

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 100728

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that 225 COMMERCIAL ST ASSOCIATES INC / Project Management, Inc.

# PERMIT ISSUED

has permission to Remove stairway to 2nd floor & fill in hole in 1st accessible bathroom

AT 225 COMMERCIAL ST CDL 032 V008001 JUL - 6 2010

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 lath or other work is used-in. 2 HOUSING 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. CAPT. R. Soutter

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

6-22 20 10

Received from Project Mgmt

Location of Work 229 Commercial

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 70

Building (11) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 30-VB

Check #: 6584

Total Collected \$ 70

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

Taken by: [Signature]

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

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

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

Permit No: 10-0728	Issue Date:	CBL: 032 V008001
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Location of Construction: 225 COMMERCIAL ST (229,231)	Owner Name: 225 COMMERCIAL ST ASSOC IN	Owner Address: 225 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Project Mgmt. Inc.	Contractor Address: 225 Commercial St #502 Portland	Phone: 2077757442
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Mixed Use	Proposed Use: Commercial - Mixed Use - Remove stairway to 2nd floor retail & fill in hole install accessible bathroom	Permit Fee: \$70.00	Cost of Work: \$4,700.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Mixed</i> Type: <i>3B</i>	

Proposed Project Description: Remove stairway to 2nd floor retail & fill in hole install accessible bathroom	Signature: <i>(Signature)</i>	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: Idobson	Date Applied For: 06/22/2010	<b>Zoning Approval</b>		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>6/22/10</i>	Date:	Date: <i>requires separate review approval thru historic preservation.</i>

**PERMIT ISSUED**

JUL - 6 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> 10-0728	<b>Date Applied For:</b> 06/22/2010	<b>CBL:</b> 032 V008001
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<b>Location of Construction:</b> 225 COMMERCIAL ST (229-231)	<b>Owner Name:</b> 225 COMMERCIAL ST ASSOC IN	<b>Owner Address:</b> 225 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Project Mgmt. Inc.	<b>Contractor Address:</b> 225 Commercial St #502 Portland	<b>Phone</b> (207) 775-7442
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Mixed Use - Remove stairway to 2nd floor retail & fill in hole - install accessible bathroom	<b>Proposed Project Description:</b> Remove stairway to 2nd floor retail & fill in hole -install accessible bathroom
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/22/2010

**Note:** Space is vacant. Was retail - "Decorum".      **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) Separate permits shall be required for any new signage.
- 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:** Tammy Munson      **Approval Date:** 07/06/2010

**Note:**      **Ok to Issue:** ✓

- 1) All penetrations between unit to unit or common areas shall be protected with approved firestop materials.
- 2) This permit DOES NOT approve any tenant fit up or change of occupany. It only authorizes the construction activities.
- 3) 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.
- 4) 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:** Capt Keith Gautreau      **Approval Date:** 06/25/2010

**Note:**      **Ok to Issue:** ✓

- 1) All construction shall comply with NFPA 1 and 101.
- 2) 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.
- 3) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 4) Fire extinguishers required. Installation per NFPA 10
- 5) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 6) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance

**PERMIT ISSUED**

JUL - 6 2010

City of Portland

## 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 inspection required 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 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.**

PERMIT ISSUED

JUL - 6 2010

City of Portland



# 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>229-231 Commercial St</u>		
Total Square Footage of Proposed Structure/Area <u>300 SF</u>		Square Footage of Lot <u>5000 +-</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>32          8          1</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>225 Commercial St. INC</u> Address <u>225 Commercial St #502</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>207-775-7442</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4,700</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Retail Shop</u> If vacant, what was the previous use? <u>" "</u> Proposed Specific use: <u>" "</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE STAIR way to 2ND FLOOR Retail &amp; Fill IN Hole. INSTALL Accessible Bath Room</u>		
Contractor's name: <u>PROJECT mgmt. INC</u> Address: <u>225 Commercial St</u> City, State & Zip <u>Portland 04101</u> Telephone: <u>207 749 0534</u> Who should we contact when the permit is ready: <u>CYRUS Haggie</u> Telephone: _____ Mailing address: <u>SAME</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 at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**RECEIVED**

JUN 22 2010

Signature: Cyrus Haggie Date: 6/22/10 Dept. of Building Inspections  
City of Portland Maine

