



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 5 South St

CBL 038 E027001

Issued to Stephen J. Blatt/self

Date of Issue 06/23/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-0705, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Professional Architectural Office
Use Group B
Type 5B
IBC 2003

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

06/23/10
.....
(Date)

Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CAPT. N. Santucci
6/24/10

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

Permit Number: 100705

JUL 13 2010

This is to certify that FIVE SOUTH STREET LLC / Stephen Blatt Architects
has permission to amend permit#090705 to correct non-conformance for fire & building
AT 5 SOUTH ST CBL 038-E027001 City of Portland

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0714	Issue Date:	CBI.: 038 E027001
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Location of Construction: 5 SOUTH ST	Owner Name: FIVE SOUTH STREET LLC	Owner Address: 5 SOUTH ST	Phone:
Business Name:	Contractor Name: Stephen Blatt Architects	Contractor Address: 10 Danforth Street Portland	Phone: 2077615911
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: B-3

Past Use: Commercial - Connected w/ permit#090705	Proposed Use: Commercial - Office - amend permit#090705 to corrected non- conformance for fire & building	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: SB	
		* See Conditions		IBC 2003

Proposed Project Description: amend permit#090705 to corrected non-conformance for fire & building	Signature: (KG)	Signature: (Signature)
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: Idobson	Date Applied For: 06/18/2010	Zoning Approval
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<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"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 9/4/10</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 District 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: (Signature)</p>
	<p>PERMIT ISSUED</p> <p>JUL 13 2010</p> <p>City of Portland</p>		

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: 10-0714	Date Applied For: 06/18/2010	CBI.: 038 E027001
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Location of Construction: 5 SOUTH ST	Owner Name: FIVE SOUTH STREET LLC	Owner Address: 5 SOUTH ST	Phone:
Business Name:	Contractor Name: Stephen Blatt Architects	Contractor Address: 10 Danforth Street Portland	Phone: (207) 761-5911
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

Proposed Use: Commercial - Office - amend permit#090705 to corrected non-conformance for fire & building	Proposed Project Description: amend permit#090705 to corrected non-conformance for fire & building
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Dept: Zoning Note: 1) All conditions on the original permit are still in force	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/18/2010 Ok to Issue: ✓
Dept: Building Note: 1) After the fact permit. Work already completed and inspected.	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 07/13/2010 Ok to Issue: ✓
Dept: Fire Note: 1) Amendment is approved as plans show corrections as a result from a previous final inspection.	Status: Approved	Reviewer: Capt Keith Gautreau	Approval Date: 06/24/2010 Ok to Issue: ✓

PERMIT ISSUED

JUL 13 2010

City of Portland

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 11/2/09
 Permit # 2009-4646
 CBL# 38-E-27

LOCATION: 5 South Street METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Steven Blatt
 TENANT _____ PHONE # _____

TOTAL EACH FEE

OUTLETS	48	Receptacles	25	Switches	4	Smoke Detector	.20
FIXTURES	25	Incandescent	1	Fluorescent		Strips	.20
SERVICES		Overhead		Underground		TTL AMPS <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
							25.00
METERS		(number of)					1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING		oil/gas units		Interior		Exterior	5.00
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00
		Insta-Hot		Water heaters	3	Fans	2.00
		Dryers		Disposals		Dishwasher	2.00
		Compactors		Spa		Washing Machine	2.00
		Others (denote)					2.00
MISC. (number of)		Air Cond/win					3.00
		Air Cond/cent				Pools	10.00
		HVAC		EMS		Thermostat	5.00
	4	Signs Exit					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Carnv					25.00
		Alterations					5.00
		Fire Repairs					15.00
	4	E Lights					1.00
		E Generators					20.00
PANELS		Service		Remote		Main	4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
						TOTAL AMOUNT DUE	
						MINIMUM FEE/COMMERCIAL	55.00
						MINIMUM FEE	45.00

RECEIVED

NOV - 2 2009

Dept. of Building Inspections
 City of Portland Maine

38E27

CONTRACTORS NAME Taplin Electric Inc. MASTER LIC. # MS60013654
 ADDRESS 153 Dutton Hill Rd Gray ME LIMITED LIC. # _____
 TELEPHONE 653-6107

