

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MOULTON ST REALTY LLC/J BORNST Located At 5 MOULTON ST

Job ID: 2011-08-2074-ALTCOMM

CBL: 032 - - S - 005 - 001 - - - -

has permission to Do alterations in the 6th floor office space, including new walls and doors, no work in the loft area 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

Sam Burke 9/7/11

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-2074-ALTCOMM	Date Applied: 8/24/2011	CBL: 032 - - S - 005 - 001 - - - - -	
Location of Construction: 5 MOULTON ST	Owner Name: MOULTON ST REALTY, LLC	Owner Address: 5 MOULTON ST - 3 RD FLOOR, PORTLAND, ME 04101	Phone:
Business Name: The Law Offices of Joe Bornstein	Contractor Name: Richard Hawkes	Contractor Address: 5 Moulton St	Phone: 232-6500
Lessee/Buyer's Name:	Phone:	Permit Type: commercial alterations	Zone: B-3
Past Use: First floor retail with offices above	Proposed Use: Same: 1st floor retail with offices above - alteration of sixth floor and loft offices spaces - interior only, no exterior	Cost of Work: \$48,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B/M Type: 3B
		Signature: <i>Capt. Pelone 8/29/11</i>	<i>JBC 2009</i> Signature: <i>JMB</i> <i>9/7/11</i>
Proposed Project Description: Interior renovations w/ new ADA Bathroom		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie	Zoning Approval		

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.

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 - J 8/25/11</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:	<i>with</i> <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 & approval</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	PHON

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.**
1. Close In Inspection Framing/Plumbing/Electrical
 2. Final Inspection at completion of work

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: 2011-08-2074-ALTCOMM

Located At: 5 MOULTON

CBL: 032 - - S - 005 - 001 - - - - -

Conditions of Approval:

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.

Building

1. Application approval based upon information provided by applicant, including revisions as dated. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.
3. 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.

B-3



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 Moulton Street</u>		
Total Square Footage of Proposed Structure/Area <u>2,890</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>032 5 5</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>The Law Offices of Joe Bornstein</u> Address <u>5 Moulton St</u> City, State & Zip <u>Portland Me, 04112</u>	Telephone: <u>(207) 772-4624</u>
Lessee/DBA (If Applicable) <u>The Law Offices of Joe Bornstein</u>	Owner (if different from Applicant) Name <u>Moulton St Realty, LLC</u> Address <u>5 Moulton St. 3rd floor</u> City, State & Zip <u>Portland Me 04101</u>	Cost Of Work: \$ <u>48,000.00</u> C of O Fee: \$ <u>500.00</u> Total Fee: \$ <u>500.00</u>
Current legal use (i.e. single family) <u>Office Space</u> If vacant, what was the previous use? <u>Office Space</u> Proposed Specific use: <u>Office Space</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>renovations to interior office space, including building partition walls, adding new interior doors, reworking 2 existing bathrooms into 1 ADA accessible bathroom. Adding new conference rooms, offices and a reworked reception/seating area.</u>		
Contractor's name: <u>Richard Hawkes</u> Address: <u>5 Moulton St</u> City, State & Zip <u>Portland Me, 04112</u> Telephone: <u>(207) 232-6500</u> Who should we contact when the permit is ready: <u>Same</u> Telephone: <u>(207) 232-6500</u> Mailing address: <u>Same</u>		

13 Floor & Loft

11569

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:

Richard Hawkes

Date:

8-23-2011

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

RECEIVED
AUG 24 2011
Dept. of Building Inspections
City of Portland Maine

5 Moulton Street 6th floor specs.

All single doors to be 3'-0"x 6'-8" divided light French doors

Double doors to be 5'-0"x6'-8" divided light French doors

All walls to be 2"x4" framing 16" o.c.

