

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0776	Issue Date: Jul 20 2001	CBL: 032 H022001
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Location of Construction: 193 Middle St (rear)	Owner Name: 193 Llc	Owner Address: 193 Middle St	Phone: CITY OF PORTLAND
Business Name: n/a	Contractor Name: Benchmark	Contractor Address: 650 Main St So. Portland	Phone: DAVID O'Connell 2078742963
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial / Prior use restaurant	Proposed Use: Commercial / Change of Use; Warehouse distribution, salesmen pick-up <i>storage & pickup</i> <i>for upstairs computer folks</i>	Permit Fee: \$324.00	Cost of Work: \$50,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B/S2</i> Type: <i>3B</i> <i>002/10/1999</i> <i>WITH REQUIREMENTS</i>
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Proposed Project Description:
Change of Use to Warehouse Distribution & Relocate stairs.
Storage & pickup Area
for computer sales folks

Signature: *[Signature]*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: *[Signature]* Date: *[Date]*

Permit Taken By: gg	Date Applied For: 06/27/2001	Zoning Approval	
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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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Any New Signage requires a separate permit</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/19/01</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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 Date:
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Called Contractor @ 1:20 2/July/2001
STAIRS 7' 11"
guardrails 42"
handrails

PERMIT ISSUED WITH REQUIREMENTS

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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All Purpose 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: 193 MIDDLE STREET PORTLAND

Total Square Footage of Proposed Structure 1100 sq ft. Square Footage of Lot

Tax Assessor's Chart, Block & Lot
Chart# 032 Block# H Lot# 022 Owner: 193 LLC Telephone:
Commercial Properties

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: BENCHMARK Cost Of Work: \$ 50,000
874-2963 Fee: \$ 324.00

Current use: _____
If the location is currently vacant, what was prior use: RESTAURANT K. Kikora
Approximately how long has it been vacant: 12 mos.
Proposed use: WAREHOUSE Distribution Salesmen Pick-up
Project description: NEW HVAC, LIGHTING, DRYWALL RE FIT BATH. STAIR RELOCATION

Contractor's name, address & telephone: BENCHMARK 650 MAIN ST. S. PORTLAND
Who should we contact when the permit is ready: BENCHMARK - SAME
Mailing address:
Phone: 874 2963

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: David O'Connell Date: 6.25.01
Benchmark

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

BUILDING PERMIT REPORT

DATE: 2 July 2001 ADDRESS: 193 Middle St. CBL: 032-H-022

REASON FOR PERMIT: Interior renovations

BUILDING OWNER: 193 LLC

PERMIT APPLICANT: CONTRACTOR Benchmark

USE GROUP: B-52 CONSTRUCTION TYPE: 30 CONSTRUCTION COST: 50,000 PERMIT FEES: 324.00

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: *1, *11, *13, *21, *24, *26, *30, *35, *36, *37

- 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 and masonry.
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 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. 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.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

6/27

- 20. 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
- X 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- X 24. 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)
- 25. 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".
- 26. 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.
- 27. 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).
- X 28. 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.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- X 30. 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).
- 31. 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)
- 32. Please read and implement the attached Land Use Zoning report requirements. *New Signage Requires A Separate permit*
- 33. 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.
- 34. Bridging shall comply with Section 2305.16.
- X 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- X 38. ~~If fire rated assemblies is penetrated it shall be covered with (repaired) to the same rating.~~

[Signature]
 D. Samuel Hoopes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager
[Signature]

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. (You Shall Call for Inspections)

******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**

BENCHMARK

650 Main Street
South Portland, ME 04106
207.874.2963
Fax 207.874.6042

TRANSMITTAL

Project: 193 Middle

Project No. P 364

TO: MARCE

DATE: 7-16-07

If enclosures are not as noted, please inform us immediately.

We Transmit:

- herewith under separate cover via:
 in accordance with your request:

For your:

- approval distribution to parties information
 Review and Comment record
 use

The following:

- Drawings Shop Drawings Prints Samples
 Specifications Shop Drawings Reproducibles Product Literature
 Change Order Minutes Other Photos

Copies	Date	Rev. No.	Description	Action
			Orientation of Location to	
			Exchange Street	

Action Codes:

- A. Action indicated on item transmittal. D. For signature and forwarding as noted below under Remarks.
B. No action required. E. See Remarks below.
C. For signature and return to this office.

