

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 100458

**PERMIT ISSUED**

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that THE ONETEN COMPANY LLC / Peter Nhouc  
has permission to Change of use from school to Condo / tenant fit-up MAY 19 2010  
AT 110 EXCHANGE ST CBL 032 H001001

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. [Signature]  
Health Dept. [Signature]  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature] 5/19/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 10-0458	Issue Date:	CBL: 032 H001001
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Location of Construction: 110 EXCHANGE ST	Owner Name: THE ONETEN COMPANY LLC	Owner Address: 19 HANSON ST	Phone:
Business Name:	Contractor Name: Peter Noone	Contractor Address: 246 Main Street Westbrook	Phone: 2077490519
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial -School- <i>4th floor</i>	Proposed Use: Residential Condo - Change of use <i>4th floor</i> from school to Condo / tenant fit-up	Permit Fee: \$395.00	Cost of Work: \$30,000.00	CEO District: 1
Proposed Project Description: Change of use from school to Condo / tenant fit-up - <i>4th floor</i> <i>1st Floor Restaurant - conversion</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>w/conditions</i> <i>5/19/10</i>	INSPECTION: Use Group <i>R/A-2</i> Type: <i>IBC-2003</i> Signature: <i>JMB 5/19/10</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: ldobson	Date Applied For: 05/03/2010	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>approved w/conditions</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>JMB for MES 5/19/10</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input checked="" type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>JMB 5/19/10</i></p>
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**PERMIT ISSUED**

MAY 19 2010

City of Portland

**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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 10-0458	<b>Date Applied For:</b> 05/03/2010	<b>CBL:</b> 032 H001001
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<b>Location of Construction:</b> 110 EXCHANGE ST	<b>Owner Name:</b> THE ONETEN COMPANY LLC	<b>Owner Address:</b> 19 HANSON ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Peter Noone	<b>Contractor Address:</b> 246 Main Street Westbrook	<b>Phone:</b> (207) 749-0519
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Residential Condo - Change of use from school to Condo / tenant fit-up - 4th floor	<b>Proposed Project Description:</b> Change of use from school to Condo / tenant fit-up - 4th floor
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/07/2010

**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) The fourth floor shall remain a single family dwelling (condo). Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 05/19/2010

**Note:** **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Ben Wallace Jr.      **Approval Date:** 05/11/2010

**Note:** **Ok to Issue:**

- 1) Smoke and carbon monoxide alarms shall be provided. Shall be hardwired with battery back up and interconnected with in the dwelling unit.
- 2) 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 .
- 3) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 5) All construction shall comply with NFPA 1 and 101.



## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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 Inspection 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 with construction.

  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

  X   Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.

NOTE: There is a \$75.00 fee per inspection at this point.

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



# 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>110 Exchange St</u>		
Total Square Footage of Proposed Structure/Area <u>2,400</u>	Square Footage of Lot <u>2,600</u>	Number of Stories <u>4</u>
Tax Assessor's Chart, Block & Lot Chart# <u>32-</u> Block# <u>H</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>The OneTen Co</u> Address <u>19 Hanson St</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>207</u> <u>415-8655</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? <u>School</u> Proposed Specific use: _____ Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Remove Bedroom Wall. change of use from school to Condo.</u>		
Contractor's name: <u>Peter Moore, PJB Builders</u> Address: <u>246 Maine St. Westbrook</u> City, State & Zip: <u>Westbrook 04092</u> Telephone: <u>749-0519</u> Who should we contact when the permit is ready: <u>Justin O'Reilly</u> Telephone: <u>415-8655</u> Mailing address: <u>19 Hanson St Portland ME</u>		

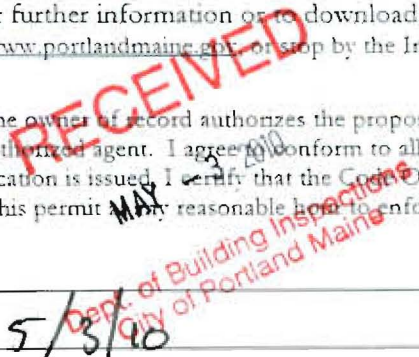
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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 <sup>at any reasonable hour</sup> to enforce the provisions of the codes applicable to this permit.

