



Certificate of Occupancy



CITY OF PORTLAND, MAINE
Department of Planning and Urban Development
Building Inspections Division

Issued to: Rebeco LLC/Portland Food CO-OP

Location: 56 Hampshire St.

Date Issued: 9/12/2011

CBL: 028 C013001

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-03-529, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Wholesale Distribution

Use Group F-1/S-1

Type 5B

IBC-2009

Limiting Conditions: No Occupancy allowed in rear cold storage area. This certificate supersedes the certificate dated 8/22/2011

Approved:

9-12-11

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



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PORTION OF BUILDING OR PREMISES

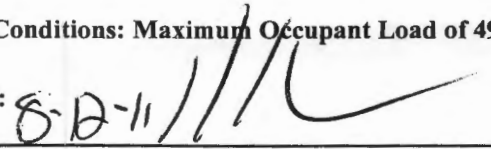
Entire

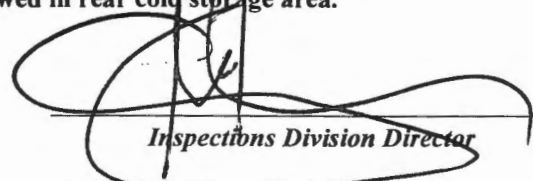
APPROVED OCCUPANCY

Wholesale Distribution
Use Group F-1/S-1

Type 5B
IBC-2009

Limiting Conditions: Maximum Occupant Load of 49. No Occupancy allowed in rear cold storage area.

Approved: 8-12-11 
Inspector


Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

PERMIT ISSUED

This is to certify that REBCO LLC/PORTLAND FOOD CO-OP

Located At 60 (56) HAMPSHIRE

Job ID: 2011-03-529-ALTCOMM

CBL: 028 - - C - 013 - 001 - - - -

APR 8 2011

City of Portland

has permission to Do interior renovations to fit up the PFC, including a bathroom, additional roof framing & insulation provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

JMB per k.G.

Fire Prevention Officer

Carrie Bowke 4/8/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

APR 8 2011

Job No: 2011-03-529-ALTCOMM	Date Applied: 3/3/2011	CBL: 028 - - C - 013 - 001 - - - - -	Phone:
Location of Construction: 56 HAMPSHIRE ST	Owner Name:	Owner Address: 87 Vesper #3 PORTLAND, ME - MAINE 04101	City of Portland
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2b
Past Use: Wholesale distribution	Proposed Use: Same: Wholesale Distribution with some exterior additions	Cost of Work: 32,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: F-1/S-1 Type: SB JBL-2009 Signature: JMB 4/8/11
Proposed Project Description: 56 Hampshire: Exterior alterations		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	Zoning Approval		
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 informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>3/23/11</i>	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 Dist 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>9</i>
	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 PHON



General Building Permit Application

RECEIVED

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.

MAR 3 2011
Dept. of Building Inspections
City of Portland Maine


Location/Address of Construction: <u>56 Hampshire St., Portland, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>2,293 sq. ft Proposed / 4,275 total area</u>	Square Footage of Lot <u>11,456 sq. ft 0.263 Acres</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>028</u> Block# <u>C013</u> Lot# <u>001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Portland Food Coop</u> Address <u>PO Box 5312</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>info@portlandfoodcoop.org</u> <u>(207) 332 9370</u>
Lessee/DBA (If Applicable) <u>Portland Food Cooperative</u>	Owner (if different from Applicant) Name <u>Rebeco LLC</u> Address <u>134 Main St. Ste. 2A</u> City, State & Zip <u>Winthrop, ME 04364</u>	Cost Of Work: \$ <u>32,000</u> C of O Fee: \$ <u>340.00</u> Total Fee: \$ <u>340.00</u>
Current legal use (i.e. single family) <u>Storage/Wholesale</u> Number of Residential Units _____ If vacant, what was the previous use? <u>Tally's Wholesale Tobacco</u> Proposed Specific use: <u>Storage + Distribution of food to member owners</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Renovation of large back space including insulating of ceiling and creating a food prep area. Creating a corridor through middle space. Installing an ADA Bathroom and ADA Ramp.</u>		
Contractor's name: <u>Stefan Apse</u> Address: <u>87 Vesper St. #3</u> City, State & Zip: <u>Portland, ME 04101</u> Telephone: <u>207 653 7035</u> Who should we contact when the permit is ready: <u>Stefan Apse</u> Telephone: <u>207 653 7035</u> Mailing address: <u>87 Vesper St. #3, Portland, ME 04101</u>		