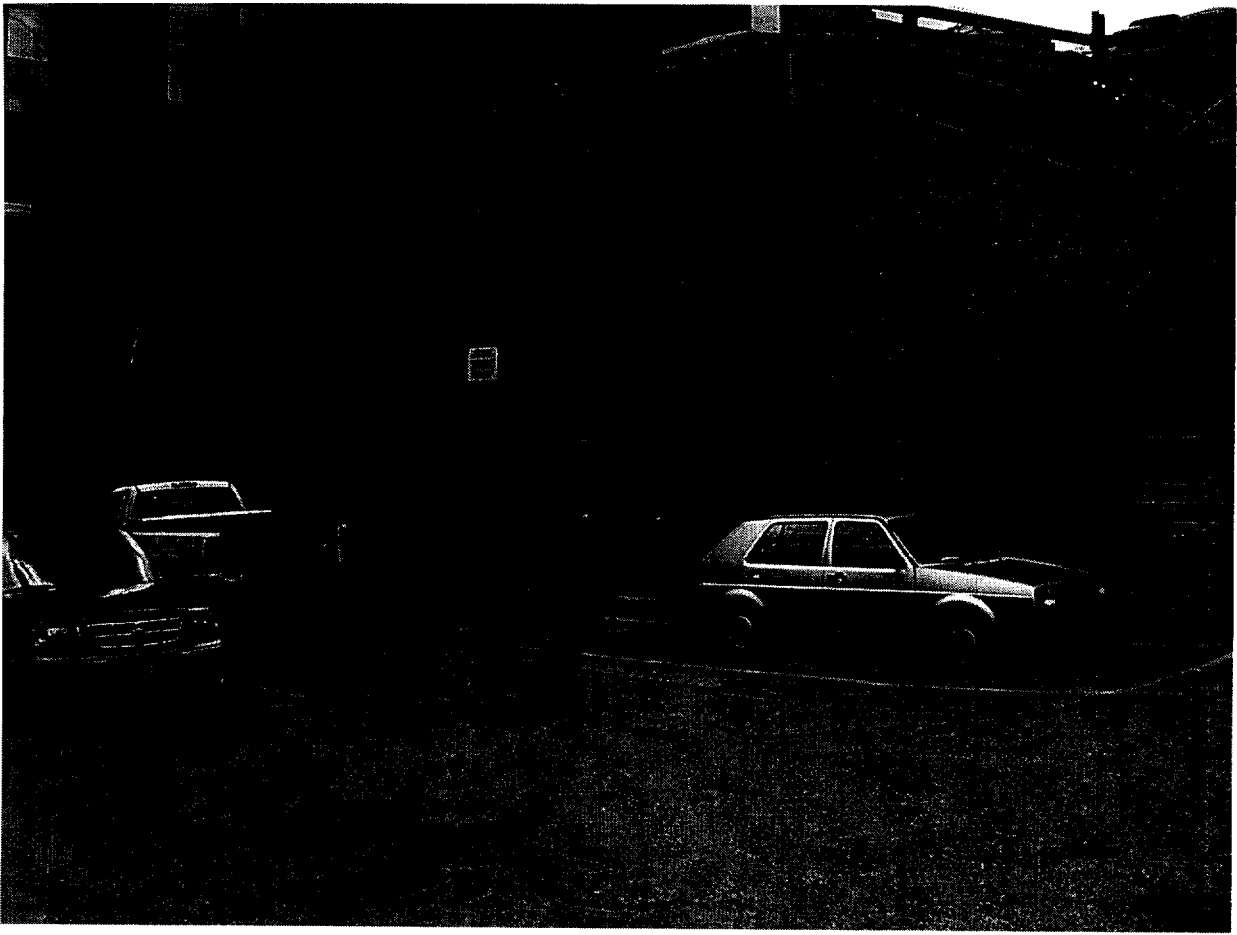
Remarks:

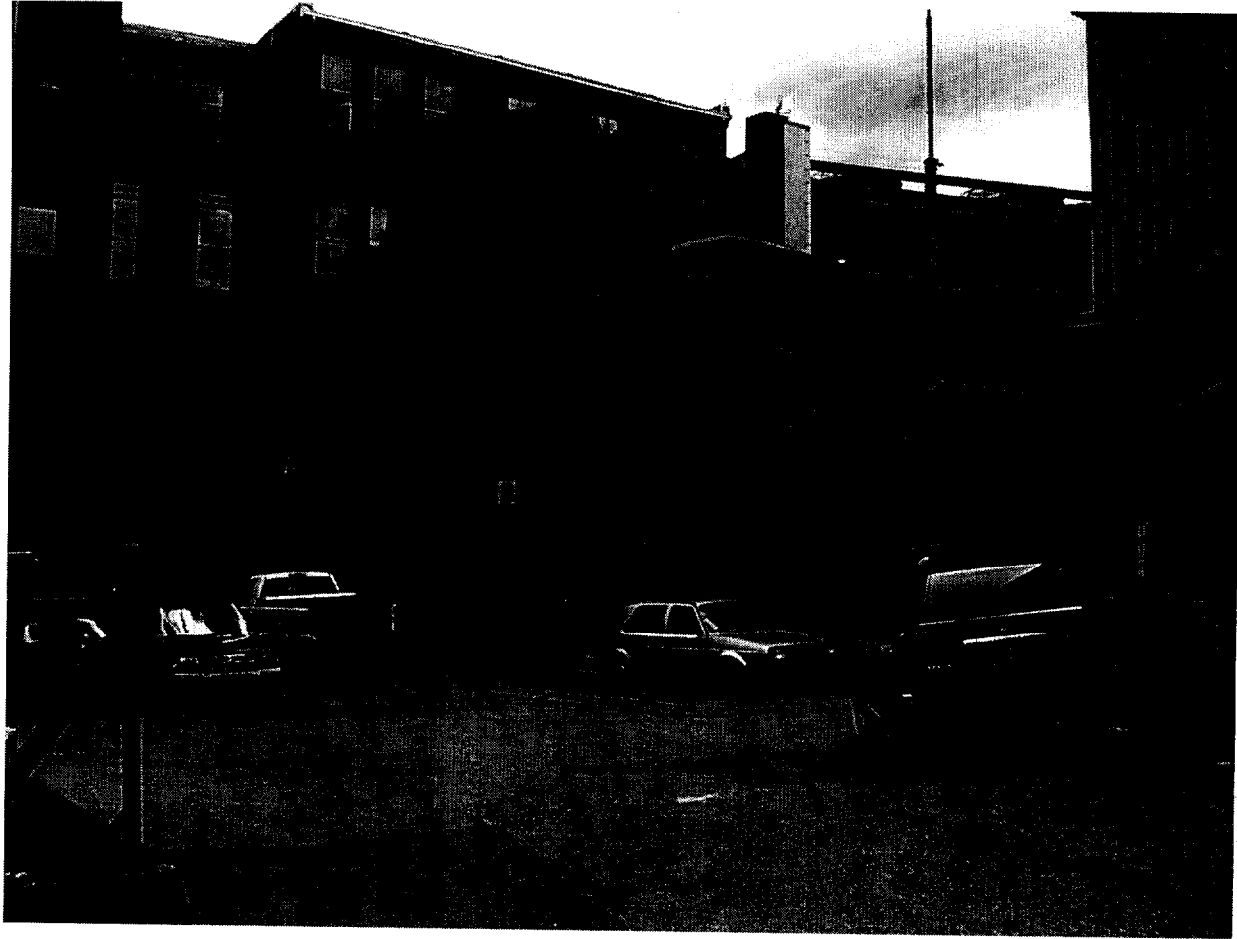
Copies to:

(with enclosures)