Drywall to be 5/8" fire shield

Applicant : The Law Offices of Joe Bornstein

5 Moulton St. P.O. Box 4686

Portland, me 04112

(207) 772-4624

Proposed Use : Business occupancy/ office spaces

Square footage of existing lower space : 2,890

Square footage of Loft : 1,623

Common area and Stairwells are sprinkled, smoke detectors located throughout space

Travel distance from exit discharge : 55'





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

8-24 2011

Received from Richard Hawley

Location of Work 5 Main St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 500

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 30-5-5

Check #: CC Total Collected \$ 500

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: Sp

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Removed

New

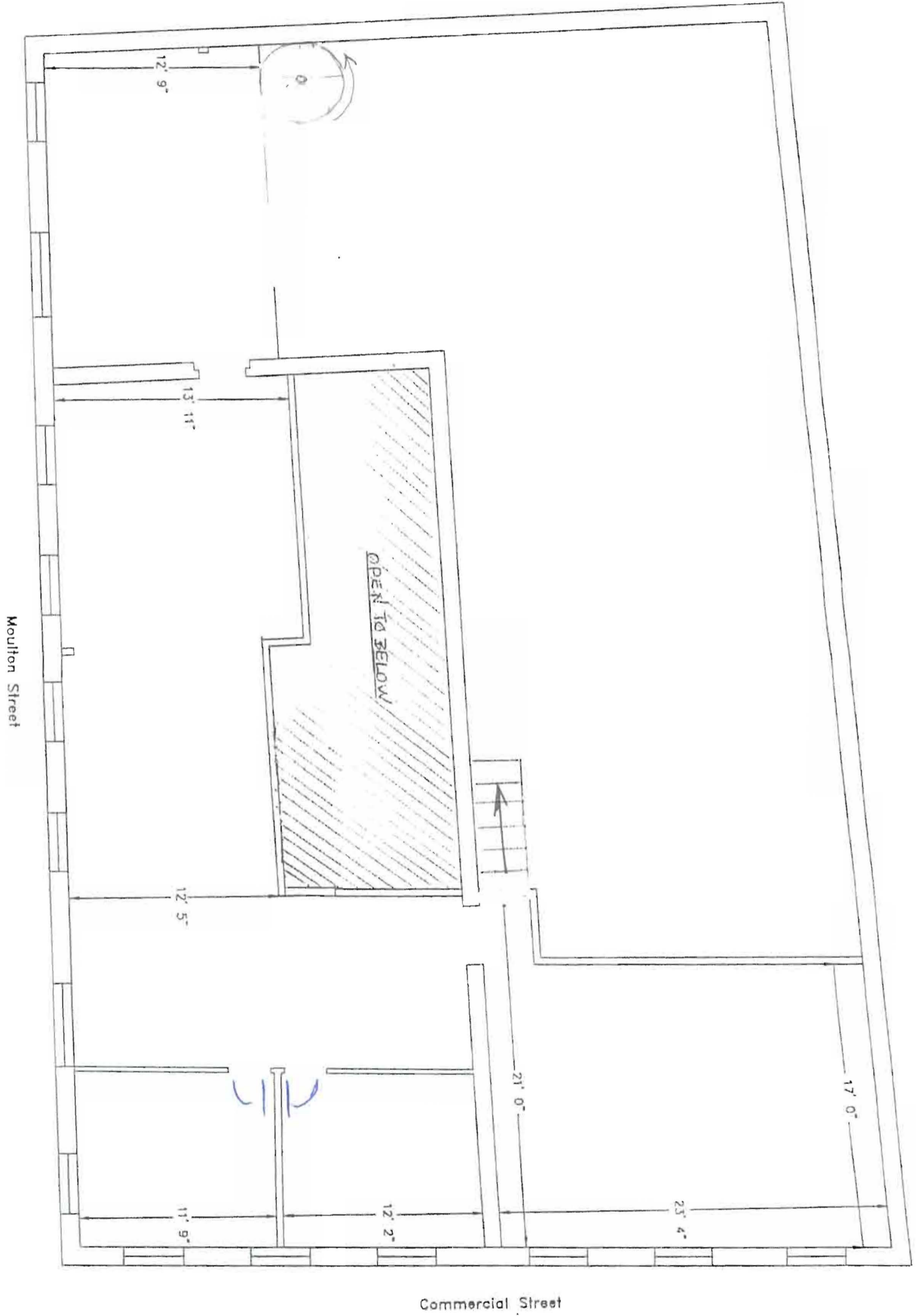
EXISTING



Sixth Floor Plan
5 Moulton St.

