

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that BBC INC

Located At 580 CONGRESS ST

Job ID: 2012-01-3114-ALTCOMM

CBL: 037- G-005-001

has permission to Demolish the 4th floor mezzanine & stairs, to remain unoccupied storage 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

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: 2012-01-3114-ALTCOMM	Date Applied: 1/18/2012	CBL: 037- G-005-001	
Location of Construction: 580 CONGRESS ST	Owner Name: BBC INC	Owner Address: 76 WOODLAND DR FALMOUTH, ME 04105	Phone:
Business Name: SPRINGER'S JEWELERS	Contractor Name: EJ Construction	Contractor Address: 10C BEACH ST PORTLAND MAINE 04101	Phone: 775-0123
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALTERATIONS	Zone: B-3
Past Use: 1 st floor-retail (Springers) 2 nd floor offices 3 rd floor offices 4 th flr storage/ unoccupied	Proposed Use: Same: Retail/offices/ unoccupied storage - to remove the "loft" floor in 4 th floor space for more head room	Cost of Work: \$14,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Wilson 1/31/12</i>	Inspection: Use Group: M/B Type: N/A IPC 2009 Signature: <i>JMB</i> 2/24/12
Proposed Project Description: Demo on 4th Floor; rebuild for storage.		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		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 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	<i>with</i>
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
	<input type="checkbox"/> Denied	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM		<input type="checkbox"/> Denied
Date: <i>OK with conditions</i>	Date:	<i>any exterior work requires a separate review & approval</i>
<i>1/19/12</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.**

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: 2012-01-3114-ALTCOMM

Located At: 580 CONGRESS ST

CBL: 037- G-005-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property is located in a Pedestrian Activities District (PAD) which limits first floor uses to retail-like uses. A permit is required for any change of use to first floor or any other floor.

Fire

1. All construction shall comply with City Code Chapter 10.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This approves interior demolition only, no structural work allowed, all existing integral beams and columns to remain. No other construction activities allowed, including plumbing, electrical and heating without permits or approvals.
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.



General Building Permit Application

For Demolition Work on 4th Floor

OK BS 1/19/12

B-3

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>580 Congress St. Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>3500 sq. ft.</u>	Square Footage of Lot	Number of Stories <u>4</u>
Tax Assessor's Chart, Block & Lot Chart# <u>37-G-5</u> Block# Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>Rick Beaulieu</u> Address <u>Springers Jewellers</u> <u>580 Congress St.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>772-5404</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Same BBL INC</u> Address <u>76 Woodland Dr</u> City, State & Zip <u>Falmouth ME 04105</u>	Cost Of Work: <u>\$13,738</u> C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) <u>4th floor is currently Attic Storage Space</u> Number of Residential Units <u>0</u>		
If vacant, what was the previous use?		
Proposed Specific use: <u>None / Open Storage Space</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name		
Project description: <u>We're going to simply remove the "loft" floor structure in 4th floor space since it cuts the headroom from 12' (actual ceiling height) into 2-6' head height storage spaces (Please see attached photos).</u>		
Contractor's name: <u>ES Construction, Inc.</u>		
Address: <u>100 Beach St.</u>		
City, State & Zip: <u>Portland, ME 04101</u>		Telephone: <u>775-0123</u>
Who should we contact when the permit is ready: <u>Phil Engel</u>		Telephone: <u>415-4252</u>
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.

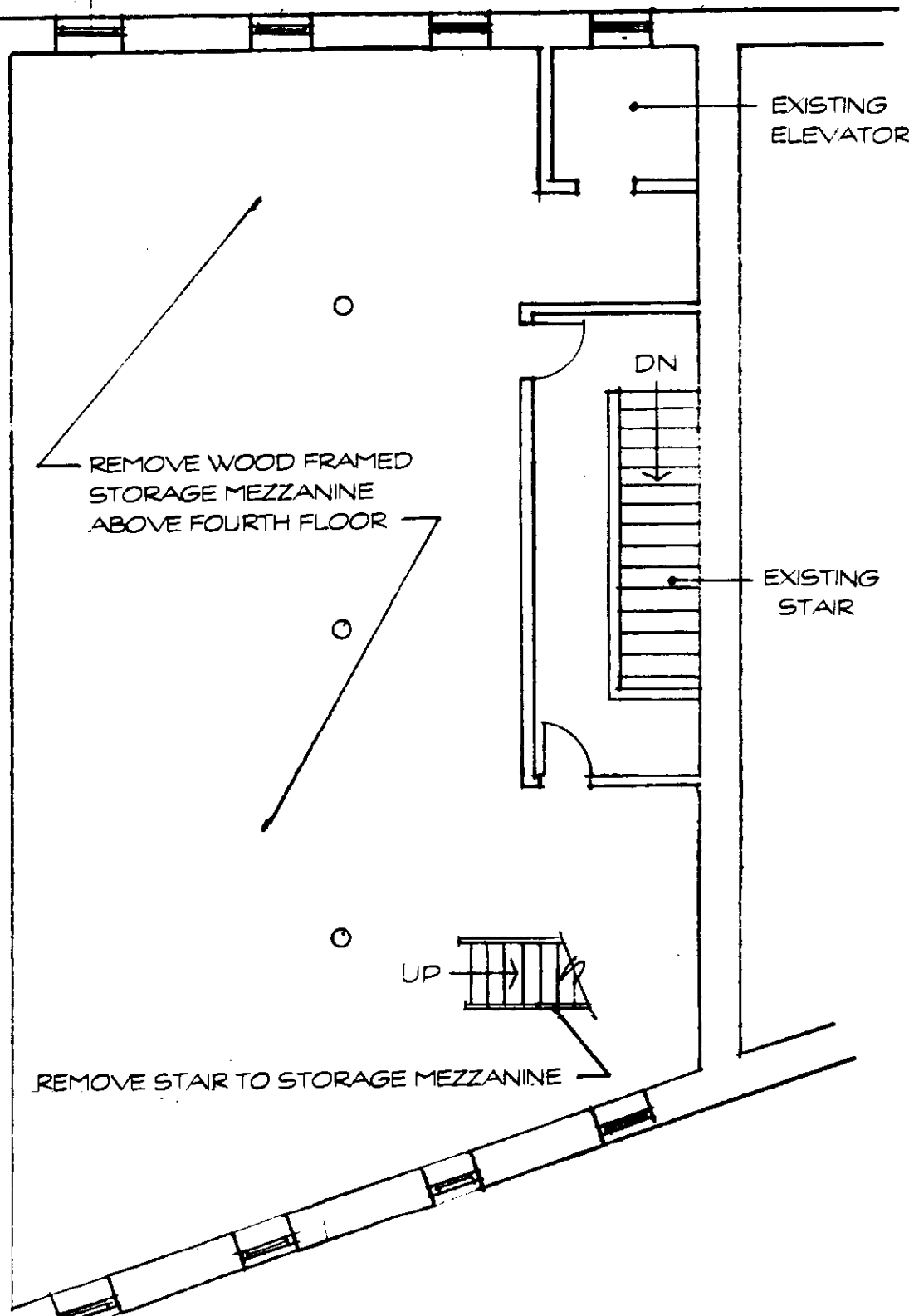
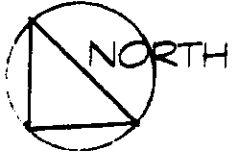
RECEIVED
JAN 18 2012

