



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 5 COMMERCIAL ST

CBL: 029- N-024-001

Issued to: SALT OF THE EARTH, INC.

Date Issued: 2/17/2012

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. 2011-12-2826-CH OF USE, 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

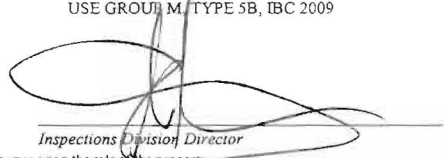
SPACE "B"

APPROVED OCCUPANCY

USE GROUP M, TYPE 5B, IBC 2009

Approved:

2-17-12 
(Date) 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.

From: Art Banister <a111940@aol.com>
To: <amachado@portlandmaine.gov>
Date: 12/2/2011 9:23 AM
Subject: 5 commercial st permit

Good Morning,

My tenant Rosemont Mkt. will not be using it as a warehouse as I put on the application. I misunderstood the information I received from my real estate agent. I talked to John , the owner of Rosemont , and he indicated that it will be best described as a retail farmers market.

Sounds great to me.

Again, it is my mistake and I apologize.

Art Banister

RECEIVED
DEC - 2 2011
Dept. of Building Inspections
City of Portland Maine

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SALT OF THE EARTH

Located At 5 COMMERCIAL ST

Job ID: 2011-12-2826-CH OF USE

CBL: 029- N-024-001

has permission to Change the Use to Retail with tenant fit up, adding a bathroom and rated separation wall 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

Fire Prevention Officer

[Signature] 12/19/11

Code Enforcement Officer / Plan Reviewer

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

Closed

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-12-2826-CH OF USE	Date Applied: 11/28/2011	CBL: 029- N-024-001	
Location of Construction: 5 COMMERCIAL ST (space 'B')	Owner Name: SALT OF THE EARTH (Art Banister)	Owner Address: 9 COMMERCIAL ST PORTLAND, ME 04101	Phone: 207-776-8101
Business Name:	Contractor Name: Ledy Houser	Contractor Address: 72 Ocean Rd., South Portland, ME 04106	Phone: 207-332-6862
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building- Change of use	Zone: B-3
Past Use: Warehouse	Proposed Use: Retail - farmer's market - change of use from warehouse to retail - tenant fit up	Cost of Work: 3000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Perone 12/15/11</i>	Inspection: Use Group: <i>M</i> Type: <i>5B</i> <i>Dec 2011</i> Signature: <i>[Signature]</i> <i>12/19/11</i>
Proposed Project Description: warehouse to retail	Pedestrian Activities District (P.A.D.)		
Permit Taken By:	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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.	<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 w/ cond. hour 12/12/11 ASU</i>	<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:	<input 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>Any exterior work requires a separate review and approval thru h. spic preservation</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 appication 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

-25-12 DWM/BKL Larry 415-0330 wall painted.

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.**

Underground Plumbing inspection

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy/Final 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: 2011-12-2826-CH OF USE

Located At: 5 COMMERCIAL ST

CBL: 029- N-024-001

Conditions of Approval:

Zoning

- . This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- . ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- . With the issuance of this permit and the certificate of occupancy, the use of this space shall remain as retail. Any change of use shall require a separate permit application for review and approval.

Building

- . Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, specifically the bathroom shall be ADA compliant.
- . Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- . All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
- . New cafe, 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.
- . Approval of City license is subject to health inspections per the Food Code.
- . 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.
- . Ventilation of this space is required per ASRAE 62.2 or 62.1, 2007 edition.
- . This retail occupancy shall be limited to 49 occupants due to the lack of 2 means of egress.

Fire

- . All construction shall comply with City Code Chapter 10.
- . Fire extinguishers are required. Installation per NFPA 10.
- . Exit signs are required. 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.
- . The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- . A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
- . A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
- . 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.
- . Any cutting and welding done will require a Hot Work Permit from Fire Department.