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

**PROJECT MANAGEMENT, INC.**

225 Commercial Street, Suite 502

Portland, Maine 04101-4613

207-749-0534

FAX 207-761-0922

chagge@mac.com

June 22, 2010

Building Inspections  
City of Portland  
Portland, Maine 04101

RE: Additional Renovations at 229-231 Commercial Street

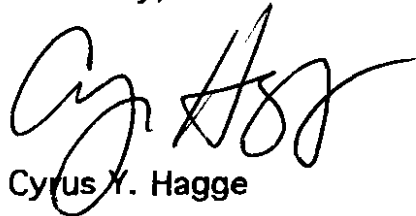
Dear Sir or Madam:

We are proposing to revert the former Decorum two story retail store to a single floor space. This will require removing the existing stairs and fill in the remaining hole in the floor. We are also proposing to add and accessible bathroom in the rear of the store. All other work, performed by the Tenant will require an additional permit.

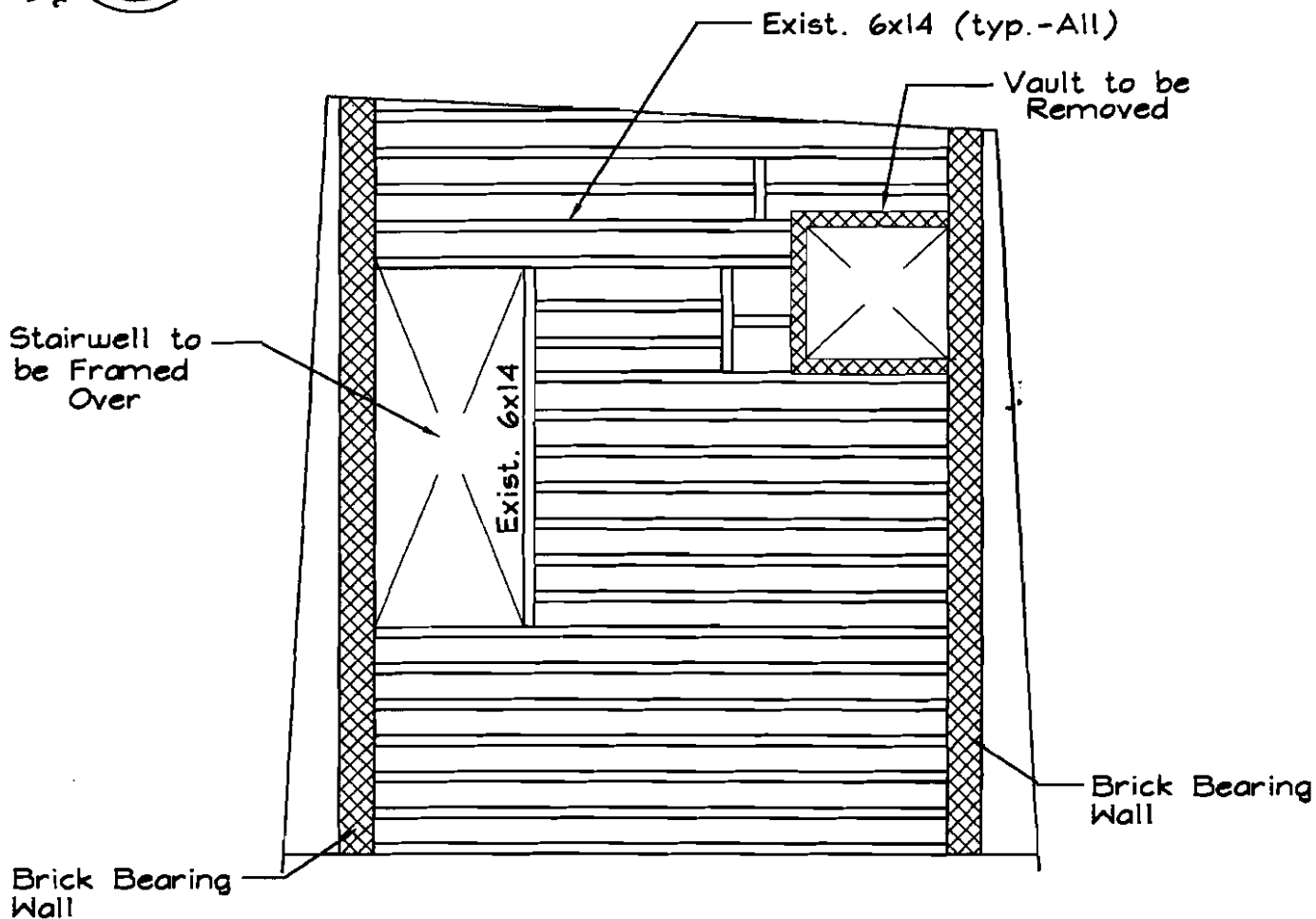
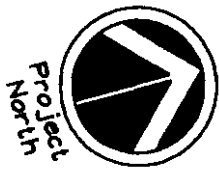
1. Architectural Drawings, Prepared by Leland Hulst AIA
2. Structural Engineering, Prepared by Shelley Engineering
3. Door Schedule

If you have need of additional information, don't hesitate to contact me.