RECEIVED
 SEP - 7 2011
 Dept. of Building Inspections
 City of Portland Maine

EXISTING
Conditions
to Remain



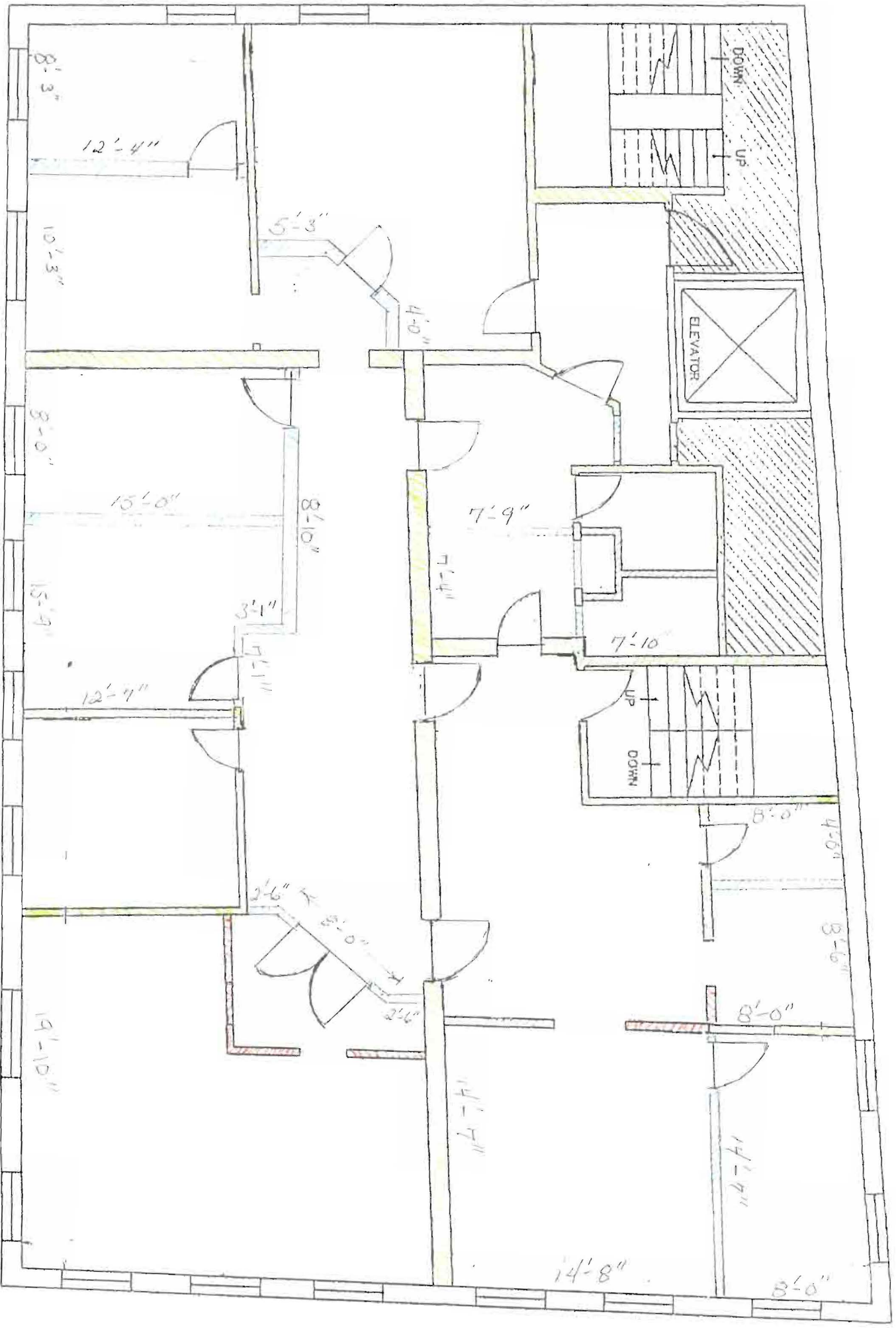
Sixth Floor Loft
Total Area = 1623 s.f.