B-3
historic

#2011 12 8526 66

General Building Permit Application

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: <u>5 Commercial St. (space B)</u>		
Total Square Footage of Proposed Structure/Area <u>1636 sq ft.</u>	Square Footage of Lot <u>7509</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>029-N-024-001</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Salt of the Earth</u> <u>(Art Business)</u> Address <u>9 Commercial St</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-776-8101</u>
Lessee/DBA (If Applicable) <u>Rosemount Market</u> RECEIVED NOV 28 2011	Owner (if different from Applicant) Name <u>Marilyn</u> Address <u>9 Woodcrest Rd.</u> City, State & Zip <u>Orono Elizabeth ME 04107</u>	Cost Of Work: \$ <u>3000⁰⁰ 50.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>125.00</u>
<p>Dept. of Building Inspections</p> <p>Current legal use (ie, single family) <u>City of Portland</u> Number of Residential Units _____</p> <p>If vacant, what was the previous use? <u>Warehouse</u></p> <p>Proposed Specific use: <u>wholesale See email dated 12/2/11 - retail farmers market</u> Change of Use</p> <p>Is property part of a subdivision? <u>No</u> If yes, please name _____</p> <p>Project description: <u>Change of use from warehouse to retail - fit up for retail farmers market - see email dated 12/2/11</u> <u>Warehouse food distribution</u></p>		
<p>Contractor's name: <u>Lenny Hooper</u></p> <p>Address: <u>77 Cottage Rd.</u></p> <p>City, State & Zip <u>South Portland 04106</u> Telephone: <u>332-6862</u></p> <p>Who should we contact when the permit is ready: <u>PETER HOOPER</u> Telephone: <u>332-6862</u></p> <p>Mailing address: _____</p>		

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: [Signature] Date: NOV. 21, 2011

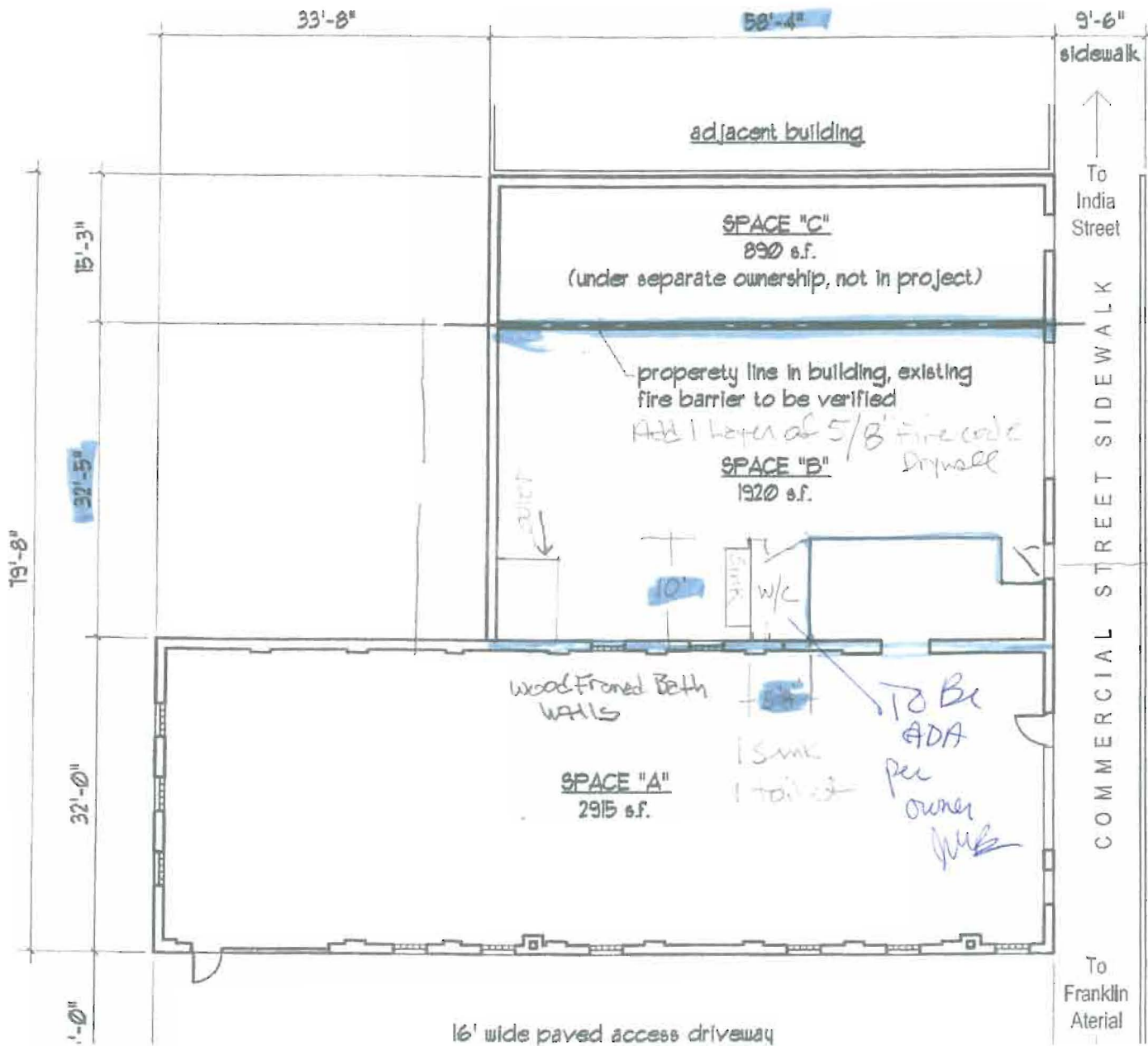
This is not a permit; you may not commence ANY work until the permit is issue

