

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ROBERT LARKIN -BUBBA'S

Located At 92 PORTLAND ST

Job ID: 2011-10-2416-ALTCOMM

CBL: 036- I-001-001

has permission to Install a 3'x5' window/steel door in a new opening on the Mechanic St. side wall, to be non-operable 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

[Signature] 5/10/12

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: 2011-10-2416-ALTCOMM	Date Applied: 10/7/2011	CBL: 036-1-001-001	
Location of Construction: 92 PORTLAND ST	Owner Name: ROBERT LARKIN	Owner Address: 2 COTTAGE RD SOUTH PORTLAND, ME 04106	Phone: 207-772-6406
Business Name: Bubba's	Contractor Name: Leasure, John	Contractor Address: 6 Q ST SOUTH PORTLAND ME 04106	Phone: (207) 799-6570
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2b
Past Use: Bubba's Sulky Lounge	Proposed Use: Same - Bubba's Sulky Lounge - cut 3' x 8' opening in wall for 3' x 5' window <i>outdoor</i> <i>inoperable</i> <i>JMB</i>	Cost of Work: 1000.00 Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Puvion 11/8/11</i>	CEO District: Inspection: Use Group: <i>A-2</i> Type: <i>5B</i> <i>FBC-2009</i> Signature: <i>JMB</i> <i>5/10/12</i>
Proposed Project Description: 3x8 window opening for 3x5 window		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<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"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK 10/26/11 JMB</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 checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input 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:</p>
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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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2011-10-2416-ALTCOMM

Located At: 92 PORTLAND ST

CBL: 036- I-001-001

Conditions of Approval:

Building

1. Application approval based upon information provided by applicant, including changing from a window to fixed, non-operable steel door. Any deviation from approved plans requires separate review and approval prior to work. This opening is not approved as a egress passageway due to the elevation height off grade on the public right of way. No door knob hardware is allowed to be installed.
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.

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.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes on this property within the City, payment arrangements must be made before permits of any kind are accepted.

(84 Portland St) 92 Portland ~~Portland~~

Location/Address of Construction: CORNER OF MECHANIC/PORTLAND/PARIS ST.		
Total Square Footage of Proposed Structure/Area 24 SF!		Square Footage of Lot 53,000 SF (1.22 Ac)
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 036 I 001	Applicant *must be owner, Lessee or Buyer* Name "BUBBA" LARKIN Address 92 PORTLAND ST. City, State & Zip PORTLAND, ME. 04101	Telephone: (207) 772-6406
Lessee/DBA (If Applicable) ↙	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$800-1000 C of O Fee: \$30. Total Fee: \$30.
Current legal use (i.e. single family) COMM. BAR/REST. & RES. UNITS -		
If vacant, what was the previous use? _____		
Proposed Specific use: EXISTING -		
Is property part of a subdivision? NO If yes, please name _____		
Project description: 3' x 8' OPNG CUT INTO EXIST. BLOG ON MECHANIC ST. ELEVATION - INSERT 3' x 5' INSUL. GLASS & 2X SILL AND HDR. INSULATED AND CAULKED WEATHERTITE!		
Contractor's name: OWNER		
Address: _____		
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: JOHN H. LEASURE		Telephone: 799-6570
Mailing address: 12 LITTLEJOHN ROAD, C.E., MAINE OR jleasure@maine.gov		

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.

RECEIVED

Signature: *John H. Leasure for Bubba* Date: **Oct. 5, 2011**

This is not a permit, you may not commence ANY work until the permit is issued OCT - 7 2011



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

*** Separate permits are required for internal and external plumbing, HVAC & electrical installations.**

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Certificate of Design Application

From Designer: JOHN A. LEASONE ARCHIT INC.
 Date: OCT 5, 2011
 Job Name: BUBBA'S SULKY LOUNGE
 Address of Construction: CORNER OF PORTLAND & MECHANIC ST.
92 PORTLAND, ST

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year _____ Use Group Classification (s) _____
 Type of Construction _____
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES
 Is the Structure mixed use? No. If yes, separated or non separated or non separated (section 302.3) _____
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)
 _____ Basic wind speed (1809.3)
 _____ Building category and wind importance Factor, I_w
 table 1604.5, 1609.5)
 _____ Wind exposure category (1609.4)
 _____ Internal pressure coefficient (ASCE 7)
 _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
 _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)
 _____ Seismic use group ("Category")
 _____ Spectral response coefficients, S_D s & S_1 (1615.1)
 _____ Site class (1615.1.5)