RECEIVED
SEP - 7 2011
Dept. of Building Inspections
City of Portland Maine

REMOVED

NEW

EXISTING



Moulton Street

Commercial Street

Sixth Floor Plan

5 Moulton St.

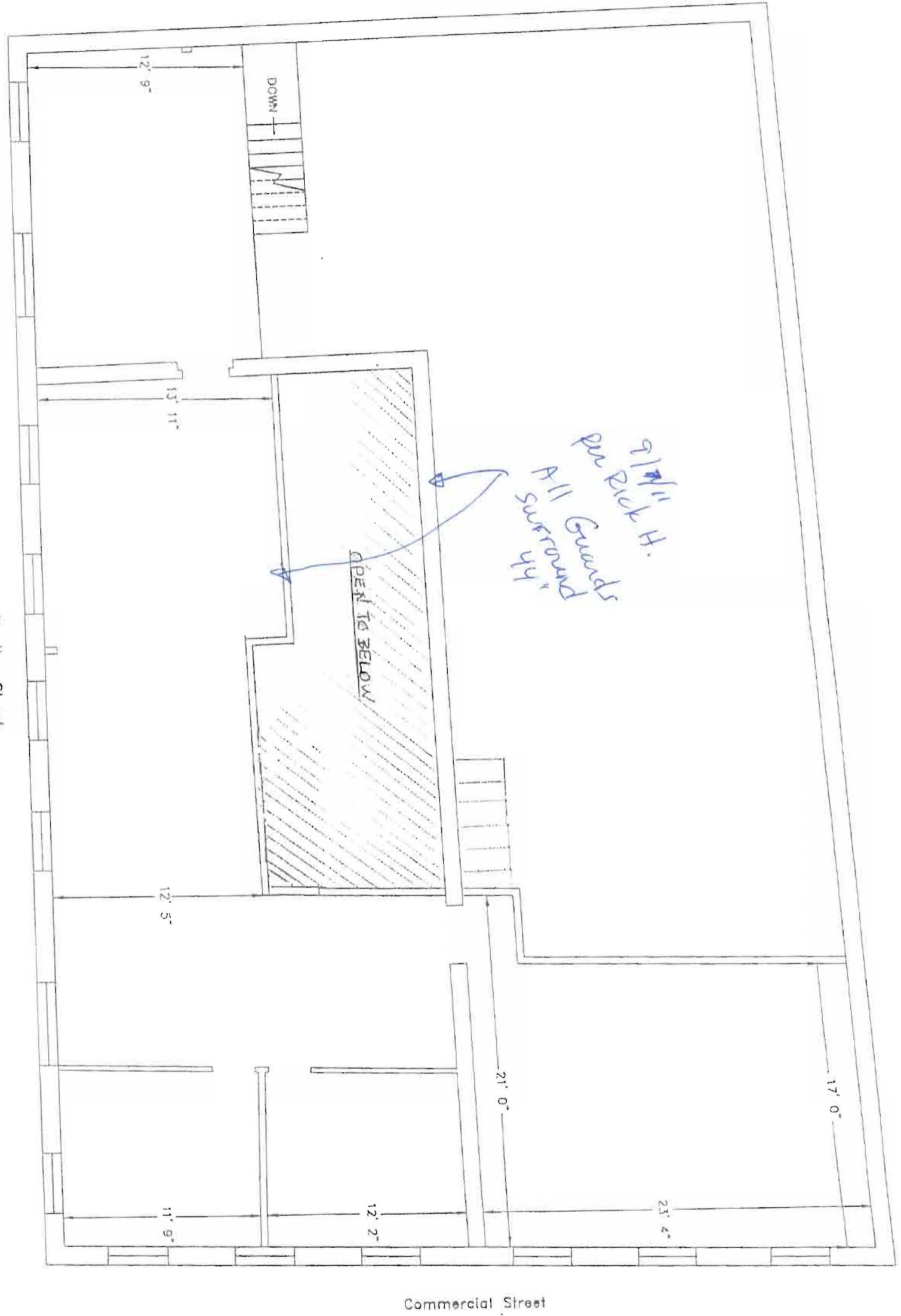
RECEIVED

AUG 24 2011
Dept. of Building Inspections
City of Portland Maine

RECEIVED

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City of Portland Maine

EXISTING
Conditions
to Remain



Sixth Floor Loft
Total Area = 1623 s.f.