Sincerely,



Cyrus Y. Hagge

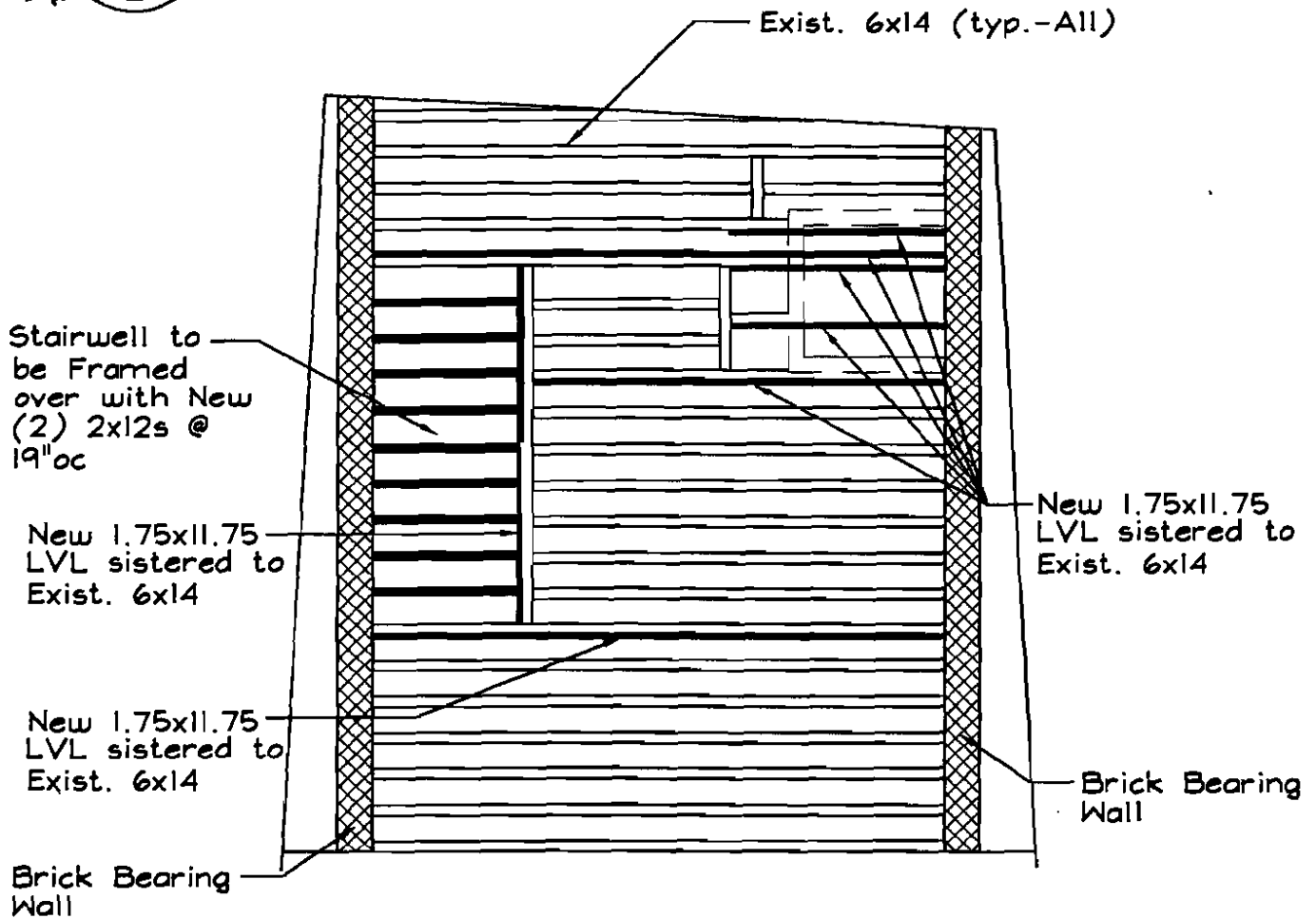
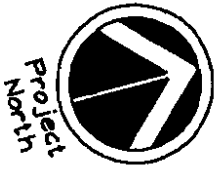