00217

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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:  Date: 2/22/11

This is not a permit; you may not commence ANY work until the permit is issued

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**
1. Close in Framing, Plumbing, Electrical prior to insulation and drywall
 2. Certificate of Occupancy Inspection

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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-529-ALTCOMM

Located At: 60 HAMPSHIRE

CBL: 028 - - C - 013 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of revised plans submitted on March 23, 2011. All previous exterior work for decks, stairs and ramps have been removed from the project at this time. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a wholesale warehouse and distribution use. Any change of use shall require a separate permit application for review and approval. There are other portions of the building that are not declared for any use at this time. It will be necessary to take out separate permits for those uses prior to their occupancy

Fire

1. Any cutting and welding done will require a Hot Work Permit from Fire Department.
2. All means of egress to remain accessible at all times.
3. 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.
4. Fire extinguishers are required. Installation per NFPA 10.
5. All construction shall comply with City Code Chapter 10.
6. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans including the change of door swing at the main entrance and addition of a hand wash sink in the prep area.
3. 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.
4. Occupant load will be limited to 49 with the exception of owner/member pick up days, and no occupancy is allowed in the rear cold storage area.
5. The addition of the rear exterior egress shall be within 3 months of this approval, a separate permit is required.



SHELLEY ENGINEERING, INC.

STRUCTURAL CONSULTANTS

Portland Food COOP
Hampshire Street
Portland, Maine

April 7, 2011
Job No. 2011-039
Pg. 1 of 1

Attention: Stefan Apse

Stefan:

I am pleased to be of assistance to the Portland Food Co-op. Per your request, I analyzed the roof structure of the building you will occupy to see if it meets the structural loading requirements of the IBC 2006 Building Code.

It is my understanding that the roof is framed with 2x8s at 12"oc. The 2x8s are supported by (2) interior W8x24 steel girders and masonry walls. One masonry wall abuts an adjacent high bay building, resulting in potential snowdrift condition for the 2x8s of your roof.

For the analysis I used the following dead loads:

- Existing roof Decking.....2.0psf
- EPDM Roofing.....0.5psf
- 2x4s @ 16"oc Ceiling Framing..... 1.1psf
- 10" Dense Cellulose Insulation 3.5psf
- 5/8" Gyp-Board 2.8psf
- Misc. Dead Load Allowance 5.1psf
- Total Dead Load Used 15psf

Snow Load Used:

- 42psf flat roof snow loading plus drifting snow (per IBC).
- 42psf flat roof snow loading plus rain water surcharge (per IBC).

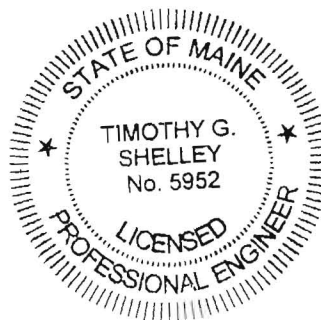
The analysis of the roof framing was found to be adequate to support loads stated above. Please be sure to verify that the 2x8s are in good condition with no decay.

Please keep in mind that in extreme winters, building code recommended snow loads may be exceeded, and snow removal may be required.

Please let me know if you have any questions.

Sincerely:

Timothy G. Shelley
Timothy G. Shelley, P.E.



Marge Schmuckal - Re: Site Survey

From: Marge Schmuckal
To: dgb@arcforma.com
Date: 3/17/2011 9:20 AM
Subject: Re: Site Survey

Hi Darel,

Yes, if you give me an updated plan showing the two exterior decks removed, I can pass the permit on for further review at this time. You will need to come in later with a separate application to build the two exterior decks you want.

I hope that helps you,

Marge

>>> <dgb@arcforma.com> 3/16/2011 7:47 PM >>>
RE: Portland Food Coop (PFC) Site Survey

Dear Marge,

Thanks for taking the time to talk with me today concerning the PFC permit application drawings.