1

1

Space E' Roomment

2hr fire wall
option 2 on new construction



Existing Building:
Gross Area of Building 5725 s.f.

The existing building is composed of three spaces:

Space A: 2915 sf
This is the original portion of the building construction consists of brick bearing wall wood bearing walls, wood roof framing, and concrete floor slab. There are no interior bearing elements

Space B and C: 2810 sf
This portion of the building is an addition to the original building. The construction is of brick and concrete block bearing wall joist and steel deck roof framing, and a concrete floor slab. There are no interior bearing elements.

Space B and C are under separate owner
The property line for the lot is at the center of the wall separating space B and C. It appears to be built as a fire barrier under section 707



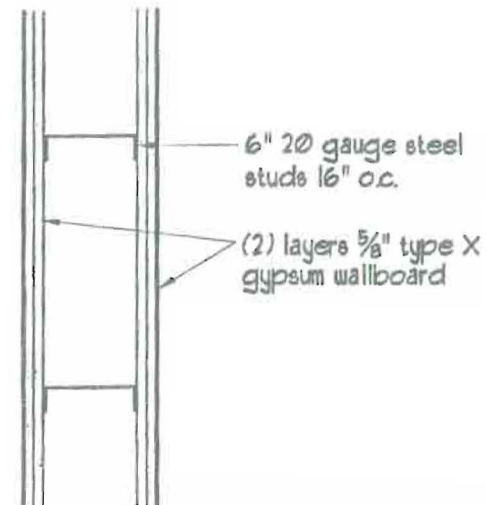
W-2 TWO (2) HOUR RATED WALL WITH STEEL STUDS (OPTION 1)

GA FILE NO. WP 1522: GENERIC
GYPSUM WALLBOARD, STEEL STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 6" 20 gauge steel studs 16" o.c. with 1" Type S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side with 1 5/8" Type S drywall screws 12" o.c. Joints staggered 24" each layer and side. Sound tested with 3 1/2" glass fiber friction fit in stud space. (NLB)

(25 gauge 3 5/8" stud is minimum)

Fire Test: See WP 1548
(WHI-495-0236, 1-30-80)
Sound Test: NRCC 818-NV, 2-3-81



W-4 NON-RA



W-2 TWO (2) HOUR RATED WALL WITH WOOD STUDS (OPTION 2)

GA FILE NO. WP 4135: GENERIC
GYPSUM WALLBOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 6 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c. Joints staggered 24" each layer and side. Sound tested with studs 16" o.c. and with nails for base layer spaced 6" o.c. (LOAD-BEARING)

Fire Test: FM WP 360, 9-27-74
Sound Test: NGC 2363, 4-1-70