Signature: Justin O'Reilly Date: 5/3/10

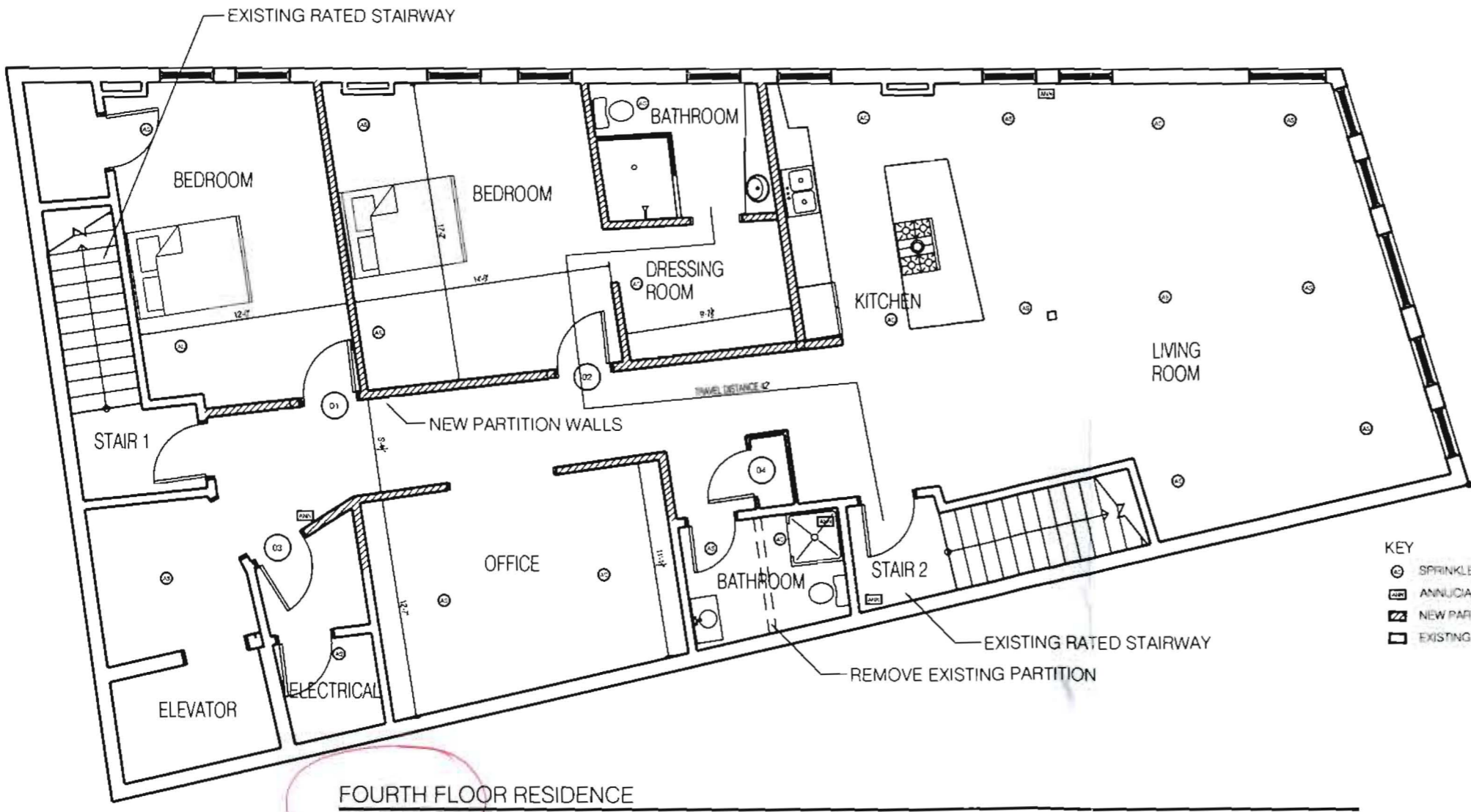
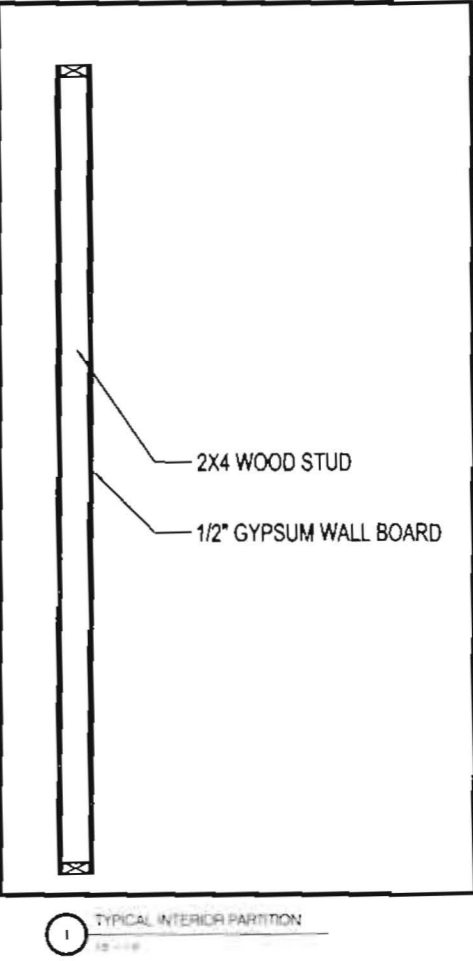
This is not a permit; you may not commence ANY work until the permit is issued







DOOR AND FRAME SCHEDULE							
MARK	DOOR			MATL	FRAME	FIRE RATING LABEL	NOTES
	SIZE						
	WD	HGT	THK				
0	2'-8"	6'-8"	2"	SOLID CORE BIRCH	WOOD JAMB	--	All un-numbered doors are existing
1	3'-0"	6'-8"	2"	SOLID CORE BIRCH	WOOD JAMB	N/A	--
2	3'-0"	6'-8"	2"	SOLID CORE BIRCH	WOOD JAMB	N/A	--
3	3'-0"	6'-8"	2"	SOLID CORE BIRCH	WOOD JAMB	N/A	--
4	2'-8"	6'-8"	2"	SOLID CORE BIRCH	WOOD JAMB	N/A	--



- KEY
- ⊙ SPRINKLER HEAD
  - ⊠ ANNUNCIATOR
  - ▨ NEW PARTITION
  - ▭ EXISTING WALLS

FOURTH FLOOR RESIDENCE  
1/8" = 1'-0"

SHEET TITLE  
**FOURTH FLOOR RESIDENCE**  
PROJECT  
**110 EXCHANGE STREET**

**Prospect Design**  
424 FORE STREET  
PORTLAND, ME 04101  
P 207.749.7400

A-1.4



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 110 EXCHANGE ST CBL 032 H001001

Issued to The Oneten Company Llc /Peter Noone Date of Issue 01/25/2011

**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. 10-0458, 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  
4th Floor

APPROVED OCCUPANCY  
Residential Condo  
Use Group R-3  
Type 5B  
IBC-2003

**Limiting Conditions:** This is a change of use only permit and is not intended to certify building code compliance.

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

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.