I've discussed the issue of the site plan drawings with the PFC and they've asked me to relay the following:

Given that the PFC is anxious to get working on the interior space, and accurate site information is not available, they'd like to remove the site improvements (front and rear deck) from this permit application and apply for a separate permit (on outside work) at a later date when better site information is available (They're currently looking into whether existing survey documents exist.)

We're fairly comfortable with the existing conditions drawings general accuracy and know where the boundaries of the property are. But these drawings were generated from field measurements made by myself and others and naturally contain a certain amount of inaccuracy.

It's a complicated site. Three parcels with contradictory GIS, Tax map and Deed information. The PFC would rather wait until better information is available, either from existing survey documents or having a surveyor reshoot the property.

Is that reasonable?

Can we remove the sitework from this permit?

And if so, would you require a new revised drawing set?

Thanks,

Darel Bridges | Arcforma
142 High Street #629, Portland, ME 04101
(207) 239-7692 | dgb@arcforma.com

Job Summary Report
Job ID: 2011-03-529-ALTCOMM

Report generated on Mar 7, 2011 11:54:39 AM

Job Type:	Adds/Alter Commercial	Job Description:	56 Hampshire	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	794	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	32,000	Square Footage:			

Related Parties:

Job Charges									
Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance

Location ID: 3776

Location Details									
Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude	
T01530	028 C 013 001		M				-70.252957	43.660638	
Location Type		Subdivision Code	Subdivision Sub Code	Related Persons			Address(es)		
1							60 HAMPSHIRE STREET WEST		
Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code	
WHOLESALE		NOT APPLICABLE	B-2b				DISTRICT 2	CENTRAL BUSINESS DISTRICT	

Structure Details

Structure: Portland Food Co-op

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Industrial Building	0			60 HAMPSHIRE STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
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Permit #: 20111678

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
3776	Portland Food Co-op	Initialized	interior renovations for Portland Food Co-op			

