

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

R & J 545 PARTNERS LLC /M & M Industries

Located at

545 CONGRESS ST - 1st floor

PERMIT ID: 2013-00418

CBL: 037 C01701A

has permission to **In 1st floor Portland Downtown District - Move interior partition wall 2' and reinstall kitchen.**

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 clsoed-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 procured prior to occupancy.

Fire Prevention Officer

 4/2/12
Code Enforcement Officer / Plan Reviewer

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

PERMIT ID: 2013-00418

Located at: 545 CONGRESS ST - 1st floor

CBL: 037 C01701A

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|--------------------------|-------------|---------------------|
| Permit No: 2013-00418 | Issue Date: | CBL: 037 C01701A |
|--------------------------|-------------|---------------------|

| | | | |
|--|---|--|---|
| Location of Construction: 545 CONGRESS ST - 1st floor | Owner Name: R & J 545 PARTNERS LLC | Owner Address: PO BOX 275 BROOKLIN, ME 04616 | Phone: |
| Business Name: Portland Downtown District | Contractor Name: M & M Industries | Contractor Address: 14 KIRKLAND AVE So. Portland ME 04106 | Phone: (207) 329-4875 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | Zone: B3 |
| Past Use: Basement: storage & trash room - 1st floor: PAD Uses, retail, restaurant, Portland Downtown District - floors 2-6 floors are 14 residential condos | Proposed Use: Same: Basement storage & trash room - 1st floor retail, restaurant & PDD - floors 2-6 are 14 residential condos | Permit Fee: \$40.00 | Cost of Work: \$2,000.00 |
| Proposed Project Description: In 1st floor Portland Downtown District - Move interior partition wall 2' and reinstall kitchen. | | FIRE DEPT: 4/1/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A | INSPECTION: Use Group: B Type: 3A MURBEC/IBC 2009 Signature: JMB 3/28/13 |
| | | 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: bjs | Date Applied For: 03/01/2013 | Zoning Approval | |
|--------------------------------|--|------------------------|--|

| | | | |
|---|--|---|--|
| <ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 3/1/13 | Zoning Appeal <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: | Historic Preservation within <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 Any exterior work requires Dated Separate review i, Approval |
|---|--|---|--|

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

| | | |
|---------------------------------|--|----------------------------|
| Permit No: 2013-00418 | Date Applied For: 03/01/2013 | CBL: 037 C01701A |
|---------------------------------|--|----------------------------|

| | | | |
|---|--|--|---------------------------------|
| Location of Construction: 545 CONGRESS ST - 1st floor | Owner Name: R & J 545 PARTNERS LLC | Owner Address: PO BOX 275 | Phone: |
| Business Name: Portland Downtown District | Contractor Name: M & M Industries | Contractor Address: 14 KIRKLAND AVE So. Portland | Phone: (207) 329-4875 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | |

| | |
|---|--|
| Proposed Use: Same: Basement storage & trash room - 1st floor retail, restaurant & PDD - floors 2-6 are 14 residential condos | Proposed Project Description: In 1st floor Portland Downtown District - Move interior partition wall 2' and reinstall kitchen. |
|---|--|

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 03/01/2013
Note: **Ok to Issue:**

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 03/28/2013
Note: **Ok to Issue:**

- 1) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Automatic fire-extinguishing systems to be installed per IBC 2003 Sec. 904.3
- 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.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 04/01/2013
Note: **Ok to Issue:**

- 1) Fire extinguishers are required per NFPA 1.
- 2) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 3) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 4) Construction or installation shall comply with City Code Chapter 10.
- 5) All means of egress to remain accessible at all times.
- 6) ****The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.****
****A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.****
- 7) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 8) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 9) 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.
- 10) 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. This review does not include approval of fire alarm system design or installation.
- 11) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.

| | | | |
|---|--|--|--------------------------------|
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| Business Name: Portland Downtown District | Contractor Name: M & M Industries | Contractor Address: 14 KIRKLAND AVE So. Portland | Phone (207) 329-4875 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | |

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Electrical Close-in
Above Ceiling Inspection
Final - Electric
Final - Commercial
Final - Fire

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.



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>545 CONGRESS STREET</u> | | |
| Total Square Footage of Proposed Structure/Area <u>1397</u> | | Square Footage of Lot <u>5713</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>037 C 01701A</u> | Applicant * must be owner, Lessee or Buyer* Name <u>R&J PARTNERS, LLC</u> Address <u>P.O. BOX 275</u> City, State & Zip <u>BROOKLIN ME 04616</u> | Telephone: <u>207 - 359 - 4950</u> |
| Lessee/DBA (If Applicable) RECEIVED MAR 01 2013 Dept. of Building Inspections City of Portland Maine | Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____ | Cost Of Work: \$ <u>2,000⁰⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ <u>40-</u> |
| Current legal use (i.e. single family) <u>OFFICES</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME / OFFICES</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>MOVE FREESTANDING INTERIOR PARTITION WALL 2' AND RE-INSTALL KITCHEN.</u> | | |
| Contractor's name: <u>M & M INDUSTRIES</u> Address: <u>14 KIRKLAND AVE</u> City, State & Zip <u>SO. PORTLAND, MAINE 04106</u> <u>329-4875</u> Telephone: Who should we contact when the permit is ready: <u>MARK MAWHINIZY 329-4875</u> Telephone: Mailing address: _____ | | |