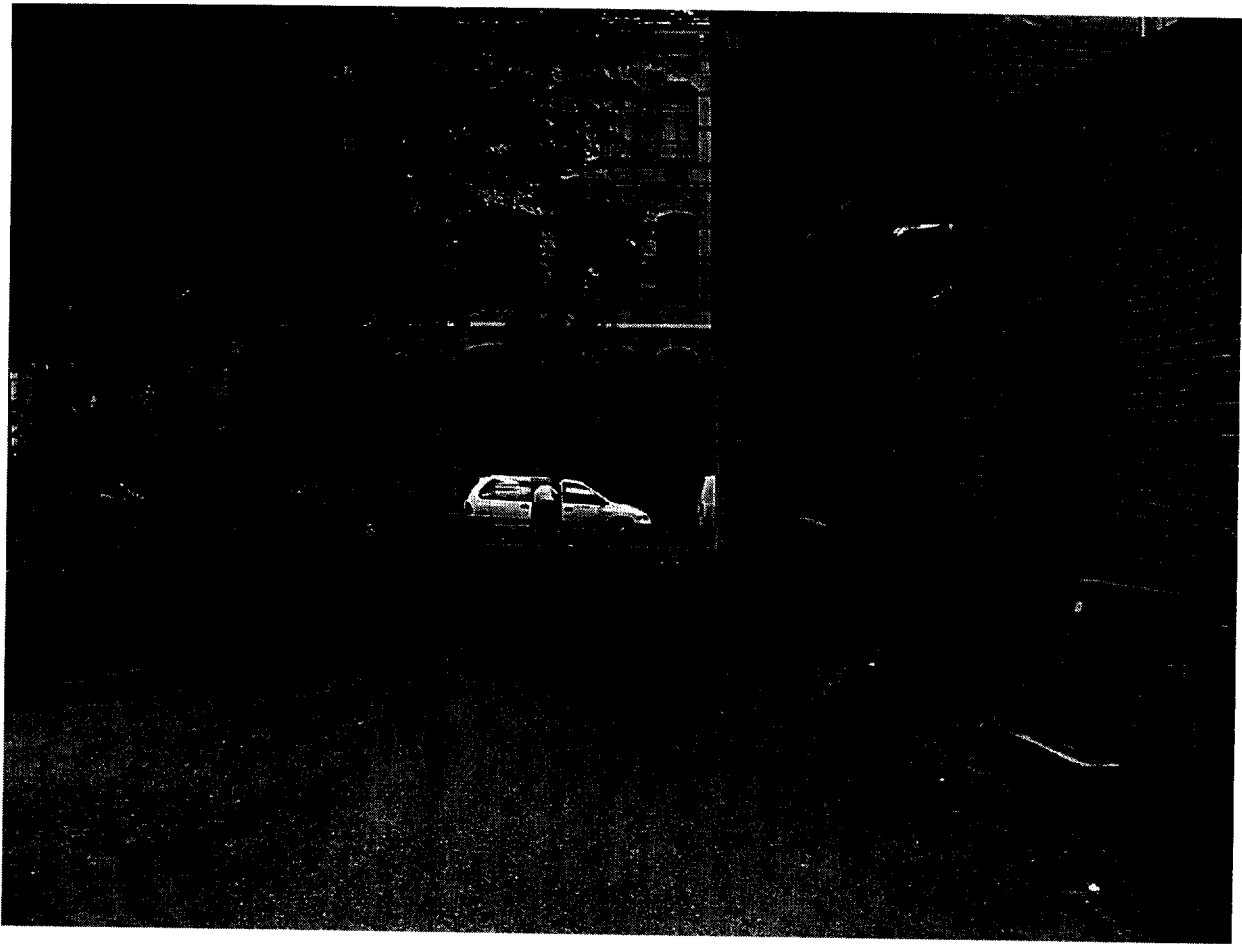
By:

DAVE O'Connell





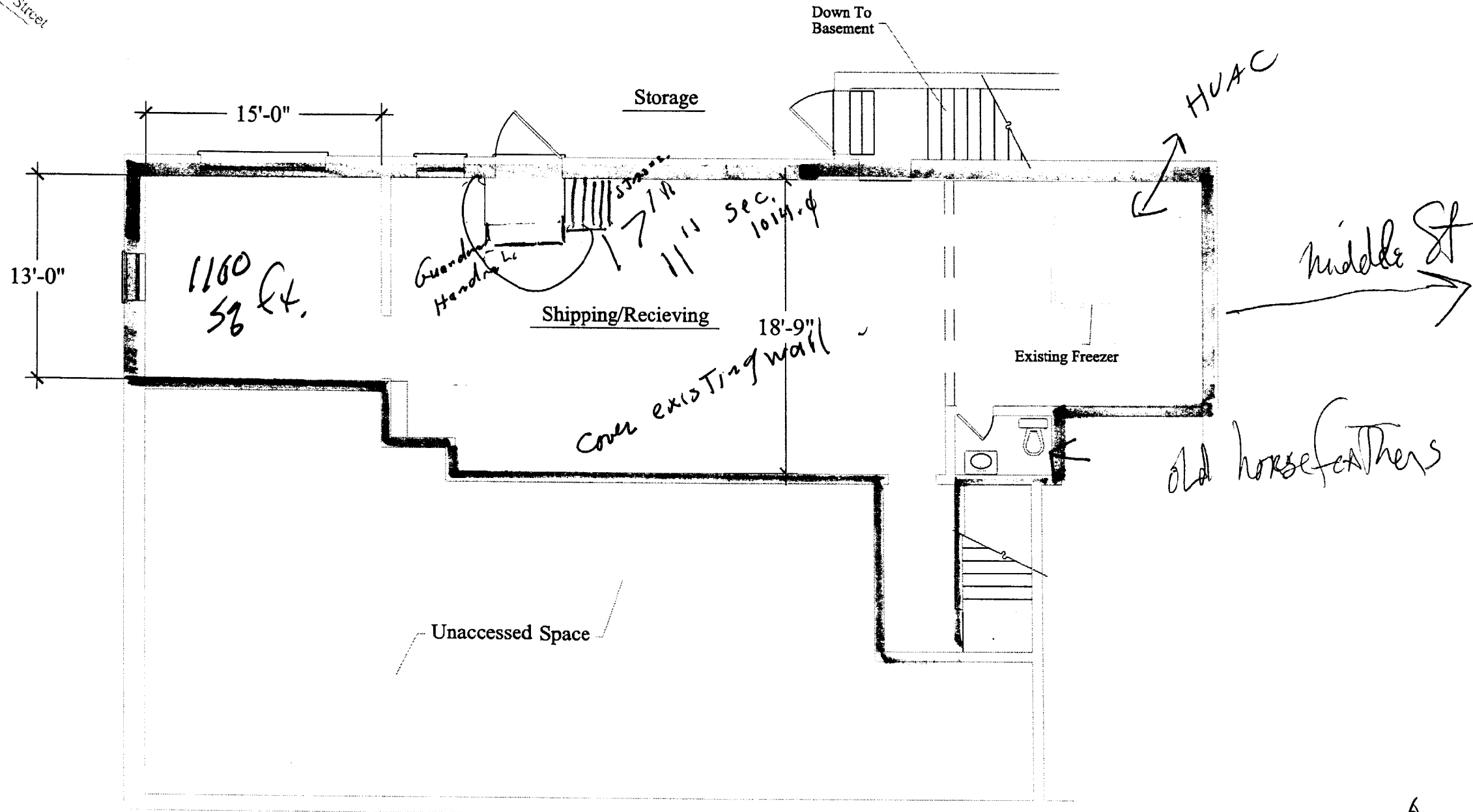
EAST



WEST.

Exchange Street

Parking



1 First Floor Plan
 SCALE: 1/8"=1'-0"

Called David @ 1:20
 2/July/01
 STAIRS 7"-11"
 handra. Ls
 Guandrais
 HVAC on roof -
 will have roof
 check for carrying @ 4th.

