

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that FIVE SOUTH STREET LLC

Located At 5 SOUTH ST

Job ID: 2012-05-4007-CH OF USE

CBL: 038- E-027-001

has permission to Change the Use of the 1st floor from Office to Art Studio/Retail; NO Construction, 2nd fl to remain office 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

JMB 2/18/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

closed

SCANNED



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 5 SOUTH ST

CBL: 038- E-027-001

Issued to: FIVE SOUTH STREET LLC

Date Issued: 6/20/2012

Closed

SCANNED

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. 2012-05-4007-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

FIRST FLOOR

APPROVED OCCUPANCY

USE GROUP B/M
RETAIL/WORKSHOP
TYPE 5-B
IBC 2009

Limiting Conditions: This certificate certifies the use of the building only. It does not certify building code compliance.

Approved:

6-20-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|---|---|---|---|
| Job No: 2012-05-4007-CH OF USE | Date Applied: 5/15/2012 | CBL: 038- E-027-001 | |
| Location of Construction: 5 SOUTH ST | Owner Name: FIVE SOUTH STREET LLC | Owner Address: 5 SOUTH ST PORTLAND, ME 04101 | Phone: 232-5913 |
| Business Name: South Street Linen | Contractor Name: Lessee | Contractor Address: 5 South Street, Portland, ME 04101 | Phone: |
| Lessee/Buyer's Name: Lynn Krauss | Phone: 232-9829 | Permit Type: BLDG CH OF USE | Zone: B-3 |
| Past Use: Architect Professional Offices | Proposed Use: To change the use from Architect Offices to retail and artist studio workshop on the 1 st floor with architect's offices remaining on the 2 nd floor | Cost of Work: \$1000.00 | CEO District: |
| | | Fire Dept: 6/6/12 Signature: <i>Bjorn Walley</i> (SB) | Inspection: Use Group: B/M Type: SB Signature: <i>JMB</i> 6/18/12 |
| Proposed Project Description: COU from Office to Retail; NO Construction | | Pedestrian Activities District (P.A.D.) | |
| Permit Taken By: Brad | | Zoning Approval | |

| | | | |
|---|---|---|--|
| <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>Special Zone or Reviews</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>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: <i>5/25/12</i></p> | <p>Historic Preservation</p> <p><input checked="" 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>5/25/12</i></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 |

G-20-12 DWM Lynn 232-9829 Final OK

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.**

Certificate of Occupancy 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: 2012-05-4007-CH OF USE

Located At: 5 SOUTH ST

CBL: 038- E-027-001

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. This property shall remain a retail and artist studio workshop on the 1st floor with architect's offices remaining on the 2nd floor with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.

Fire

1. All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
3. 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.
4. 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.
5. Fire extinguishers are required per NFPA 1.
6. All means of egress to remain accessible at all times.
7. 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.
8. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
2. 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.



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Receipts Details:

Tender Information: Check , Check Number: 498480

Tender Amount: 105.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 5/15/2012

Receipt Number: 43973

Receipt Details:

| | | | |
|---|-------|----------------|-----------|
| Referance ID: | 6528 | Fee Type: | BP-C of O |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 75.00 | Charge Amount: | 75.00 |
| Job ID: Job ID: 2012-05-4007-CH OF USE - COU from Office to Retail; NO Construction | | | |
| Additional Comments: 5 South St. | | | |

| | | | |
|---|-------|----------------|-----------|
| Referance ID: | 6529 | Fee Type: | BP-Constr |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 30.00 | Charge Amount: | 30.00 |
| Job ID: Job ID: 2012-05-4007-CH OF USE - COU from Office to Retail; NO Construction | | | |