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: [Handwritten Signature] Date: 2/15/13

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

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

CBL 037 C01701A
Land Use Type COMMERCIAL CONDOS
Property Location 545 CONGRESS ST UNIT 1A
Owner Information R & J 545 PARTNERS LLC
 PO BOX 275
 BROOKLIN ME 04616
Book and Page 28284/337
Legal Description 34-C-17
 CONGRESS ST 541-545
 TOLMAN PL
 WINSLOW LOFTS CONDO # 1A
Acres 0

Current Assessed Valuation:

| | | |
|----------------------------------|--------------|---|
| TAX ACCT NO. | 49544 | OWNER OF RECORD AS OF APRIL 2012 |
| LAND VALUE | \$28,500.00 | R & J 545 PARTNERS LLC |
| BUILDING VALUE | \$114,300.00 | PO BOX 275 |
| NET TAXABLE - REAL ESTATE | \$142,800.00 | BROOKLIN ME 04616 |
| TAX AMOUNT | \$2,687.50 | |

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1
Year Built 1875
Style/Structure Type DOWNTOWN ROW
Units 1
Building Num/Name 1 - PATAGONIA
Square Feet 1397

[View Sketch](#) [View Map](#) [View Picture](#)

Exterior/Interior Information:

Building 1
Levels 01/01
Size 1397
Use RETAIL STORE
Height 14
Walls BRICK/STONE
Heating HW/STEAM
A/C CENTRAL

Sales Information:

| Sale Date | Type | Price | Book/Page |
|------------|-----------------|--------------|-----------|
| 11/19/2010 | LAND + BUILDING | \$550,000.00 | 28284/337 |
| 12/5/2006 | LAND + BUILDING | \$300,705.00 | 24630/117 |
| 10/1/2004 | LAND + BUILDING | \$0.00 | 21846/021 |

[New Search](#)

Services

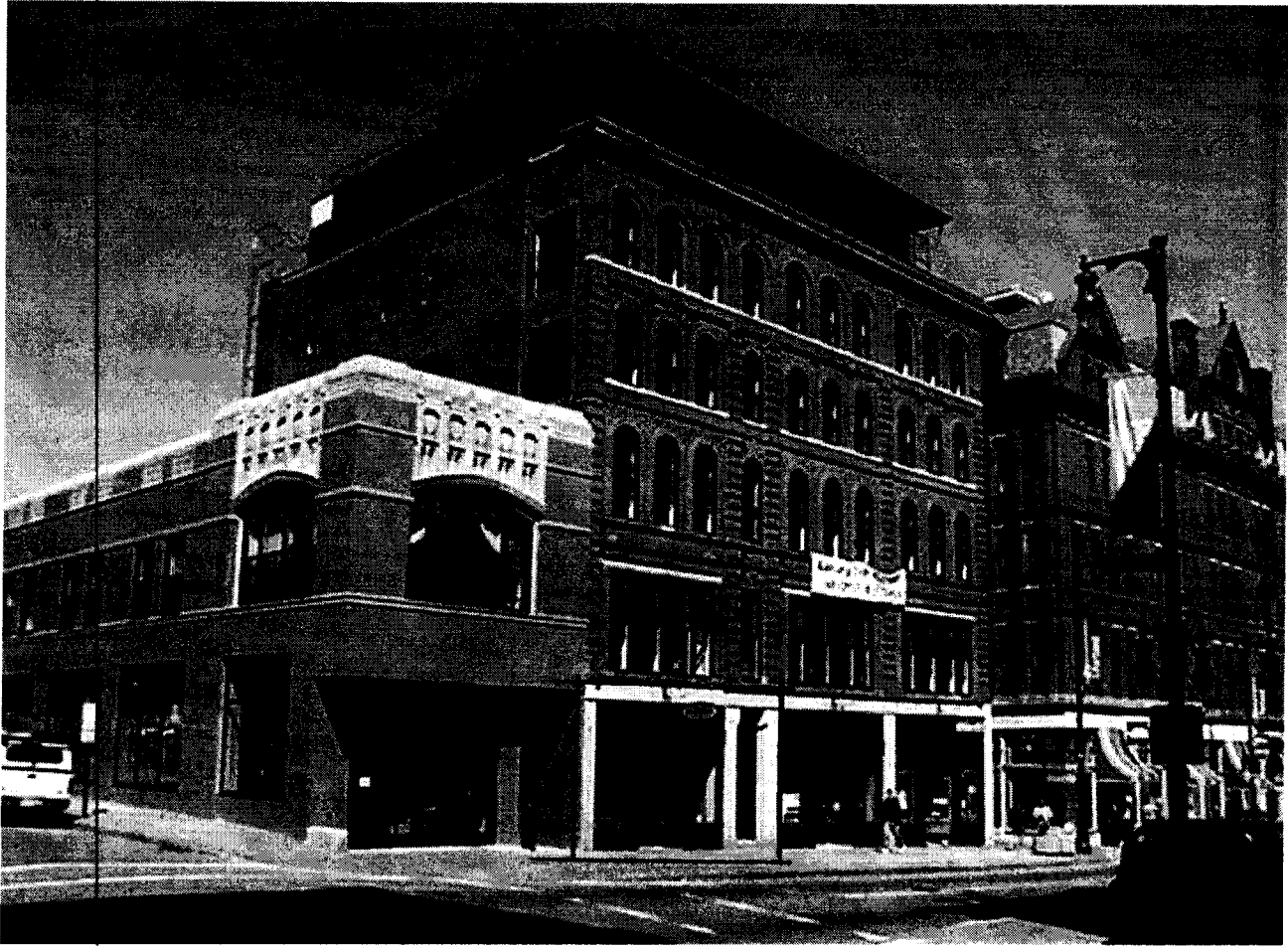
- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