SIGNATURE OF CONTRACTOR Tom Taplin



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: 5 South Street, Portland, Maine 04101		
Total Square Footage of Proposed Structure/Area 1,962 sf	Square Footage of Lot 4,110	
Tax Assessor's Chart, Block & Lot Chart# 38 Block# E Lot# 27	Applicant *must be owner, Lessee or Buyer* Name Stephen J. Blatt Address P.O. Box 583 City, State & Zip Portland, ME 04112	Telephone: 761-5911
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 50,000 <i>05</i> C of O Fee: \$ Total Fee: \$ <i>30 Amend</i>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>Residential - 2 units</u> Proposed Specific use: <u>Professional architectural office</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Correct non conformance - fire & Buidy -</u>		
Contractor's name: <u>Stephen J. Blatt (Owner)</u> Address: <u>P.O. Box 583</u> City, State & Zip: <u>Portland, ME 04112</u> Telephone: <u>761-5911</u> Who should we contact when the permit is ready: <u>Stephen J. Blatt</u> Telephone: _____ 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: [Handwritten Signature] Date: _____

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

RECEIVED
JUN 16 2010
Dept. of Building Inspections
City of Portland Maine



Application for Exemption from Site Plan Review Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

1. Applicant Information

Stephen Blatt

Applicant/Owner

P.O. Box Box 583

Mailing Address

Stephen Blatt

Consultant/Agent

761-5911 / 761-2105

Phone

Fax

Cell

2. Project Information

December 30, 2008

Application Date

Offices of Stephen Blatt Architects

Project Name/Description

5 South Street

Address of Proposed Site

Chart 38 Block E Lot 27

Assessor's Reference (Chart-Block-Lot)

Description of Proposed Development:

Renovation of existing building for use as an architectural office

Removal of 2-story shed at rear, construction of new shed for stairway, new

siding, new windows, light renovations, and upgrades to interior

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures No New Buildings, Demolitions or Additions	<u>Yes</u>	<u>yes</u>
b) Footprint Increase Less Than 500 sq. ft.	<u>Yes</u>	<u>yes</u>
c) No New Curb Cuts, Driveways, Parking Areas	<u>Yes</u>	<u>yes</u>
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	<u>Yes</u>	<u>yes</u>
e) No Additional Parking/No Traffic Increase	<u>Yes</u>	<u>yes</u>
f) No Known Stormwater Problems	<u>Yes</u>	<u>yes</u>
g) Sufficient Property Screening Exists	<u>Yes</u>	<u>yes</u>
h) Adequate Utilities	<u>Yes</u>	<u>yes</u>

Planning Division Use Only

Exemption Granted

Partial Exemption

Exemption Denied

Planner's Signature

Manfred Costa

Date

1/7/08



Certificate of Design Application

From Designer: Stephen Blatt, Stephen Blatt Architects
 Date: June 18, 2010
 Job Name: Renovations, 5 South Street
 Address of Construction: 5 South Street, Portland, ME 04101

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) Business Group B

Type of Construction Wood frame

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) No

Structural Design Calculations

N/A 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)

1609.6 Design option utilized (1609.1.1, 1609.6)
100 m.p.h. Basic wind speed (1809.3)
1.0 Building category and wind importance factor, I_w (table 1604.5, 1609.5)
B Wind exposure category (1609.4)
+/- 0.55 Internal pressure coefficient (ASCE 7)
-26.4 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)
22 psf Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

ASCE 7 Design option utilized (1614.1)
I Seismic use group ("Category")
0.33/0.16 Spectral response coefficients, S_s & S_1 (1615.1)
D Site class (1615.1.5)

N/A Live load reduction
N/A Roof live loads (1603.1.2, 1607.11)
42 psf Roof snow loads (1603.7.3, 1608)
60 psf Ground snow load, P_g (1608.2)
42 psf If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.0 Roof thermal factor, C_t (1608.4)
42 psf Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
1 K Basic seismic force resisting system (1617.6.2)
6.5 Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
1616.6.1 Analysis procedure (1616.6, 1617.5)
595 # Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)
N/A Elevation of structure

Other loads

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



Accessibility Building Code Certificate

Designer: Stephen Blatt Architects

Address of Project: 5 South Street, Portland, ME 04101

Nature of Project: Renovations to existing residential 2-unit
building for use as professional architectural office

