

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERMIT



This is to certify that 10 EXCHANGE PROPERTIES, LLC

Located At 10 EXCHANGE ST

Job ID: 2011-10-2444-ALTCOMM

CBL: 032-1-012-001

has permission to Tenant Fit-up for new retail business
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of
the Statues 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

Jean D... - 11/9/14
Code Enforcement Officer / Plan Reviewer

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

*OK to release
MLP*

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2444-ALTCOMM	Date Applied: 10/11/2011	CBL: 032-1-012-001	
Location of Construction: 10 EXCHANGE ST (118)	Owner Name: 10 EXCHANGE PROPERTIES, LLC	Owner Address: PO BOX 4894 PORTLAND, ME 04112	Phone:
Business Name: Cex Ltd.	Contractor Name: Great Falls Construction, Darren Shiers	Contractor Address: 20 Mechanic ST GORHAM ME 04038	Phone: (207) 839-2744
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building-alterations	Zone: B-3
Past Use: Retail - Emerson Books	Proposed Use: Same - retail - tenant fit up	Cost of Work: 75000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Prime 11/3/11</i>	Inspection: Use Group: <i>M</i> Type: <i>3B</i> <i>IBC-2009</i> Signature: <i>JMB</i>
Proposed Project Description: Tenant Fit-up for retail business		Pedestrian Activities District (P.A.D.) <i>11/9/11</i>	
Permit Taken By:		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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/ conditions 10/26/11</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</i> <i>I approved thru historic 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 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

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.**

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

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: 2011-10-2444-ALTCOMM

Located At: 10 EXCHANGE ST

CBL: 032- I-012-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
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. The basement area is to be used for storage only, no retail/public occupancy.
4. Interior renovation of commercial properties requires inspection for hazardous materials and, if found, removal by a licensed contractor per the State of Maine DEP guidelines, FMI, www.maine.gov/dep/rwm/asbestos/pdf/asbinspecforminstructions.pdf

Fire

1. All construction shall comply with City Code Chapter 10.
2. Emergency lights and exit signs are required. Emergency lights and 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.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. 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.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. 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.
8. Any cutting and welding done will require a Hot Work Permit from Fire Department.
9. Maintain 1 hour separation from basement.

B-3, historic



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>18 Exchange St. Portland, Me</u>		
Total Square Footage of Proposed Structure/Area <u>1st Floor 1447 S.F. Basement 740 S.F.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>I</u> Lot# <u>12</u>	Applicant *must be owner (Lessee) or Buyer* Name <u>Cex Ltd</u> Address <u>132a St. Alban's Road</u> City, State & Zip <u>Watford, Herts WD24 4AE (U.K.)</u>	Telephone: <u>email: cexdesign@webuy.com</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 75,000 <u>75,000</u> C of O Fee: \$ Total Fee: \$ <u>770</u>
Current legal use (i.e. single family) <u>Retail</u> If vacant, what was the previous use? <u>Book store (Emerson Bookcellus)</u> Proposed Specific use: <u>Retail</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description:		
Contractor's name: <u>Great Falls Construction</u> Address: <u>20 Mechanic St.</u> City, State & Zip <u>Gorham, Me 04038</u> Telephone: <u>207-839-2744</u> Who should we contact when the permit is ready: <u>Darren Shiers</u> Telephone: <u>207-831-5362</u> Mailing address: <u>20 Mechanic St. Gorham, Me 04038</u>		