[browse city services a-z](#)

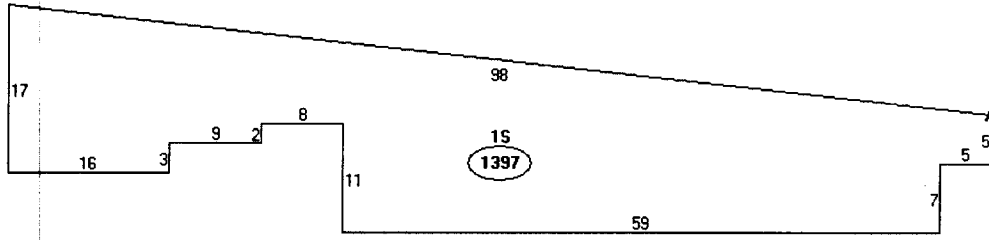
[browse facts and links a-z](#)

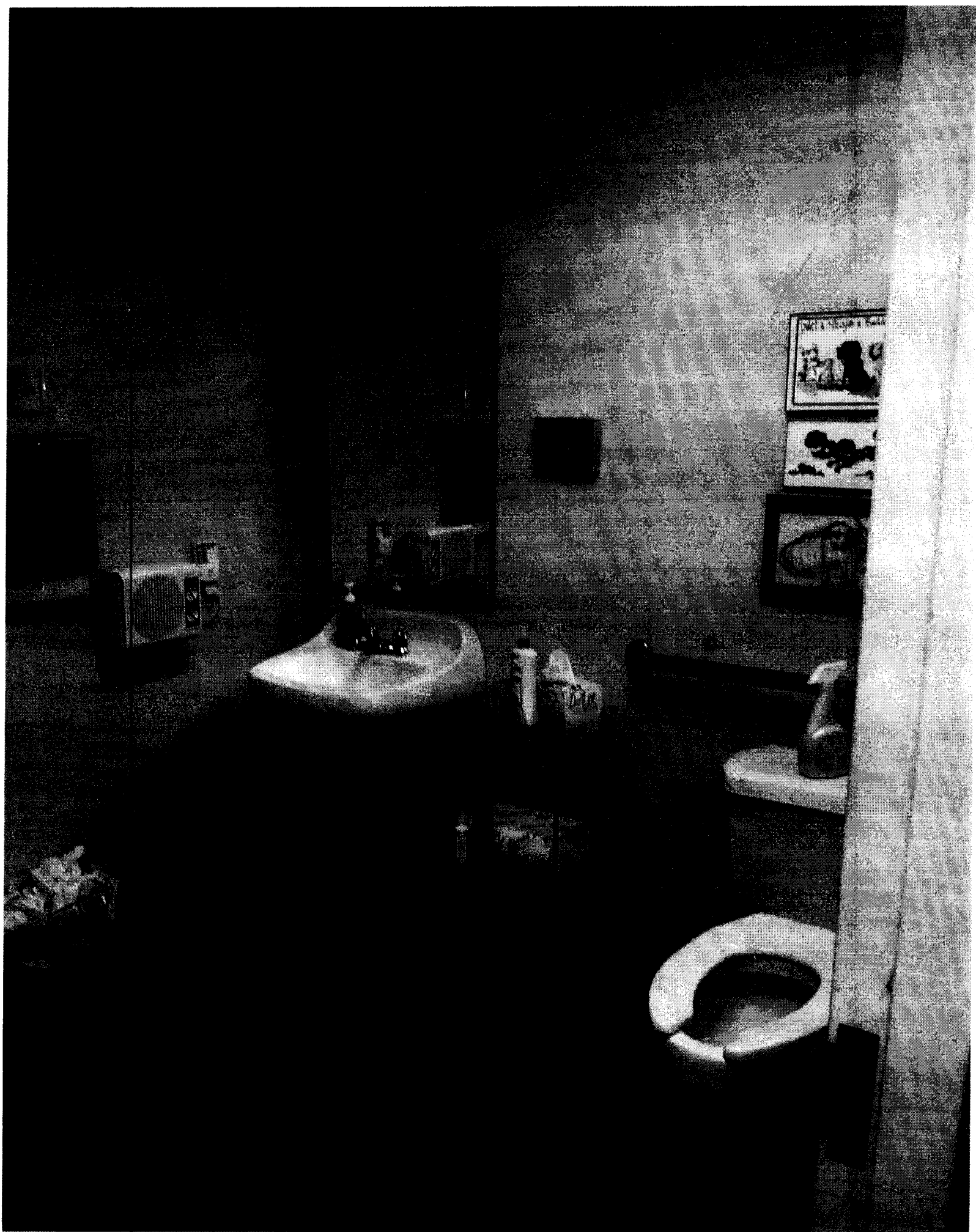


Best viewed at 800x600, with Internet Explorer



Descriptor/Area
A: D34
1397 sqft
B: 1S
1397 sqft





M & M Industries
14 Kirkland Avenue
South Portland, Me 04106
207-329-4875

February 15, 2013

Portland Fire Department
380 Congress Street
Portland, Maine 04102

Re: 545 Congress Street 1A (Portland Downtown District Offices)

Applicant: M & M Industries
14 Kirkland Avenue
South Portland, Maine 04106

Architect: Lauren Reiter