**PART SECOND FLOOR FRAMING PLAN**  
**EXISTING CONDITIONS**

SCALE: 1/8" = 1'-0"

<p>—SEI—</p> <p><b>SHELLEY ENGINEERING, INC.</b>                  STRUCTURAL CONSULTANTS                  90 BRIDGE STREET                  WESTBROOK, MAINE 04092                  PHONE (207) 854-5465                  FAX (207) 854-8706                  WWW.SHELLEYENGINEERING.COM</p>	<p><b>217 COMMERCIAL STREET</b>  <b>SECOND FLOOR RENOVATIONS</b>  <b>PORTLAND MAINE</b></p>		
	<p>DRAWN BY: TGS</p>	<p>DATE: 6/21/10</p>	<p>SHEET No. : SK1 OF 3</p>
	<p>CHECKED BY: TGS</p>	<p>SCALE: AS NOTED</p>	<p>JOB No. : 2010-090</p>





Commercial Street

**PART SECOND FLOOR FRAMING PLAN**  
**PROPOSED CONDITIONS**

SCALE: 1/8" = 1'-0"

—SEI— <b>SHELLEY ENGINEERING, INC.</b> STRUCTURAL CONSULTANTS 90 BRIDGE STREET WESTBROOK, MAINE 04092 PHONE (207) 854-5465 FAX (207) 854-8706 WWW.SHELLEYENGINEERING.COM	<b>217 COMMERCIAL STREET</b> <b>SECOND FLOOR RENOVATIONS</b> <b>PORTLAND MAINE</b>		
	DRAWN BY: <b>TGS</b>	DATE: <b>6/21/10</b>	SHEET No. : <b>Sk2 OF 3</b>
	CHECKED BY: <b>TGS</b>	SCALE: <b>AS NOTED</b>	JOB No.: <b>2010-090</b>

**STRUCTURAL DESIGN CRITERIA:**

1. BUILDING CODE: IBC 2006

DESIGN SECOND FLOOR LIVE LOAD = 50psf psf

**GENERAL NOTES:**

1. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
2. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