Removed

New

EXISTING

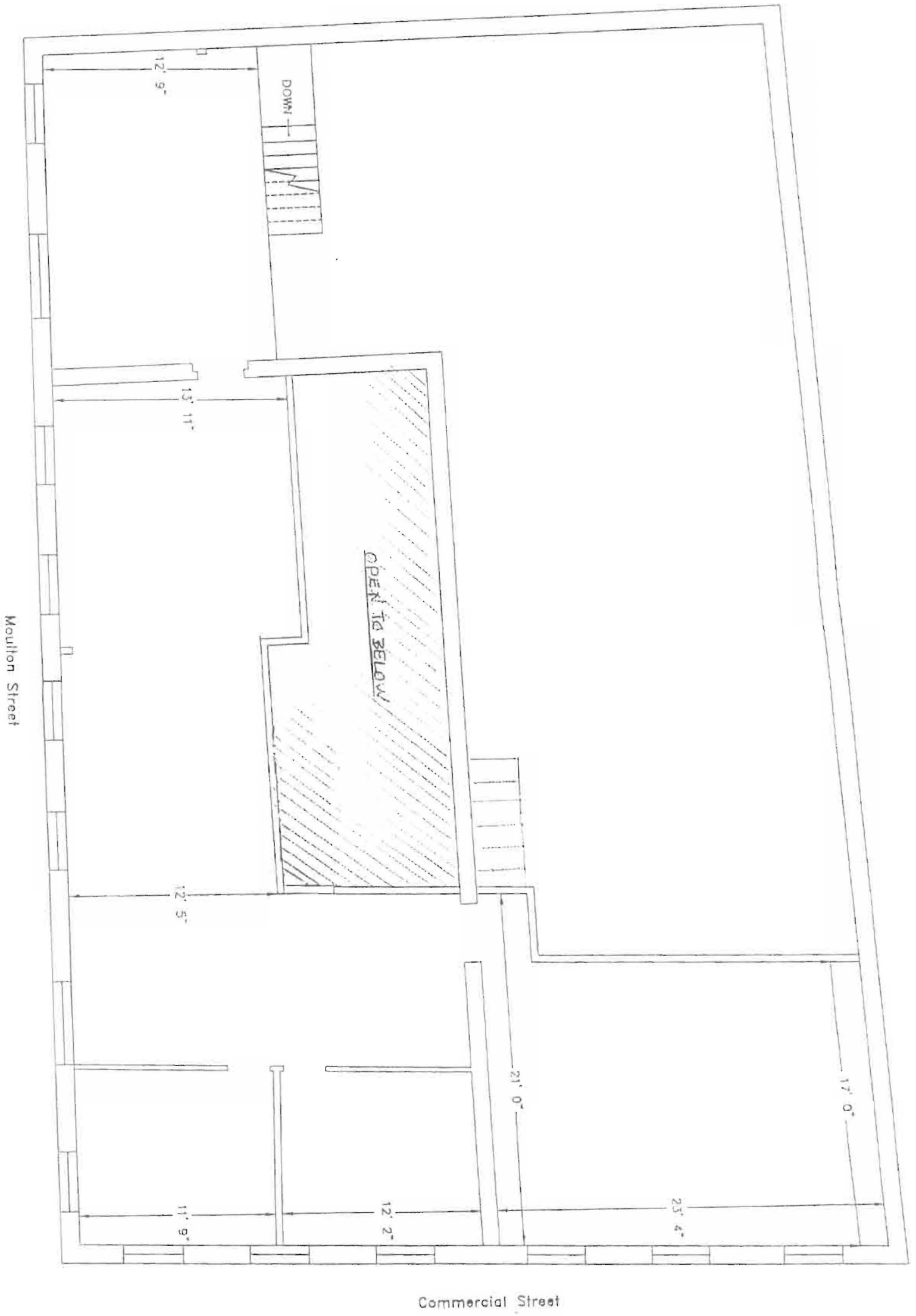


Sixth Floor Plan

Fire
Copy

RECEIVED
 File 24
 Dept. of Building Inspections
 City of Portland, Maine

EXISTING
Conditions
to Remain



Sixth Floor Loft
Total Area = 1623 s.f.

File
Copy