P.O. Box 275
Brooklin, Maine 04616

Owner: R & J 545 Partners
P. O. Box 275
Brooklin, Maine 04616

No change in use of structure. Move 1 interior partition wall in a storage room and re-install kitchen against this wall. In the basement the ceilings are fire rated. Any holes created by the moving of plumbing will be repaired in a like manner to continue the fire rating.

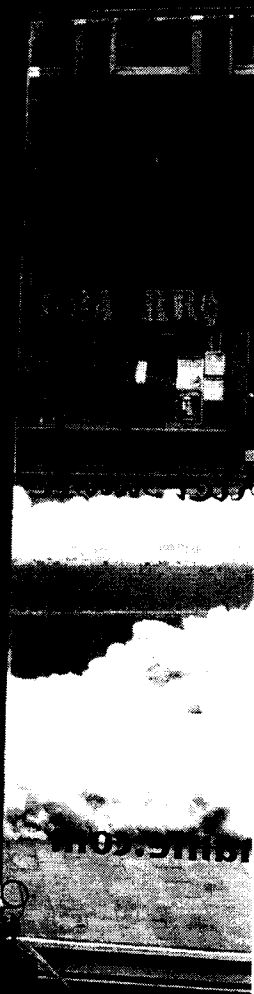
All doors in the area are fire rated commercial doors.

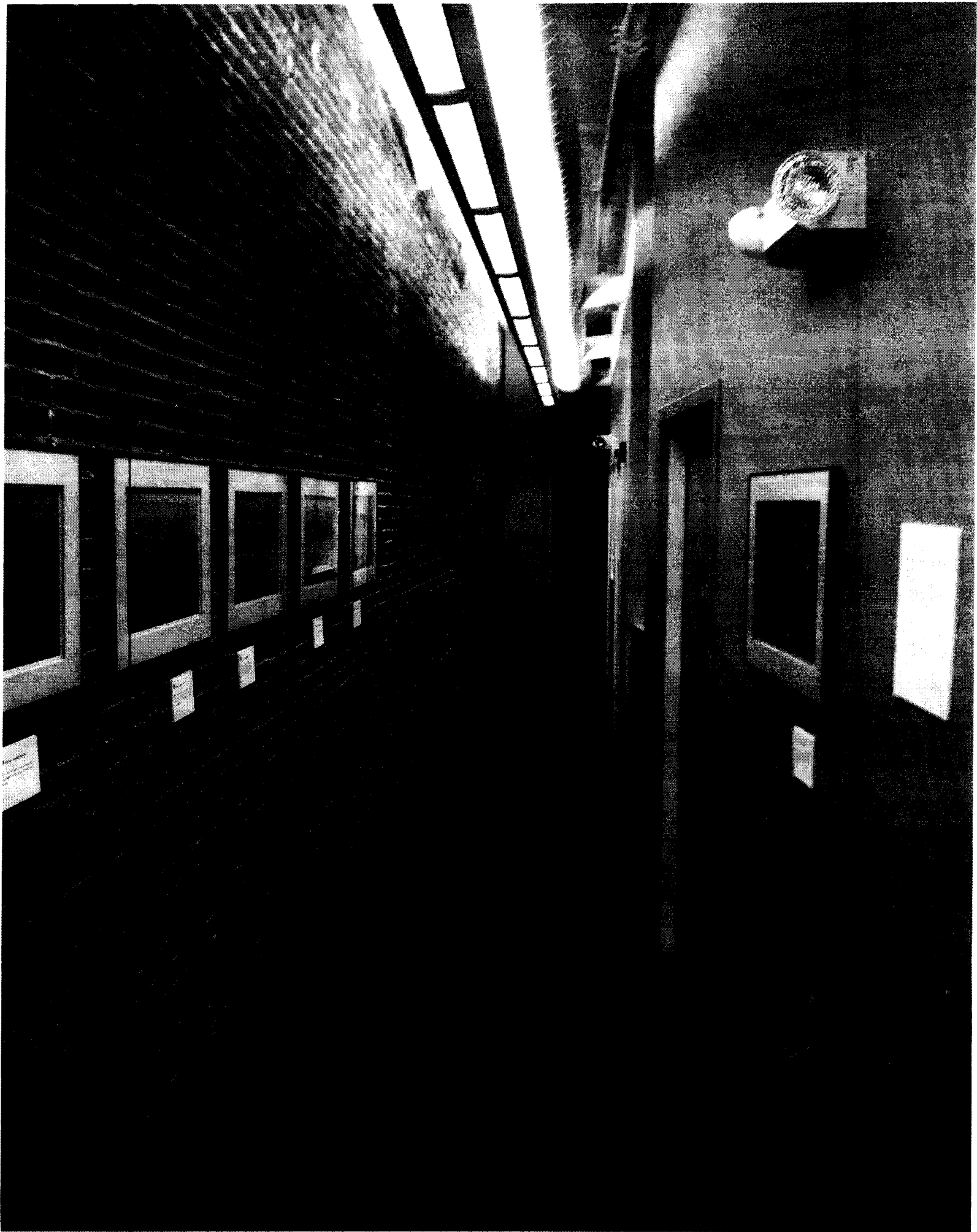
Exit signage and emergency lights appear to meet code.