_____ Live load reduction
 _____ Roof *live* loads (1603.1.2, 1607.11)
 _____ Roof snow loads (1603.7.3, 1608)
 _____ Ground snow load, P_g (1608.2)
 _____ If $P_g > 10$ psf, flat-roof snow load P_f
 _____ If $P_g > 10$ psf, snow exposure factor, C_e
 _____ If $P_g > 10$ psf, snow load importance factor, I_s
 _____ Roof thermal factor, C_t (1608.4)
 _____ Sloped roof snowload, P_B (1608.4)
 _____ Seismic design category (1616.3)
 _____ Basic seismic force resisting system (1617.6.2)
 _____ Response modification coefficient, R_d and
 deflection amplification factor C_d (1617.6.2)
 _____ Analysis procedure (1616.6, 1617.5)
 _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
 _____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)
 _____ Partition loads (1607.5)
 _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer: JOHN H. LEASUNG ARCH'T INC.

Address of Project: 92 PORTLAND ST, PORTLAND, ME

Nature of Project: ADDITION OF ONE (1) 3' X 5' ± INSUL.
WINDOW ON PORTLAND ST. ELEVATION.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

*NOT REQ'D!
 UNDER
 \$50K
 (SEAL)*

Signature: *John H. Leasung*

Title: PROP.

Firm: JOHN H. LEASUNG ARCH'T, INC.

Address: 12 LITTLEJOHN ROAD
CAPE ELIZABETH, ME

Phone: (207) 799-6570

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: Oct. 5, 2011

From: JOHN A. LEASUNG ARCHT INC.

These plans and / or specifications covering construction work on:

ADD'N OF ONE (1) 3'x5'± INSULATED WINDOW ON PORTLAND ST, ELEVATION /

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

Signature: *John A. Leasung*

Title: PROJ.

(SEAL)

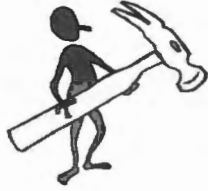
Firm: JOHN A. LEASUNG ARCHT, INC.

Address: 12 LITTLE JOHN ROAD

CAPE ELIZABETH, ME

Phone: (207) 799. 6570

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Building Permit Requirements



A building permit is required if a property owner intends to construct, enlarge, alter, repair, move, convert, demolish or change the occupancy of a building or structure. Obtaining a permit could be one of the most important actions you can take before starting a home improvement project

Below are some of the projects for which a permit is currently required.

Basement Finishes

Decks / Porches

Furnaces /Heating Appliances (including replacements)

Accessory Structures (Sheds, Garages, Gazebos Etc.)

Interior Remodeling

All Plumbing Work

All Electrical Work

Windows - Replacement or New Installations

A building permit will be required for the replacement of windows in the following circumstances:

1. All commercial/institutional buildings
2. All residential buildings with four or more units.

Additions

Swimming Pools / Hot Tub installations

Change of Use or Home Occupation

If you have any questions, please contact the Inspections Division at (207)874-8703, Monday-Friday, 8am – 4pm. Permit applications can be obtained in the Inspections Division office located in Room 315 of City Hall or on our website at <http://www.portlandmaine.gov/planning/buildinsp.asp>.

Our intent is to help the City of Portland residents achieve safe, and code compliant projects.

