Proposed Project Description: Change of use Interior alterations to fit up space for coffee roasting & retail and to replace existing ramp with new handicap accessible ramp. | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A | INSPECTION: Use Group: F-1/S-1 Type: 3B MWBEC/IBC 2009 Signature: JMB 4/12/13 |
| | | Signature: JMB for B.W. | Signature: JMB 4/12/13 |
| | | 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: bjs | Date Applied For: 03/13/2013 | Zoning Approval |
|-------------------------|---------------------------------|------------------------|

| | | | |
|---|--|---|--|
| <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 checked="" type="checkbox"/> Site Plan Admin Author d.12 - 638. Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 3/18/13 ARM | 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 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: ARM |
| | 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.. | | |

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 |

Ann Machado - Re: 11 Diamond Street

From: Brewster Buttfield <brewster@prospectdesign.me>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 3/15/2013 2:10 PM
Subject: Re: 11 Diamond Street
CC: Barbara Barhydt <BAB@portlandmaine.gov>
Attachments: P&S 11 Diamond.pdf; Administrative Authorization Approval.pdf; C-102 Nov. 15, 2012.pdf

Ann

Attached is the purchase and sale agreement. *New deed rec'd 3/15.* The closing was yesterday so this document is actually out of date. I will see if I can get a copy of the new deed, but that may take a little while.

The square footage you are looking at does not represent the change of use. If you look at LS-101 you get a more accurate reflection of the area. LS-101 shows three areas:

Area 1 - 18358 sq ft *- grain changing - 3379 + 454 - 3833*
 Area 2 - 1668 sq ft *retail*
 Area 3 - 3020 sq ft *new existing office - new area - 930*
 Area 4 - 21676 sq ft *no change - warehouse*

RECEIVED

MAR 15 2013

In Area 1 the Roastery 3379 sq ft and the roastery office 454 are change of use. **Dept. of Building Inspections**
 In Area 2 all 1668 sq ft is change of use **City of Portland Maine**

In Area 3 new office total is 3020 and existing office is 2090 for a change of 930 sq. ft.

Area 4 no change.

Total change is 6431 This also does not take into account several small offices in the existing warehouse space which would further reduce that number to about 6000 sq ft.

Attached is the site plan that went with the administrative authorization application and it shows the entire site. Let me know if you want to log in a revision, because it will need a new number to coordinate with the city's new system.

Brewster

On Fri, Mar 15, 2013 at 12:34 PM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

Brewster -

Your email is the only email address I had.

To complete my zoning review, I need the following.

1. I need either the deed or the purchase and sales agreement to show right, title and interest for the owner to apply. The assessor's still have Goodwill Industries as the owner.
2. I need the exact square footage of the areas that are changing from existing warehouse and office to retail, roasting & office and training. If I add up the number from sheet A101 Floor Plan - retail (1668), roasting (7828) & office including training & roasters office (4685) the total is 14,181 sf. Any change of use over 10,000 sf needs a Level II Site Plan Review. Does the 4685 sf for the office, training etc. include the existing office space at the front of the building or is the 4685 sf in addition to the existing office space?
3. There should be a site plan that shows the whole property for the changes that are proposed to the exterior not just the new loading dock.

Thanks.

Ann

Ann Machado

Zoning Specialist

Planning & Urban Development

Portland City Hall

(207) 874-8709

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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Brewster Buttfield | Prospect Design | 207.749.7400

www.prospectdesign.me