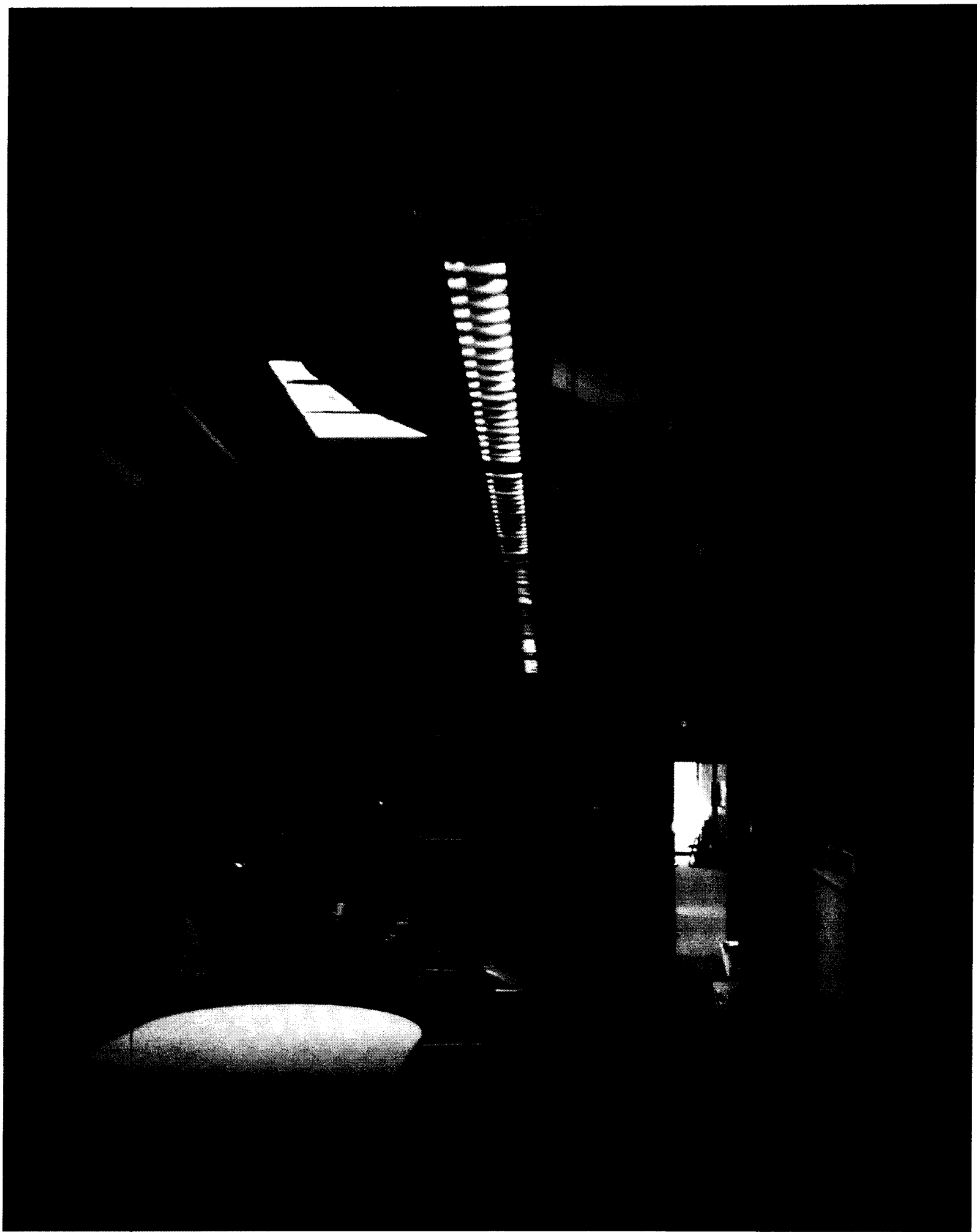
Attached are pictures of the current suppression and detection system. The detection system is monitored by Protection Professionals. The building is sprinkled.

