

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 151 Middle Street #100		Owner: Soley Brothers		Phone: 775-2252		Permit No: 001226			
Owner Address: 111 Commercial Street		Lessee/Buyer's Name: Casco Bay Books		Phone:		BusinessName:			
Contractor Name: Mark High 222 60 Brighton Ave Portland 04102		Address:		Phone:		Permit Issued: OCT 30 2000			
Past Use: commercial book store		Proposed Use: book store with coffee		COST OF WORK: \$ 5,000		PERMIT FEE: \$ 54.00			
Proposed Project Description: change of use from book store to book store with coffee cafe, inter reno				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: / Type:			
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>			
Permit Taken By: E				Date Applied For: Oct 26 2000				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	
				<p><b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b></p> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				<p><b>Special Zone or Reviews:</b></p> <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"/>	

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: *Oct 26 2000* PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

Action:  Approved  
 Approved with Conditions  
 Denied  
 Date: \_\_\_\_\_

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 1

COMMENTS

12/12/00 Inspected with sis for electrical and ES. locks for C.C.  
and license. No major changes to existing space. JB  
12/13/00 Spoke w/ Mark Hgh regarding lack of Plumbing permit and the need  
for CHD or digital format - gave Min e-mail. JB  
~~JB~~

CBL: 28-K-2  
Permit: 001226

Type	Inspection Record	Date
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		



# PLUMBING APPLICATION

Department of Human Sciences  
Division of Health Engineering

## PROPERTY ADDRESS

Town or Plantation	Portland
Street Subdivision Lot #	151 Maple St

## PROPERTY OWNERS NAME

Last:	Smith	First:	John
Applicant Name:	John Smith		
Mailing Address of Owner/Applicant (If Different)	151 Maple St		

PORTLAND Date Permit Issued: 12/28/00 7561 TOWN COPY \$ [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]  If Double Fee Charged

Local Plumbing Inspector Signature: \_\_\_\_\_ L.P.I. # 0124

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Signature of Owner/Applicant \_\_\_\_\_

Date \_\_\_\_\_

Local Plumbing Inspector Signature \_\_\_\_\_

Date Approved \_\_\_\_\_

## PERMIT INFORMATION

### This Application is for

- NEW PLUMBING
- RELOCATED PLUMBING

### Type of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY 2nd floor

### Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER/MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # 12573

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1			
	Number	Type of Fixture	Number	Type of Fixture		
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	1	Hosebibb / Sillcock	1	Bathtub (and Shower)		
	1	Floor Drain	1	Shower (Separate)		
<b>OR</b>	1	Urinal	1	Sink		
	1	Drinking Fountain	1	Wash Basin		
HOOK-UP: to an existing subsurface wastewater disposal system.	2	Indirect Waste	1	Water Closet (Toilet)		
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	1	Water Treatment Softener, Filter, etc.	1	Clothes Washer		
	1	Grease / Oil Separator	1	Dish Washer		
<b>OR</b>	1	Dental Cuspidor	1	Garbage Disposal		
	1	Bidet	1	Laundry Tub		
TRANSFER FEE [\$6.00]	1	Other: _____	1	Water Heater		
	2	Fixtures (Subtotal) Column 2	3	Fixtures (Subtotal) Column 1		
<b>SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE</b>					5	Fixtures (Subtotal) Column 2
					5	<b>Total Fixtures</b>
						Fixture Fee
						Transfer Fee
						Hook-Up & Relocation Fee
					30.00	<b>Permit Fee (Total)</b>



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building): <u>151 Middle Street #100</u>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>028</u> Block# <u>K</u> Lot# <u>002</u>		Owner: <u>Soley Brothers LLC</u>	Telephone#: <u>775-2252</u>
Owner's Address: <u>111 Commercial St. Portland, ME 04101</u>		Lessee/Buyer's Name (If Applicable) <u>Casco Bay Books</u>	Cost Of Work:      Fee <u>\$ 5000.00</u> <u>\$ 54-</u>
Proposed Project Description: (Please be as specific as possible) <u>Remove closets</u> <u>move bathroom door</u> <u>Change of Use adding Sm coffee Cafe</u>			
Contractor's Name, Address & Telephone <u>Mark High 60 Brighton Ave Portland, ME 04102 (541-966)</u>			Rec'd By: <u>(Signature)</u>
Current Use: <u>Comics Bookstore</u>		Proposed Use: <u>New/Used Bookstore w/ small coffee area</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: <u>M High</u>	Date: <u>10/26/00</u>
---------------------------------------	-----------------------

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 26 OCT 2000 ADDRESS: 151 Middle ST CBL: 025-K-002

REASON FOR PERMIT: Change of use Book store / to Book Store Coffee Cafe

BUILDING OWNER: Soley Brothers

PERMIT APPLICANT: CONTRACTOR Mark High

USE GROUP: M CONSTRUCTION TYPE: 3B CONSTRUCTION COST: 5,000.00 PERMIT FEES: 954.00

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: \*29, 31, 32, 34, 37, 38, 39, 20, 21, 22, 40, 9, 23, 27

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. 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.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.



19. 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

20. 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)

21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

23. 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)

24. 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".

25. 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.

26. 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).

27. 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.

28. All requirements must be met before a final Certificate of Occupancy is issued.

29. 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).

30. 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)

31. Please read and implement the attached Land Use Zoning report requirements. *Separate permits shall be required for any new signage.*

32. 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.

33. Bridging shall comply with Section 2305.16.

34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

36. All flashing shall comply with Section 1406.3.10.

37. *This permit does not authorize the removal of any bearing walls.*

38. *Permits for Food Services shall be obtained from the City's Licensing Div.*

39. *All Food Service equipment shall comply with state and local rules on Food Service equipment.*

40. *Any exterior work shall require a separate review and approval.*

P. Samuel Hoises, Building Inspector  
L. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

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.

\*\*\*\*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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 151 MIDDLE STREET 028-K-002

Issued to SOLEY BROTHERS

Date of Issue DECEMBER 14 2000

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. 001226, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

1ST ~~2ND~~ FLOOR  
SUITE 100

RETAIL WITH CAFE USE GROUP M  
TYPE 3B ~~BOCA 99~~

### Limiting Conditions:

This certificate is approved for work and use specifically related to permit #001226

This certificate supersedes  
certificate issued

Approved:

12/14/00

(Date)

*Deanie Bourke*

Inspector

*[Signature]*

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

*MA*  
12/15/00