

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PALACCI ALBERT /TBD

Located at

49 EXCHANGE ST

PERMIT ID: 2013-00400

CBL: 032 E004001

has permission to **Reopening existing required exit stair from Edgcomb Potters (1st floor) to Market Street**

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.

A handwritten signature in black ink, appearing to be 'AR'.

Fire Prevention Officer

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**

PERMIT ID: 2013-00400

Located at: 49 EXCHANGE ST

CBL: 032 E004001

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

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

<b>Permit No:</b> 2013-00400	<b>Date Applied For:</b> 02/28/2013	<b>CBL:</b> 032 E004001
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<b>Location of Construction:</b> 49 EXCHANGE ST	<b>Owner Name:</b> PALACCI ALBERT	<b>Owner Address:</b> 4761 BROADWAY	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b> Contact - Joe Palacci	<b>Phone:</b> 2077728107	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Same - lower level café/bookstore & 1st floor retail	<b>Proposed Project Description:</b> Reopening existing required exit stair from Edgecomb Potters (1st floor) to Market Street
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<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 03/04/2013
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jon Rioux	<b>Approval Date:</b> 03/27/2013
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit re-opens an existing stairwell which was made (framed-in) inaccessible without benefit of a building permit.			
Note: The minimum egress widths for the components of the means of egress shall be based on the means of egress width factors in the building code under which the building was constructed. The re-opening of the stairwell includes the addition of a second handrail (one on each side), and fall protection.			
2) 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.			
3) 1009.4.4 Dimensional uniformity. Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch in any flight of stairs. The greatest winder tread depth at the walkline within any flight of stairs shall not exceed the smallest by more than 3/8 inch.			

<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ben Wallace Jr	<b>Approval Date:</b> 04/03/2013
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) The guards and handrails shall me new requirements per NFPA 101, Life Safety Code.			
2) All new features of construction shall comply with City Code Chapter 10.			
3) A fire alarm pull station, exit sign and emergency light shall be installed at the exit.			

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# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00400	Issue Date:	CBL: 032 E004001
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Location of Construction: 49 EXCHANGE ST	Owner Name: PALACCI ALBERT	Owner Address: 4761 BROADWAY NEW YORK, NY 10034	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name Contact - Joe Palacci	Phone: (207) 772-8107	Permit Type: Alterations - Commercial	Zone: B3
Past Use: lower level -café/bookstore (#2012-10-5193) & 1st floor retail (Edgecomb Potters)	Proposed Use: Same - lower level café/bookstore & 1st floor retail	Permit Fee: \$30.00	Cost of Work: \$1,000.00
Proposed Project Description: Reopening existing required exit stair from Edgecomb Potters (1st floor) to Market Street		FIRE DEPT: 4/3/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: M Type: IBC, 2009 (NBSG)
		Signature: <i>[Signature]</i> (58)	Signature: <i>[Signature]</i>
		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: 02/28/2013	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> <i>Date: 3/1/13 ASH</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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  <i>Any exterior work</i> <i>Date: requires separate review: approval thru Historic Preservation</i>
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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





# 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>49 EXCHANGE ST. 1ST FLOOR</u>		
Total Square Footage of Proposed Structure/Area <u>55 SQ. FT.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>32      E      4</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>ALBERT PALACCI</u> Address <u>4761 BROADWAY</u> City, State & Zip <u>NEW YORK, NY 10034</u>	Telephone: <u>JOE PALACCI</u> <u>772-8107</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>MERCHANTILE retail - Edgemoor Park</u> If vacant, what was the previous use? Proposed Specific use: <u>REOPENING EXISTING EXIT STAIR</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REOPENING EXISTING EXIT STAIR</u>		
Contractor's name: <u>TBD</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Joe Palacci</u> Telephone: _____ Mailing address: <u>104 Exchange St 04101</u>		

RECEIVED  
FEB 28 2013  
Dept. of Building Inspections  
City of Portland Maine

**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](http://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: Michael Chitt Date: 2/28/13

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

**Benjamin Wallace - Re: 64 market street**

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**From:** Darren Thomas <dhere38@yahoo.com>  
**To:** Benjamin Wallace <wallaceb@portlandmaine.gov>  
**Date:** 2/12/2013 1:11 PM  
**Subject:** Re: 64 market street

Permit 2012-10-5193

Thank you for taking the time to meet with us today Ben. To review our conversation and my understanding of the agreement: Certificate of Occupancy for 64 Market (space below Edgecomb Potters) is contingent upon the reopening of the egress for Edgecomb Potters (Space above). Certificate of Occupancy will not be approved without this work being done. I've read and understand the email below as well.

Thank you.  
 Darren Thomas  
[dhere38@yahoo.com](mailto:dhere38@yahoo.com)

**From:** Benjamin Wallace <wallaceb@portlandmaine.gov>  
**To:** j p <pierress@yahoo.com>  
**Cc:** Chris Pirone <CPP@portlandmaine.gov>; Jeanie Bourke <JMB@portlandmaine.gov>; "dhere38@yahoo.com" <dhere38@yahoo.com>  
**Sent:** Tuesday, February 12, 2013 12:43 PM  
**Subject:** Re: 64 market street

Hi Joe,

Just to be clear please reply that you understand:

- 1) A building permit is required to reopen the Market Street exit from Edgecomb Potters. The Café permit may be issued once the exit permit is applied for. Suggest you can work with Darren's architect to provide the drawings you need to apply for the permit in as timely a manner as you can. They scope of work must indicate that you're reopening the rear exit using an existing stair that was previously floored over. Scalable drawings must include:
  - a) A stair detail showing the rise, run and width of the existing stair and the new guard and handrails to be installed on both sides of the stair.
  - b) The new fire alarm pull station, exit sign and emergency light to be installed at the exit.
- 2) The certificate of occupancy and business licensing shall not be approved, and the Café shall not be occupied, until after Edgecomb Potter's exit permit is approved and the work has passed final inspection.

Thanks,

Lt. Benjamin Wallace Jr.  
Fire Prevention Officer  
Portland Fire Department  
380 Congress Street  
Portland, Maine 04101  
(207)874-8400  
wallaceb@portlandmaine.gov

>>> j p <pierress@yahoo.com> 2/12/2013 11:20 AM >>>

Thank you for taking the time to meet with us today Ben. To review our conversation and our understanding of the agreement: I Joe Palacci agree to fix (reopen the egress for Edgcomb Potters- previously closed off) and this work will be done in concert with work being done on the space below (64 Market Street/ book store).

As a reminder please send me the name and phone # for the fire escape company .

Thank you

Joseph Palacci

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.