Sincerely yours,

Mark Mawhinney

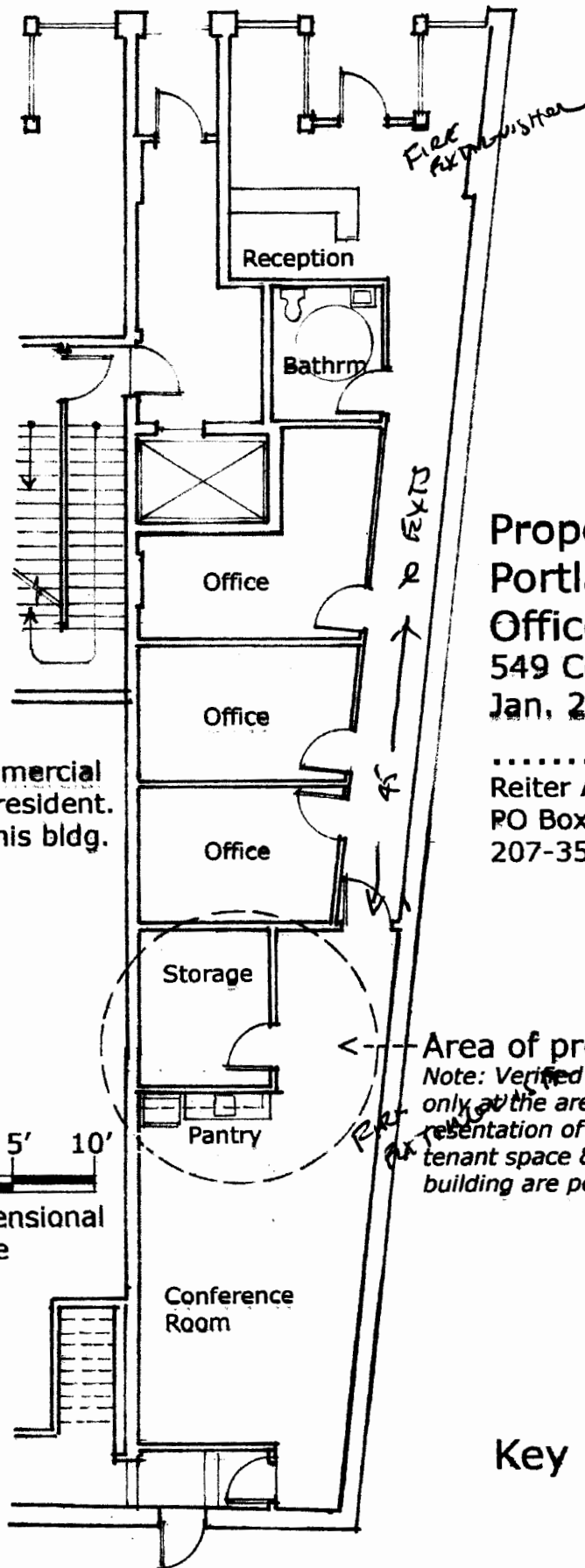




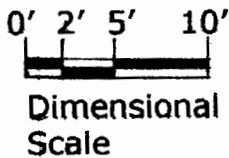








other commercial spaces & resident lobby of this bldg.



**Proposed Renovations @
Portland's Downtown District
Offices/Conference Room
549 Congress Street, Portland, ME
Jan. 25, 2013, rev. 1/29/13**

Reiter Architecture & Design
PO Box 275 Brooklin, ME 04616
207-359.2300 / laurenjreiter@yahoo.com

Area of proposed work.

