

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: 2012-06-4334-ALTCOMM

CBL: 037-G-014-001

has permission to Fit up 2,486 S.F. of first floor space for model room display & Sales Office for new Eastland Hotel units 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

2/3/12

**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

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: 2012-06-4334-ALTCOMM

Located At: 562 CONGRESS ST

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Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Fire

1. All construction shall comply with City Code Chapter 10.
2. Occupancy is temporary business use. Approval is for model display and sales office. Use as overnight accommodations is not approved.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. Any Fire alarm or 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. This review does not include approval of fire alarm system design or installation.
6. 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.
7. 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.
8. 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.
9. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
10. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
11. Fire extinguishers are required per NFPA 1.
12. 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.
13. Any cutting and welding done will require a Hot Work Permit from Fire Department.
14. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
15. A single source supplier should be used for all through penetrations.

Historic
B3

2012-06-4334 *SP*



General Building Permit Application 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: 125 Free Street, Portland, ME 04101 (<i>562 - Congress</i>) | | |
| Total Square Footage of Proposed Structure/Area 2,486 S.F. | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <i>37- 6 14</i> | | Applicant * <u>must</u> be owner, Lessee or Buyer* Name <i>RB Portland Building LLC</i> Address <i>4100 Regent Street, Suite G</i> City, State & Zip <i>Columbus, OH 43219</i> |
| Lessee/DBA (If Applicable) | | Telephone: <i>614-246-2400</i> |
| Owner (if different from Applicant) Name <i>Terbox Realty Inc</i> Address <i>S M. 1k St.</i> City, State & Zip <i>Portland 04101</i> | | Cost Of Work: \$ <i>1,110.00</i> <i>109-1008.00</i> C of O Fee: \$ <i>0.00</i> Total Fee: \$ <i>1,110.00</i> |
| Current legal use (i.e. single family) <u>Retail Space</u> If vacant, what was the previous use? <u>Retail Space</u> Proposed Specific use: <u>Model Room Display/Sales Office</u> Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: <u>Retail space shall be used as a model room display and sales office space for the Eastland Park Hotel.</u> | | |
| RECEIVED JUN 26 2012 | | |
| Contractor's name: <u>IDC Construction, LLC</u> | | |
| Address: <u>1000 Churchill Court</u> | | Dept. of Building Inspections City of Portland Maine Telephone: <u>678-213-1110</u> |
| City, State & Zip <u>Woodstock, GA 30188</u> | | Telephone: <u>404-227-5263</u> |
| Who should we contact when the permit is ready: <u>Nathan Cork</u> | | |
| Mailing address: <u>Same as above</u> | | |

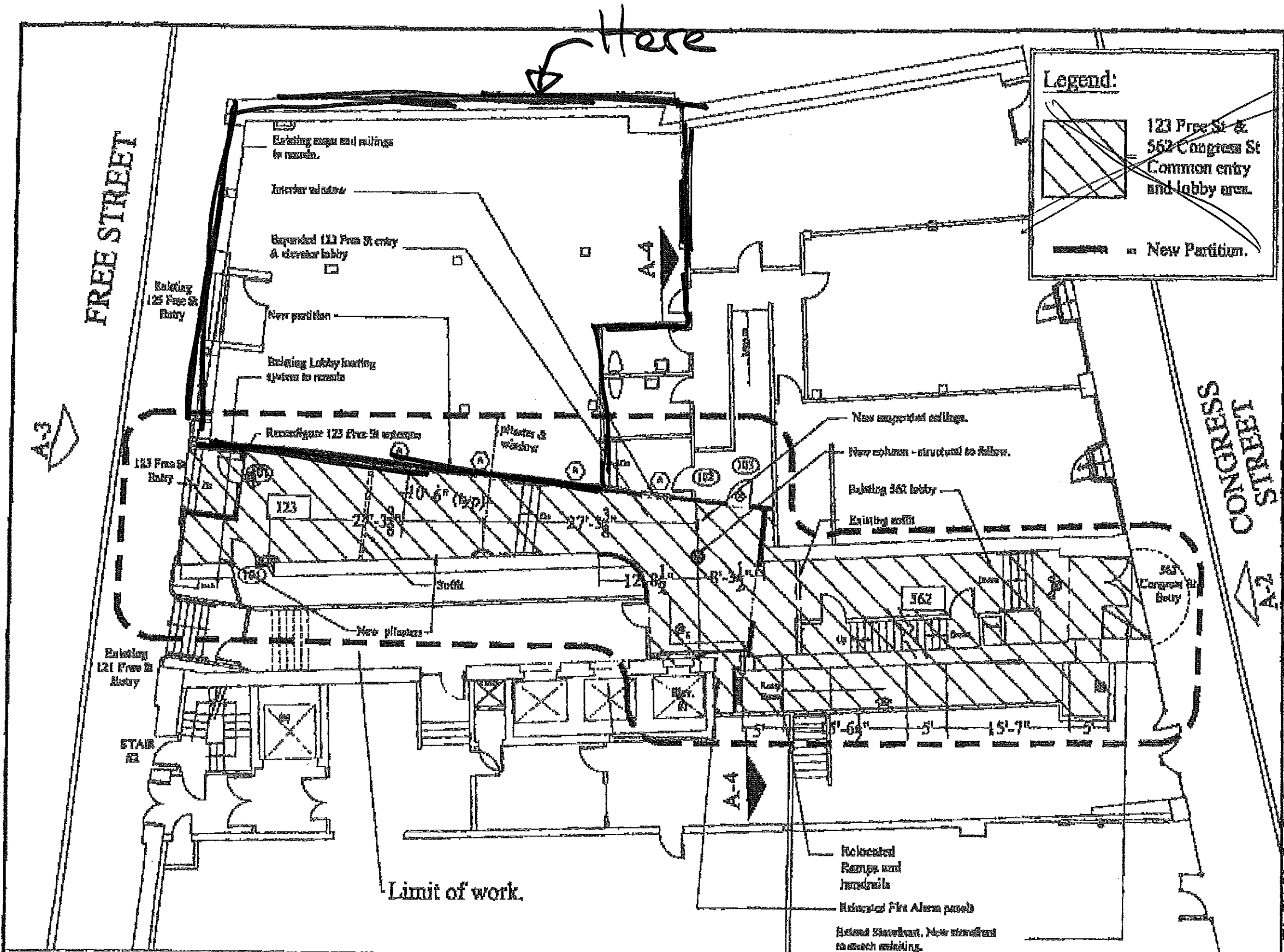
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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, 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: *6/25/2012*

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



- Note:
- All work to be in compliance with applicable codes and ordinances.
 - Building fully sprinklered and monitored to NFPA.
 - No Change to Existing Building occupancy, Business & mercantile.
 - Structural to follow.
 - Notify owner of any discrepancies.

Floor Plan
123 Free St / 562 Congress St Lobby Renovations

8/24/11 Key Plan Eastland
 model unit display

A-1
 Sht 1 of 9