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 Units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

(SEAL)



Signature: *Stephen Blatt*

Title: President

Firm: Stephen Blatt Architects

Address: 10 Danforth St.
Portland, ME 04101

Phone: 761-5911

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: June 18, 2010


From: Stephen Blatt, Stephen Blatt Architects

These plans and / or specifications covering construction work on:
Renovations, 5 South Street, Portland

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

(SEAL)



Signature: 
Title: President
Firm: Stephen Blatt Architects
Address: 10 Danforth St.
Portland, ME 04101
Phone: 761-5911

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090705

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Stephen J. Blatt/self
has permission to Change of Use: From two units to one unit and one professional architectural office
AT 5 South St CBL 038 E027001

PERMIT ISSUED
JUL 28 2009

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Gauthier

Health Dept. _____

Appeal Board _____

Other _____

Department Name

J. Kevin Bonke 7/28/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Fire Department Requirements: Amendment to Building Permit # 090705

June 16, 2010

5 South Street, Portland, Maine

Applicant: Stephen Blatt
P.O. Box 583 DTS
Portland, Maine 04112
761-5911

Architect: see above

Proposed Use: **Architectural Office** (from Existing Residential Use)
NFPA Classification- **New Business**
IBC Classification-**Business Group B**

Square footage: 1st 1,064 SF + 2nd 1,139 SF = **Total 2,203 SF**

Fire Protection: Existing-unsprinkled
Proposed- unsprinkled

Separate Plans: N/A-No suppression or Detection system required.

Life Safety Plan: See separate plans attached
See code summary below

NFPA Life Safety Code Summary (2006)

The existing 2-story building is proposed to change from Residential Use to a Business Use of an Architectural Office, total approximately 2,203 SF.

Building Classification:

New Business Occupancy -Chapter 38
Offices, Administration Areas and Support Facilities

Permissible Construction:

Business Occupancy: No minimum construction requirements (38.1.6)

Occupant Load (38.1.7)

Per Table 7.3.1.2, Business Use @ 100 SF/per person
1st floor 1,064 SF/ 100 = 10 persons + 2nd floor 1,139 SF/100 =12 persons
Total SF 2, 203 SF=22 persons

Means of Egress-Requirements (38.2.4.4)

"Any business occupancy not exceeding three stories and not exceeding an occupant load of 30 people per floor, shall be permitted a single separate exit to each floor, provided that the following criteria are met:

- (1) This arrangement shall be permitted only where the total travel distance to the outside of the building does not exceed 100 ft. (30m) and where the exit is enclosed in accordance with 7.1.3.2, serves no other levels, and discharges directly to the outside"

Exits: Per 7.1.3.2.1 : "(1) The separation shall have not less than a 1-hour fire resistance rating where the exit connects three stories or less"

Means of Egress- Components -(38.2.2) Means of Egress- Chapter 7

Exit Stair – 7.2.2.1.2(2) Approved, existing non-complying stairs (rated door).

Exit Access corridor – no rating required less than 30. (7.1.3.1)

Stair Rails – One side only per 7.2.2.4.1.6: "Existing stairs... shall be permitted to have handrail on one side only"

Capacity Means of Egress (38.2.3)

Per Section 7.3.3.1 Table Stairways .3 in per person .3 x 12 persons = 4"

Minimum 36" width provided

Number of Exits (38.2.4.4)

Arrangement of Means of Egress (38.2.5)

No dead end corridors

Common path of travel-less than 100 ft. o.k.

Travel distance- 30 ft max o.k. -less than 200 ft. o.k.

Emergency Lighting- (38.2.9)

Detection, Alarm & Communication System (38.3.4.1)-not required

-Building's 2nd floor is 1 story above level of exit discharge

- Building has 12 total occupants above level of exit discharge (Less than 50).

--Building has a total of 22 occupants (less than 300 occupants).

Marking of Means of Egress-(38.10) Exit signs are required.

Protection from Hazards-(38.3.2.1)

Sprinkler provided over boiler

Extinguishing Requirements-(38.3.4.1) Portable extinguishers required per 9.7.1.1

Provided: 1 at basement, 1 at 1st floor, 1 at 2nd floor