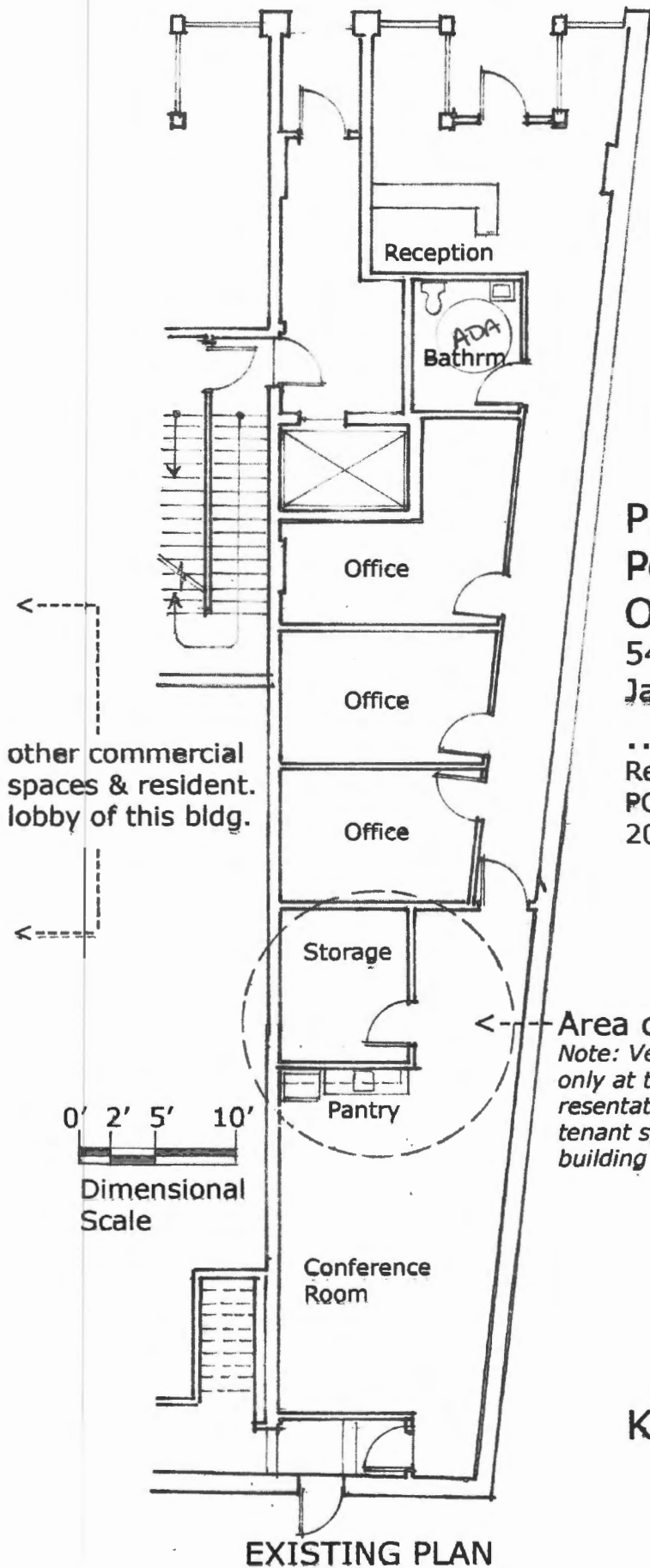
Note: Verified dimensions are only at the area of work; representation of other areas of tenant space & other parts of building are per others' drawings.

EXISTING PLAN

Key Sheet showing Area of work
Sheet 1 of 3



<--CONGRESS STREET-->



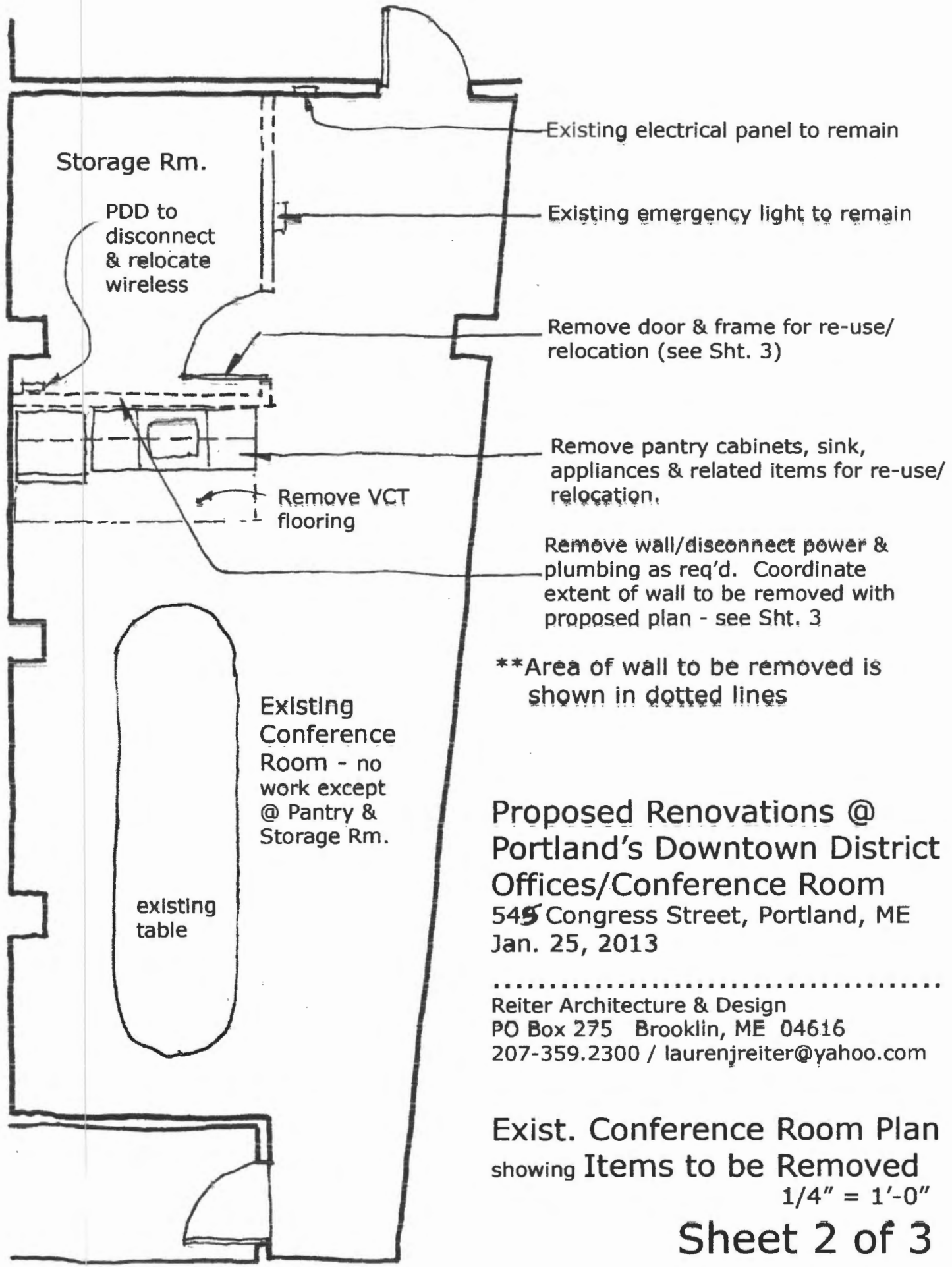
**Proposed Renovations @
Portland's Downtown District
Offices/Conference Room
545 Congress Street, Portland, ME
Jan. 25, 2013, rev. 1/29/13**