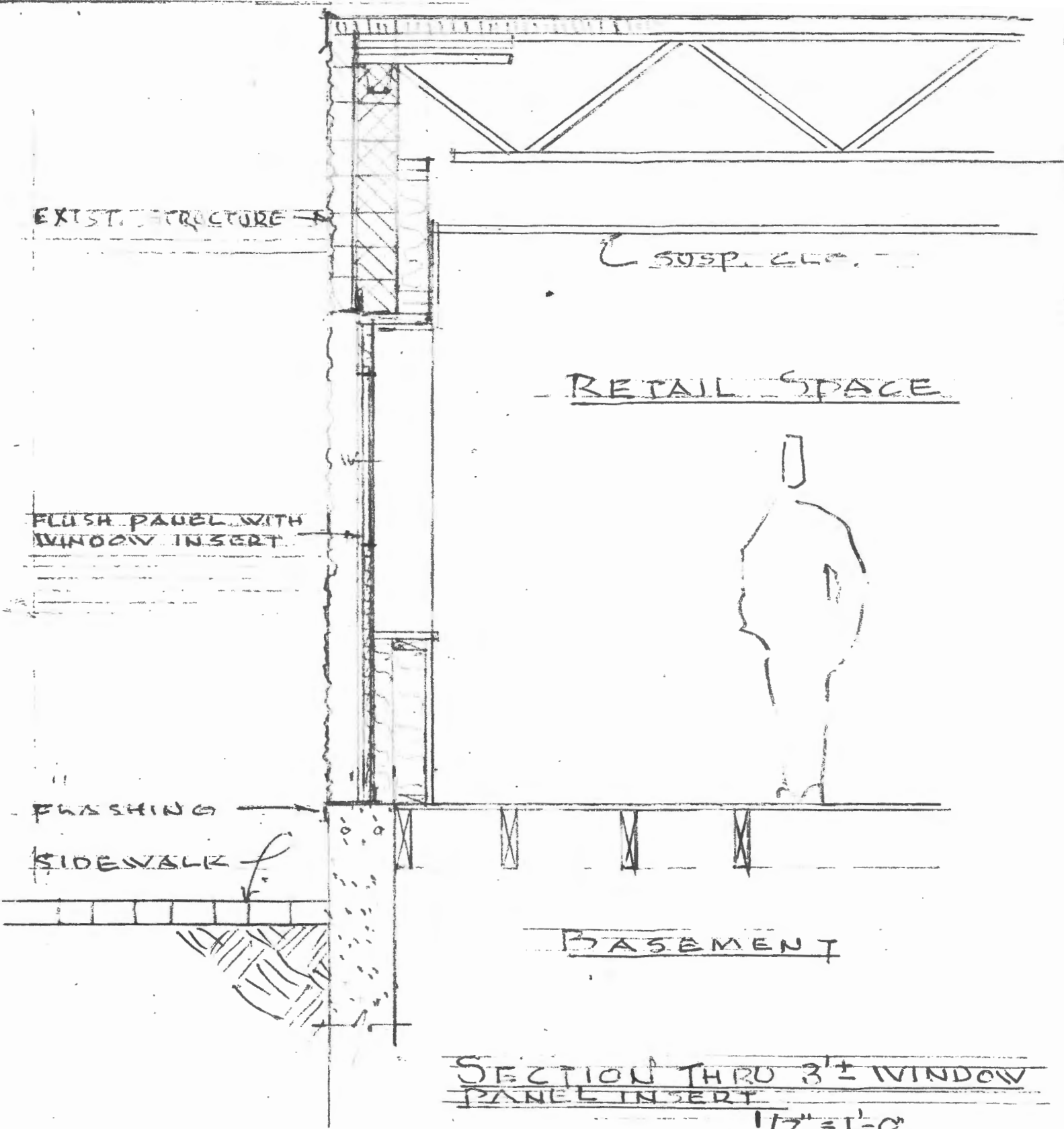
Program: FP322L

FIRE PREVENTION

Property address		Property name	Property number			
Inspection type	Date	Inspector	Reference	Target date	Actual date	
Seq.	Violation class	Violation type				
	Location(s)					
0092 PORTLAND ST, PORTLAND ME		BUBBAS SULKY LOUNGE	2236-000-000			
	ROUTINE INSPECTION	Edward Dexter, Jr., Central Fire Station, Platoon 3				
1	BUILDING CONSTRUCTION VIOLATION	CEILING TILES MISSING		11/06/11	0/00/00	
	ELECTRICAL ROOM					
2	FIRE PROTECTION EQUIPMENT	MATERIALS HANGING ON SPRINKLER PIPE		11/06/11	0/00/00	
	BACK DANCE FLOOR					
3	FIRE EXTINGUISHERS	FIRE EXTINGUISHERS NEED ANNUAL SERV		11/06/11	0/00/00	
	KITCHEN HOOD SYSYTEM					
4	LIFE SAFETY REQUIREMENTS	EMERGENCY LIGHTING REQUIRED	1-14.13.1	11/06/11	0/00/00	
	EMERGENCY LIGHTING ALL 1ST FLOOR					

Violation Summary:

Open	Closed	Total
4	0	4



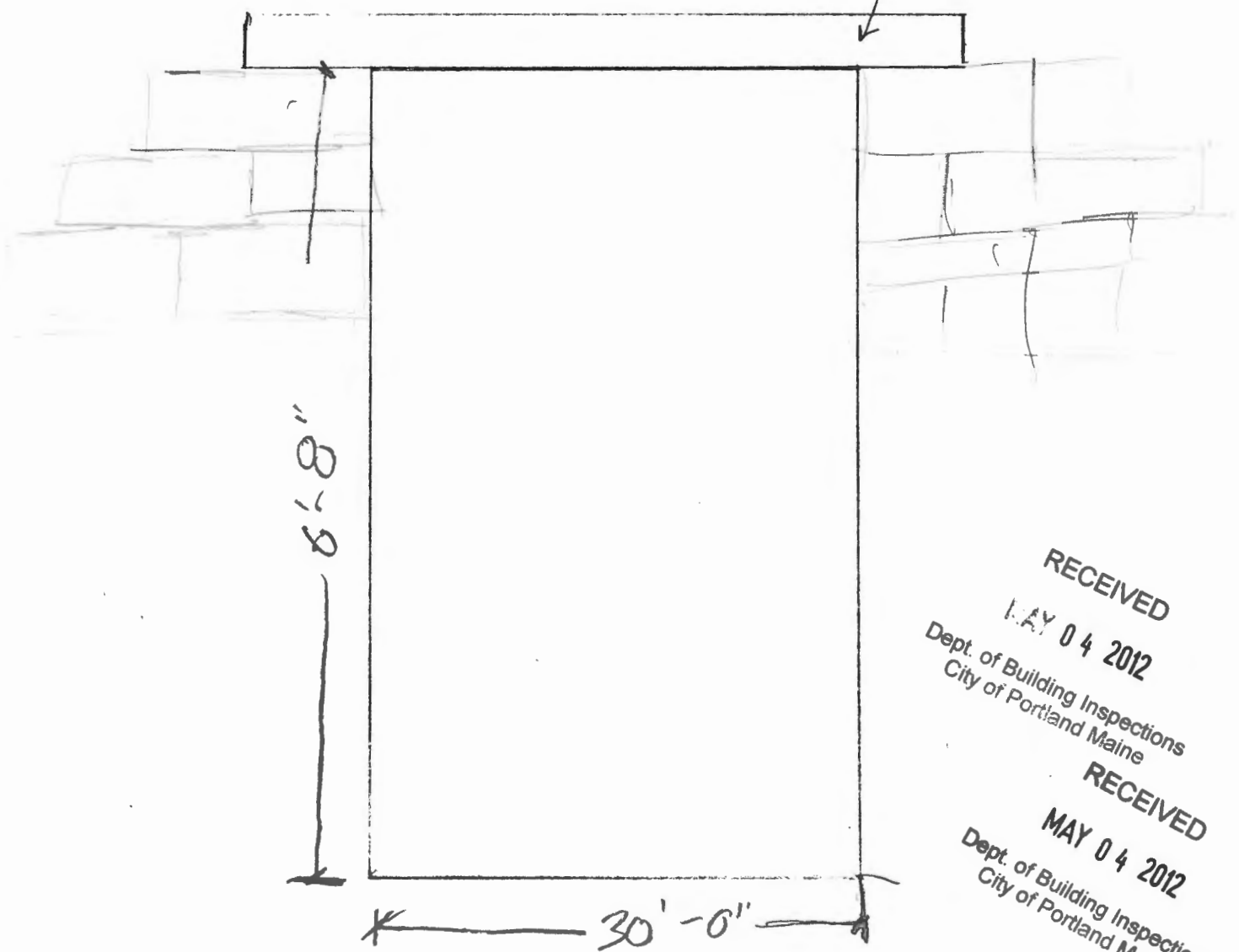
SECTION THRU 3'± WINDOW
 PANEL INSERT
 1/2" = 1'-0"

MECHANIC ST. WINDOW PANEL OP'NS.
 FOR
BUBBA'S SULKY LOUNGE
92 PORTLAND ST., PORTLAND, MAINE
OCT 6, 2011

①

4" X 4" 5/8" THICK STEEL LENTIL

Ⓐ 3/8 X 6/8 STEEL DOOR STATIONARY



RECEIVED
 MAY 04 2012
 Dept. of Building Inspections
 City of Portland Maine

RECEIVED
 MAY 04 2012
 Dept. of Building Inspections
 City of Portland Maine

MECHANIC ST. ~ PORTLAND, MAINE
 HEADER Detail TO BUBBA'S SILKY LOUNGE