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 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: [Signature] Date: 1/17/12

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



REMOVE WOOD FRAMED
STORAGE MEZZANINE
ABOVE FOURTH FLOOR

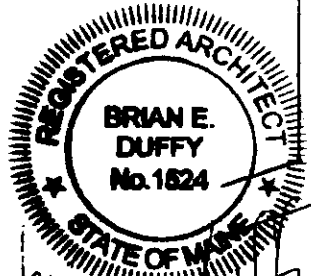
EXISTING
ELEVATOR

DN

EXISTING
STAIR

UP

REMOVE STAIR TO STORAGE MEZZANINE



Brian E. Duffy

FORTH FLOOR DEMO PLAN

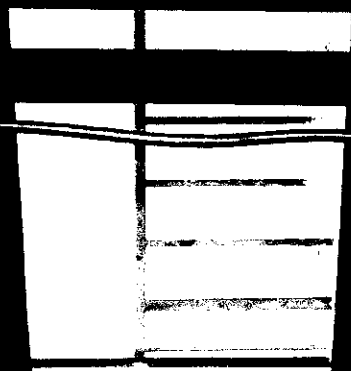
SPRINGER'S JEWELERS

580 CONGRESS STREET
PORTLAND, ME 04101

4th Floor Storage



4th Floor Storage

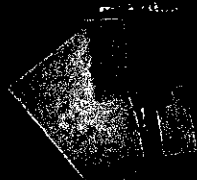
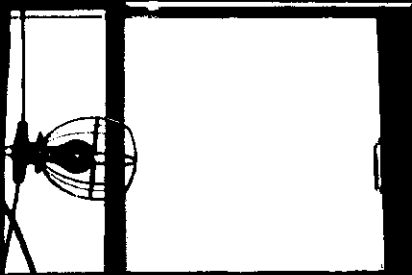
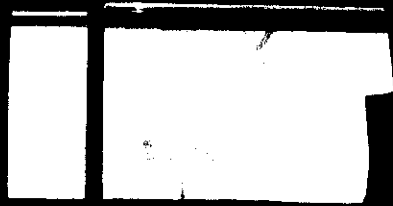


STAIRS UP TO MEZZANINE

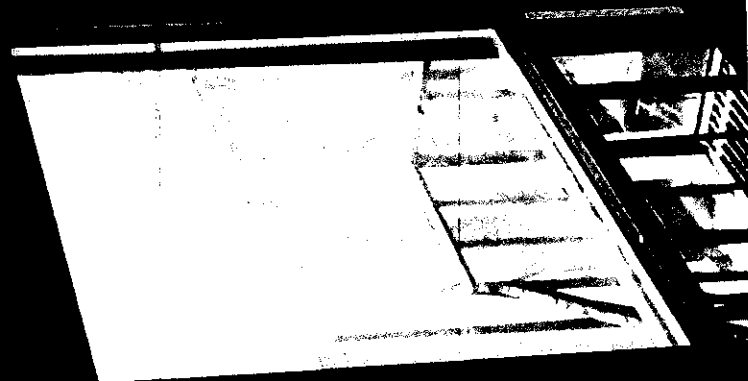


4TH Floor Showing "JOFF" OF MEZZANINE

(C)



Upper "MEZZANINE"





CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

1/18 2012

Received from EJ Construction

Location of Work 580 Congress

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 160

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 037 6005 001

Check #: 629 Total Collected 160

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

Taken by: (BS)

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