10.18.11

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

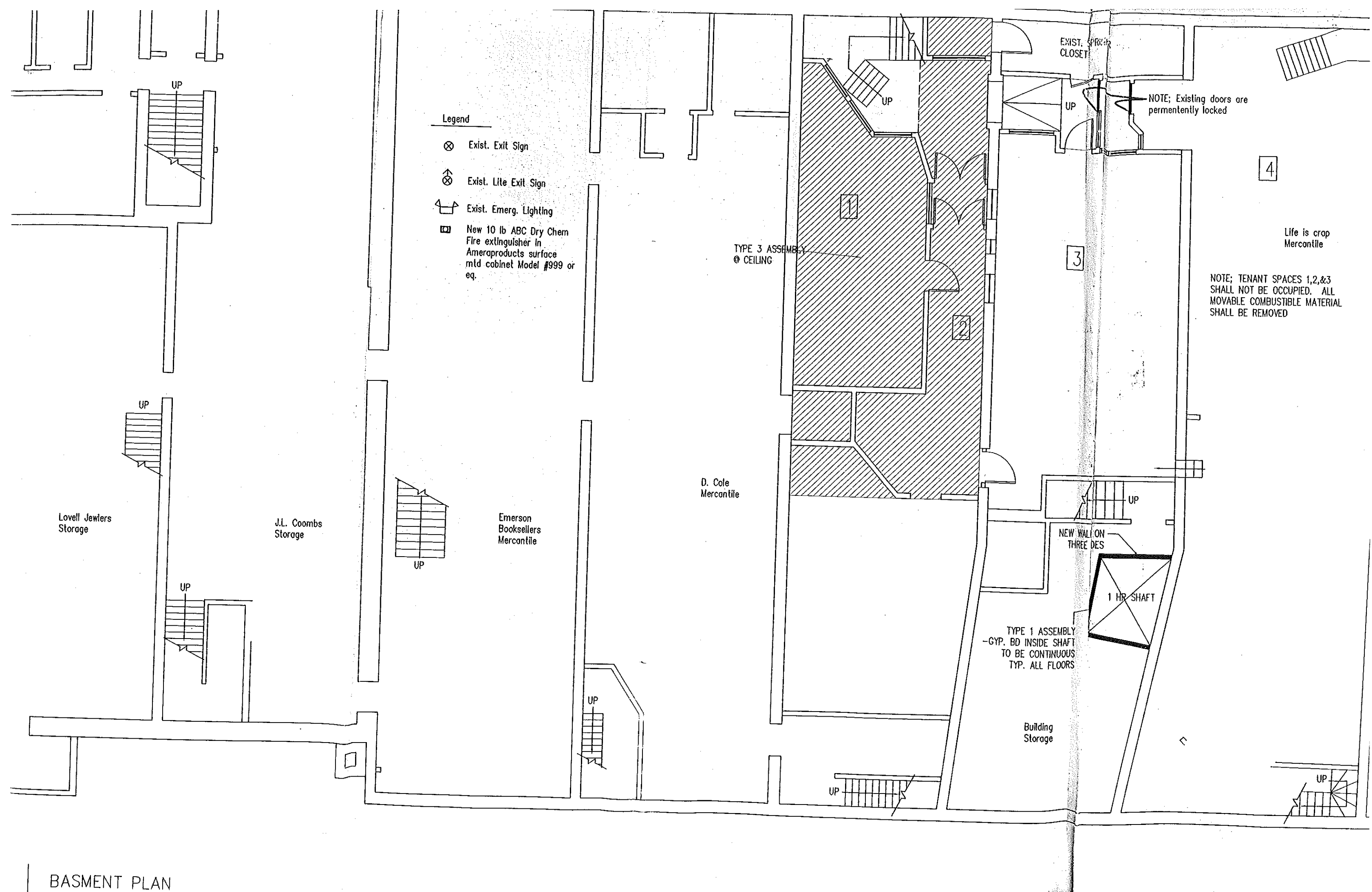
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: Darren Shiers Date: 10/11/2011