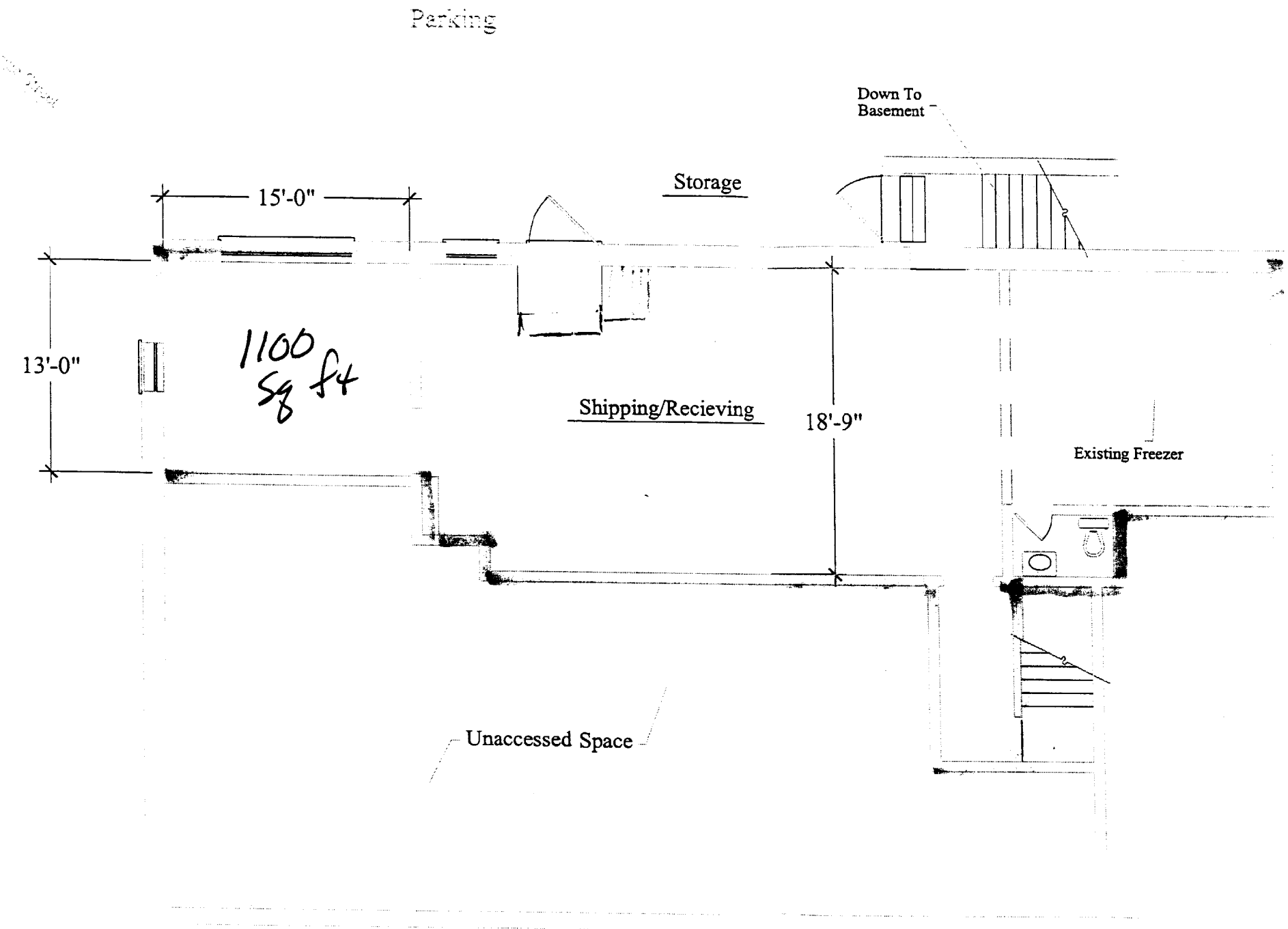
JOB NUMBER:
DATE: 5/2/01
SCALE: 1/8"=1'-0"
DESIGNED BY:
CHECKED BY:
DRAWN BY: TC/AT

Existing Floor Plans
 Not For Construction
 93 Middle Street
 Portland, Maine

Commercial Properties, Inc.
 100 SILVER STREET
 PORTLAND, MAINE 04101
 207.874.2963 FAX: 207.874.6042

* ALL DIMENSIONS ARE APPROX. - VIF

100 Silver Street



First Floor Plan
SCALE: 1/8"=1'-0"

JOB NUMBER:
 DATE: 5/2/01
 SCALE: 1/8"=1'-0"
 DESIGNED BY:
 CHECKED BY:
 DRAWN BY: TC/AT

Existing Floor Plans
 Not For Construction

93 Middle Street
 Portland, Maine

Commercial Properties, Inc.

100 SILVER STREET
 PORTLAND, MAINE 04101
 207.874.2963 FAX: 207.874.6042

* ALL DIMENSIONS ARE APPROX. - VIF

Ext-001



CITY OF PORTLAND, MAINE

Department of Building Inspection

June 27 2001

Received from Bertrand a fee

of three hundred twenty four /100 Dollars \$ 324.00

for permit to alter stair relocation

at 193 Middle St Est. Cost \$ 50,000

Check # 001361

Inspector of buildings

CBL 032 #022

Per Stamp

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Auditors Copy