.....
Reiter Architecture & Design
PO Box 275 Brooklin, ME 04616
207-359.2300 / laurenjreiter@yahoo.com

Area of proposed work.

Note: Verified dimensions are only at the area of work; representation of other areas of tenant space & other parts of building are per others' drawings.

**Key Sheet showing Area of work
Sheet 1 of 3**



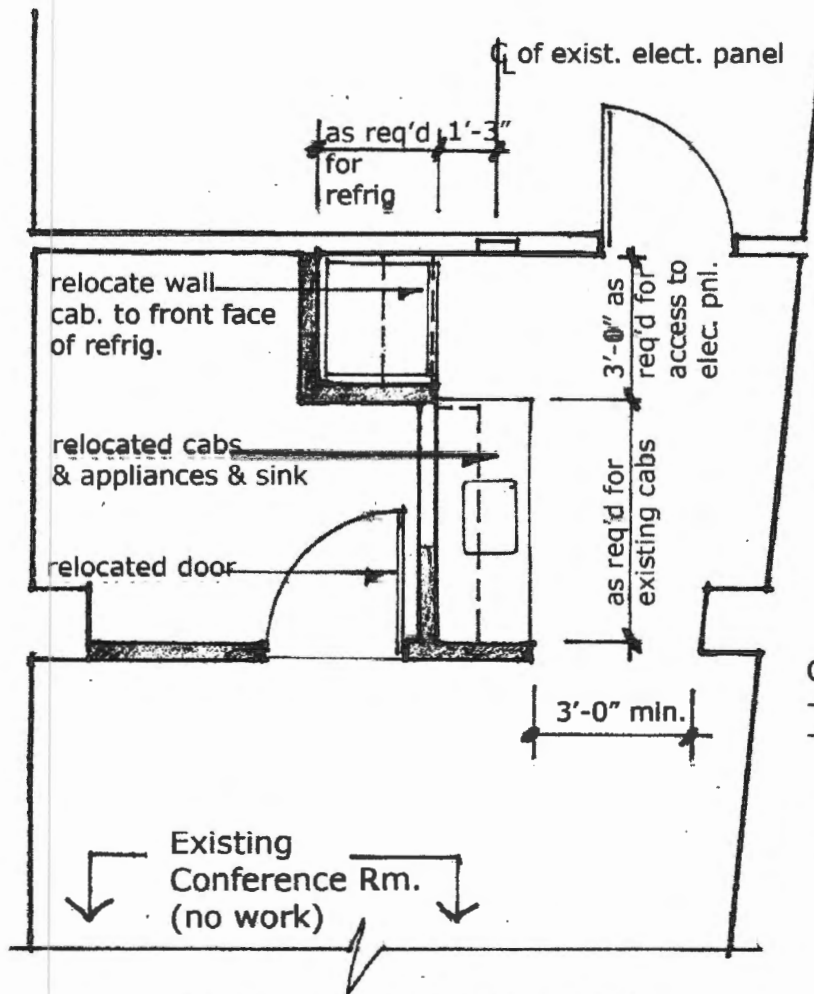
**Proposed Renovations @
Portland's Downtown District
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545 Congress Street, Portland, ME
Jan. 25, 2013

.....
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PO Box 275 Brooklin, ME 04616
207-359.2300 / laurenjreiter@yahoo.com

**Exist. Conference Room Plan
showing Items to be Removed**

1/4" = 1'-0"

Sheet 2 of 3



**New gyp. bd. walls shown in shaded lines. Match existing wall in type, height & finish.

General Notes:

- Protect all existing areas called to remain.
- Provide new plumbing and electrical outlets as needed for relocated equip. and appliances, and replicate number & location of convenience outlets from original pantry location.

PARTIAL PLAN @ CONFERENCE ROOM
 1/4" = 1'-0"

**Proposed Renovations @
 Portland's Downtown District
 Offices/Conference Room**
 549 Congress Street, Portland, ME
 Jan. 25, 2013

.....
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 PO Box 275 Brooklin, ME 04616
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Proposed Conference Rm. Plan
 showing Relocated Pantry
 1/4" = 1'-0"