

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that TERBAX Realty INC

Located At 562 CONGRESS ST

Job ID: 2012-05-4047-ALTCOMM

CBL: 037- G-014-001

has permission to Renovate lobby area and toilet rooms

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 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**

## 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 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 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](http://www.portlandmaine.gov)*

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-05-4047-ALTCOMM

Located At: 562 CONGRESS ST

CBL: 037- G-014-001

## **Conditions of Approval:**

### **Fire**

All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.

This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.

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.

Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.

The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.

A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.

Sprinkler supervision shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*.

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.

System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.

Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.

A firefighter Building Marking Sign is required.

Fire extinguishers are required per NFPA 1.

All means of egress to remain accessible at all times.

Emergency lights (including bathrooms) 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.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.

A single source supplier should be used for all through penetrations.

## **Building**

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.

All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.

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

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

Job No: 2012-05-4047-ALTCOMM	Date Applied: 5/21/2012	CBL: 037- G-014-001	
Location of Construction: 562 CONGRESS ST	Owner Name: TERBAX REALTY INC	Owner Address: 5 MILK ST PORTLAND, ME 04101	Phone: 772-6404
Business Name:	Contractor Name: FORE RIVER COMPANY- Bruce Kistler	Contractor Address: PO BOX 7525, PORTLAND, ME 04112	Phone: (207) 772-8246 X207
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG -	Zone: B-3
Past Use: 1 <sup>st</sup> floor = retail with offices above	Proposed Use: Same: 1 <sup>st</sup> floor retail with offices above - to renovate common area lobby and toilet rooms on 2 <sup>nd</sup> floor	Cost of Work: \$36,000.00	CEO District:
		Fire Dept: 4/6/12 Signature: <i>[Signature]</i>	Inspection: Use Group: B Type: 2 <i>IBC 09</i> Signature: <i>[Signature]</i>
Proposed Project Description: renovate common lobby & bathrooms on second floor		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

<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 informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></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>___ Maj ___ Min ___ MM</p> <p>Date: <i>5/25/12</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><i>with</i></p> <p><input 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: <i>any exterior work requires a separate permit and approval</i></p>
	<b>CERTIFICATION</b>		

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 appication 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



# PORTLAND MAINE

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Receipts Details:

**Tender Information:** Check , BusinessName: Fore River Management, Check Number: 62048  
**Tender Amount:** 380.00

Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 5/21/2012  
**Receipt Number:** 44160

Receipt Details:

Referance ID:	6600	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	380.00	Charge Amount:	380.00
Job ID: Job ID: 2012-05-4047-ALTCOMM - renovate common lobby & bathrooms on second floor			
Additional Comments: Bruce Kistler			

Thank You for your Payment!

Entered  
2/28

2012 05 4047

60



# General Building Permit Application

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: <b>562 CONGRESS ST. - 2<sup>ND</sup> FLOOR COMMON AREA</b>		
Total Square Footage of Proposed Structure/Area <b>LOBBY RENOVATION AREA = 1350 +/- SF</b>		Square Footage of Lot <b>18,600 +/- SF</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>037      4      014</b>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <b>TERBAX REALTY INC</b> Address <b>P.O. Box 7525</b> City, State & Zip <b>PORTLAND, ME 04112</b>	Telephone: <b>772-6404</b>
Lessee/DBA (If Applicable) <b>RECEIVED</b>  <b>MAY 21 2012</b>  <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <b>36,000</b> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <b>BUSINESS</b> <i>1st floor with retail with offices above</i> If vacant, what was the previous use? _____ Proposed Specific use: <b>BUSINESS</b> Is property part of a subdivision? <b>No</b> If yes, please name _____ Project description: <b>RENOVATE COMMON AREA LOBBY AND TOILET ROOMS ON 2<sup>ND</sup> FLOOR</b>		
Contractor's name: <b>FORE RIVER COMPANY</b> Address: <b>P.O. Box 7525</b> City, State & Zip <b>PORTLAND, ME 04112</b> <i>wants</i> Telephone: <b>772-6404</b> Who should we contact when the permit is ready: <b>BRUCE KISTLER JO</b> Telephone: <b>772-8286x207</b> Mailing address: <b>P.O. Box 7525 PORTLAND, ME 04112</b> <i>up</i>		

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.

Signature: *[Signature]* Date: **5/21/12**

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