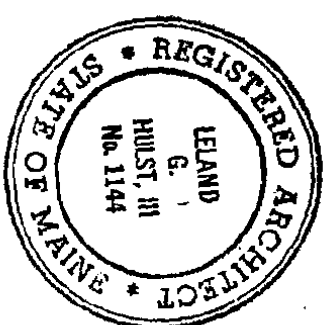
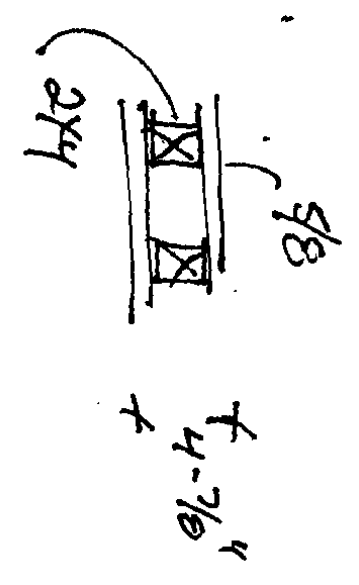
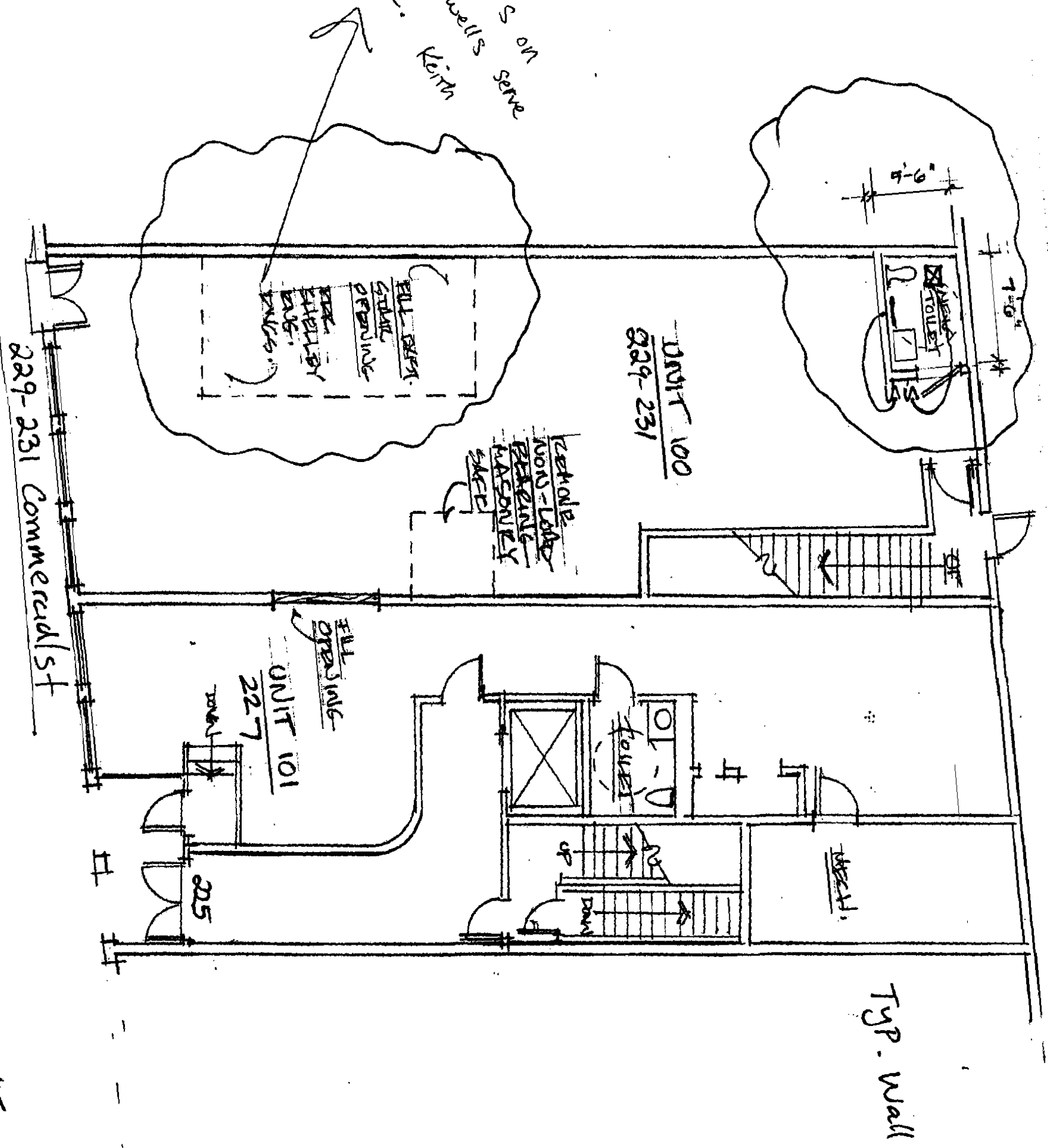
<p>—SEI—</p> <p><b>SHELLEY ENGINEERING, INC.</b></p> <p>STRUCTURAL CONSULTANTS                  90 BRIDGE STREET                  WESTBROOK, MAINE 04092                  PHONE (207) 854-5465                  FAX (207) 854-8706                  WWW.SHELLEYENGINEERING.COM</p>	<p><b>217 COMMERCIAL STREET</b></p> <p><b>SECOND FLOOR RENOVATIONS</b></p> <p><b>PORTLAND MAINE</b></p>		
	<p>DRAWN BY: <b>TGS</b></p>	<p>DATE: <b>6/21/10</b></p>	<p>SHEET No. : <b>SK3 OF 3</b></p>
	<p>CHECKED BY: <b>TGS</b></p>	<p>SCALE: <b>AS NOTED</b></p>	<p>JOB No.: <b>2010-090</b></p>

# Door Schedule 229-231 Commercial Street

Floor	Description	Size	Swing	wall thickness	Style	Door knobs
	1 Bath	30-80	RH	2x4 4-7/8"	Sold Core Birch	Jupiter Privacy

6/25/10  
 Spoke to Cyrus on serve  
 Phone. Two stairwells  
 all 4 floors above. Keith

225 COMMERCIAL STREET  
 FIRST FLOOR PLAN  
 6/3/10  
 REPAIRS AND  
 UNIT REVISIONS  
 WAIVER



LELAND HUST  
 ARCHITECTURAL SERVICES  
 278 Spring Street / Portland, Maine 04102 / (907) 733-9843