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

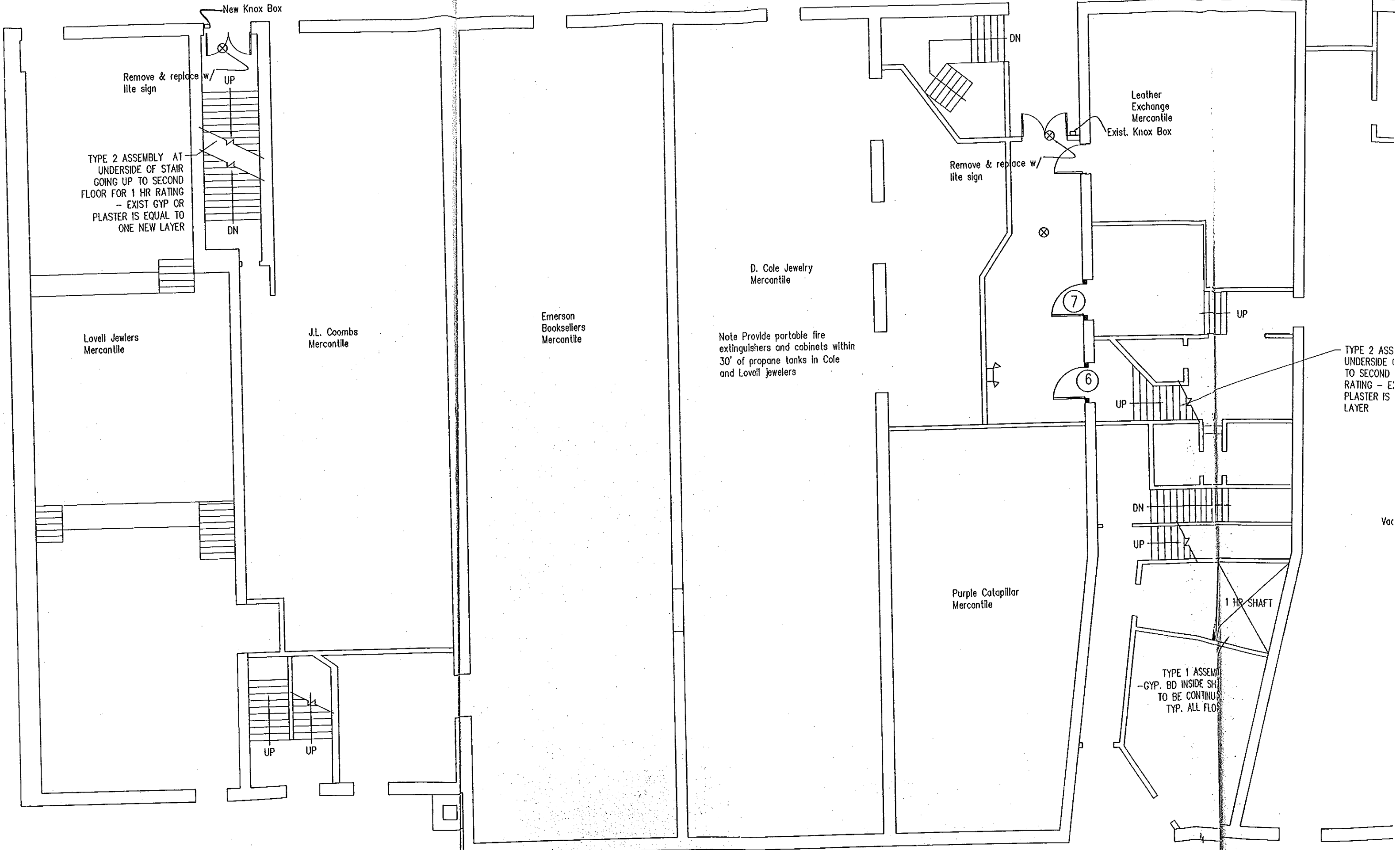
RECEIVED
OCT 11 2011
Dept. of Building Inspections
City of Portland Maine



- Legend**
- ⊗ Exist. Exit Sign
 - ⊗ Exist. Life Exit Sign
 - ⏏ Exist. Emerg. Lighting
 - ☐ New 10 lb ABC Dry Chem Fire extinguisher in Ameraproducts surface mtd cabinet Model #999 or eq.

NOTE; TENANT SPACES 1,2,&3 SHALL NOT BE OCCUPIED. ALL MOVABLE COMBUSTIBLE MATERIAL SHALL BE REMOVED

BASMENT PLAN



2 | FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"