Lorraine Needs Site plan (e need in Que

Job Summary Report
Job ID: 2011-03-529-ALTCOMM

Report generated on Mar 7, 2011 11:54:39 AM

Page 2

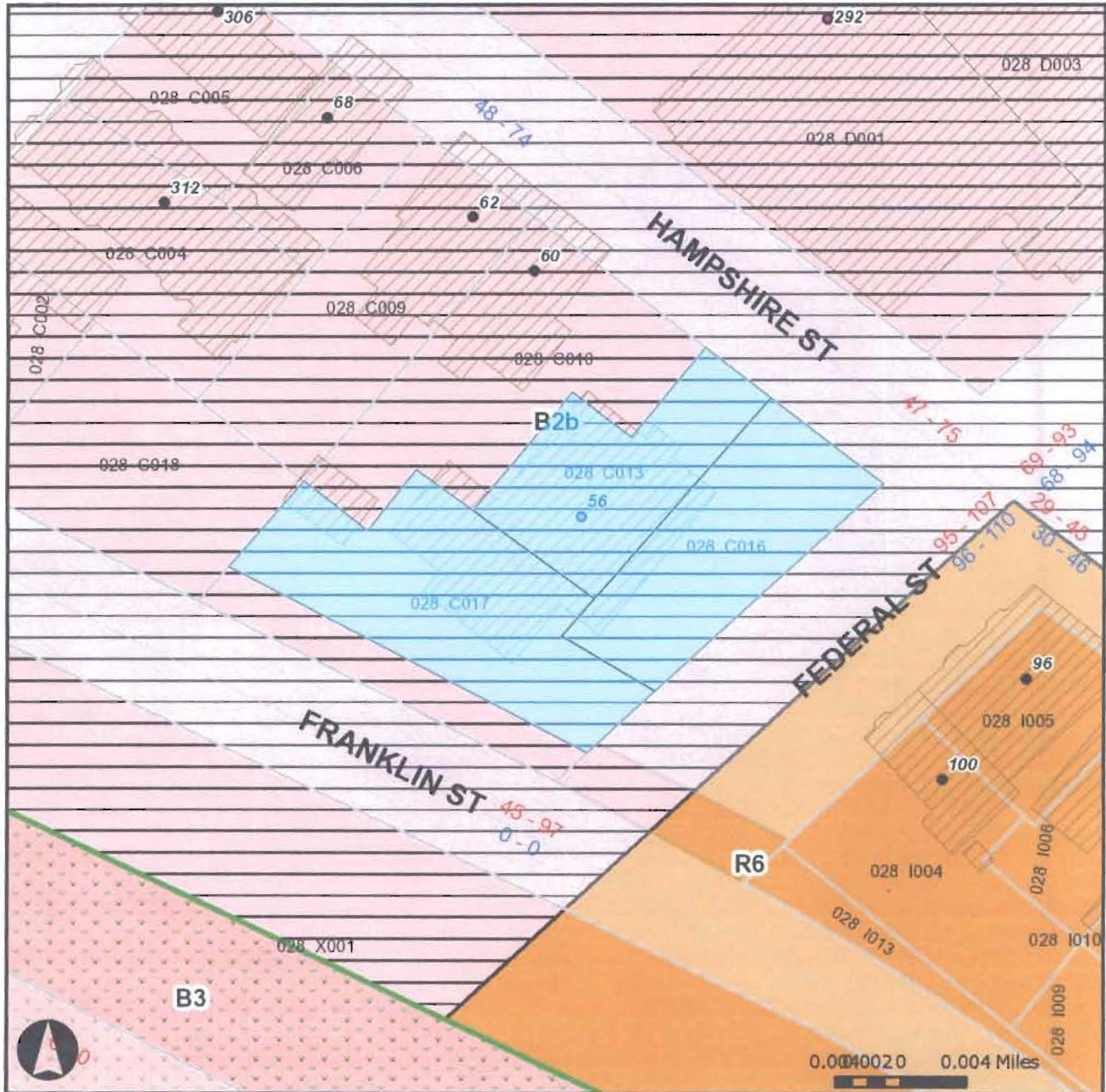
Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
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Fees Details

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$340.00							

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Parcels	Stream_protection	R2 Residential	C25
Interstate	Island Zoning	R3 Residential	C26
Interstate	C43	R4 Residential	C27
Streets	I-B	R5 Residential	C28
Streets	I-TS	R6 Residential	C29
Buildings	I-R1	ROS Recreation Open	C30
Building	I-R2	Space	C31
Out Building			

Assessor's Office | 309 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8490

City Home Departments City Council E-Services Calendar Info

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

HOLD

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL	028 C013001
Land Use Type	WHOLESALE
Property Location	56 HAMPSHIRE ST
Owner Information	REBECO LLC 134 MAIN ST STE 2A WINTHROP ME 04364
Book and Page	27634/128
Legal Description	28-C-13-16-17 HAMPSHIRE ST 56 FEDERAL ST EAST 95-99 11473 SF
Acres	0.263

3/15/11 - contacted

Stefan Apse -

① I need a site plan showing property lines to measure setbacks & compliance

② This requires a site plan review

Current Assessed Valuation:

TAX ACCT NO.	3776	OWNER OF RECORD AS OF APRIL 2010
		REBECO LLC
LAND VALUE	\$227,400.00	134 MAIN ST STE 2A
BUILDING VALUE	\$110,810.00	WINTHROP ME 04364
NET TAXABLE - REAL ESTATE	\$338,210.00	
TAX AMOUNT	\$6,060.72	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600 with Internet Explorer

Building Information:

Card 1 of 1	
Year Built	1900
Style/Structure Type	WAREHOUSE
# Units	1
Building Num/Name	1 - TALLYS WHOLESALE
Square Feet	6212

View Sketch View Map View Picture



Exterior/Interior Information:

Card 1	
Levels	B1/B1
Size	1520
Use	SUPPORT AREA
Height	8
Heating	NONE
A/C	NONE

Card 1	
Levels	01/01
Size	4692
Use	WAREHOUSE
Height	13
Walls	CONC. BLOCK
Heating	HOT AIR
A/C	UNIT

Other Features:

Card 1	
Structure	ROOF - HIGH BAY
Size	132X9

Outbuildings/Yard Improvements:

Card 1	
Year Built	1980
Structure	ASPHALT PARKING
Size	1X5000
Units	1
Grade	C

Allowed under conditional use per microfiche
Existing Wholesale Distribution
B2b
Rear yd - 10' min - 20' d abuts resid. established

Front - None

Side yd for Accessory - 5' min

~~225 - 264~~

Jeanie Bourke - Front Entry

From: Stefan Apse <stefanapse@gmail.com>
To: <jmb@portlandmaine.gov>
Date: 3/31/2011 4:11 PM
Subject: Front Entry

Hi Jeanie,

I talked with our mason, our designer, and the oversight committee last night and we would like to solve the front entry issue by replacing the existing front door with a new metal door that swings to the interior.

The door is spec'ed with a wooden frame which would allow us to install the door to swing to the interior for our immediate use. Then when we have the front deck in place we could switch around the door and frame so it swings to the exterior. The RO would be framed out using pressure treated wood fastened to the concrete walls using tapcon screws.

The question our designer has, is if the wood frame complies with NFPA code for our classification?

Here's the specs on the door:

2'8" x 6'8" metal door 1 3/4" thick with a wooden frame opening left hand out.

Let me know if this is a viable solution.

I appreciate your help during this process.

Best,
Stefan Apse
[207 653 7035](tel:2076537035)

RECEIVED
MAR 31 2011
Dept. of Building Inspections
City of Portland Maine

From: Tammy Munson
To: support staff
Date: 6/14/2011 10:10 AM
Subject: Fwd: Handrail Required
Attachments: IMG_0023.jpg; IMG_0024.jpg

Please have an inspector look into this.

>>> "Simmons, Deane" <Deane.Simmons@stantec.com> 6/14/2011 10:05 AM >>>

Good morning:

Attached are 2 photographs I took of a multi-unit residence at 224 Auburn St. in Portland.

From 0023 you can see that this is a multi-unit residence by the number of power meters.

In 0024 you can see that the stairs accessing the upper level are unprotected by any sort of handrail.

Does this comply with the building code?

Deane J. Simmons, PE, P Eng, M.ASCE
Sr. Structural Engineer
Stantec Consulting Services Inc.

482 Payne Road
Scarborough ME 04074
Ph: (207) 887-3485
Fx: (207) 883-3376
deane.simmons@stantec.com

stantec.com (<http://www.stantec.com>)

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

ü Please consider the environment before printing this email.

244 Auburn St. 373-B-002 legal use 2 family.

Portland Food COOP
Hampshire Street
Portland, Maine

April 7, 2011
Job No. 2011-039
Pg. 1 of 1

Attention: Stefan Apse

Stefan:

I am pleased to be of assistance to the Portland Food Co-op. Per your request, I analyzed the roof structure of the building you will occupy to see if it meets the structural loading requirements of the IBC 2006 Building Code.

It is my understanding that the roof is framed with 2x8s at 12"oc, and every other 2x8 rafter has been sistered with a new 2x8. The 2x8s are supported by (2) interior W8x24 steel girders and masonry walls. One masonry wall abuts an adjacent high bay building, resulting in potential snowdrift condition for the 2x8s of your roof.

For the analysis I used the following dead loads:

- Existing roof Decking.....2.0psf
- EPDM Roofing.....0.5psf
- 2x4s @ 24"oc Ceiling Trussing.....1psf
- 10" Dense Cellulose Insulation.....3.5psf
- 5/8" Gyp-Board.....2.3psf
- Misc. Dead Load Allowance.....5.1psf
- Total Dead Load Used.....15psf

RECEIVED
SCANNED
PR 13 2011

Dept. of Building Inspections
City of Portland Maine

28 C 13

Snow Load Used:

- 42psf flat roof snow loading plus drifting snow (per IBC).
- 42psf flat roof snow loading plus rain water surcharge (per IBC).

The analysis of the roof framing was found to be adequate to support loads stated above. Please verify that the original 2x8s are in good condition with no decay.

Please keep in mind that in extreme winters, building code recommended snow loads may be exceeded, and snow removal may be required.

Please let me know if you have any questions.

Sincerely:

Timothy G. Shelley
Timothy G. Shelley, P.E.

