

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that **JB BROWN / BLAZE, LLC**

Located At **20 DANFORTH ST / 41 YORK SUITE**

Job ID: **2012-06-4302-ALTCOMM**

CBL: **040- D-001-001**

has permission to Change of use to office – add 28' demising wall, install bathroom, office kitchenette & entry stairs on inside 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**



## 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.**

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  
Jeff Levine, AICP, Director

Job ID: 2012-06-4302-ALTCOMM

Located At: 20 DANFORTH ST

CBL: 040- D-001-001

## **Conditions of Approval:**

### **Building**

1. Application approval based upon information provided by the applicant or design professional, including tel/msg from Earle Regan confirming the stairs and rails will be noncombustible, and the glazed wall is not to be installed. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.
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.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. 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. 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.
5. 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.
6. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
7. A Knox Box is required.
8. Fire extinguishers are required per NFPA 1.
9. 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.
10. Any cutting and welding done will require a Hot Work Permit from Fire Department.
11. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
12. A single source supplier should be used for all through penetrations.



# General Building Permit Application

Entire 6/21/12  
(12)

# 2012-06-4302 - ALT Com  
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>20-36 Danforth St. (41 York St entrance)</u>		
Total Square Footage of Proposed Structure/Area <u>1950 sf</u>		Square Footage of Lot <u>22086 sf</u>
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>D</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>J. B. Brown &amp; Sons</u> Address <u>36 Danforth St.</u> City, State & Zip <u>Portland, ME 04107</u>	Telephone: <u>774-5908</u>
Lessee/DBA (If Applicable) <u>BLAZE, LLC</u>	Owner (if different from Applicant) Name <u>same</u> Address City, State & Zip	Cost Of Work: \$ <u>18,000</u> ( <u>\$200 fee</u> ) C of O Fee: \$ <u>75</u> Total Fee: \$ <u>275</u>
Current legal use (i.e. single family) <u>B-3 Commercial</u> If vacant, what was the previous use? <u>Storage</u> Proposed Specific use: <u>office</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Construct 28' +/- demising wall, install bathroom, kitchenette, and new entry stairs.</u>		
Contractor's name: <u>TRD</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Mr Veroneau</u> Telephone: <u>774-5908</u> Mailing address: <u>36 Danforth St, Portland, ME 04107</u>		

RECEIVED

JUN 21 2012

Dept. of Building Inspections  
City of Portland Maine

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: 6/21/12

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



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 4592

**Tender Amount:** 275.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 6/21/2012

**Receipt Number:** 45194

## Receipt Details:

Referance ID:	6980	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	200.00	Charge Amount:	200.00
Job ID: Job ID: 2012-06-4302-ALTCOMM - Construct wall, install bathroom, etc.			
Additional Comments: 20 Danforth			

Referance ID:	6981	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-06-4302-ALTCOMM - Construct wall, install bathroom, etc.			

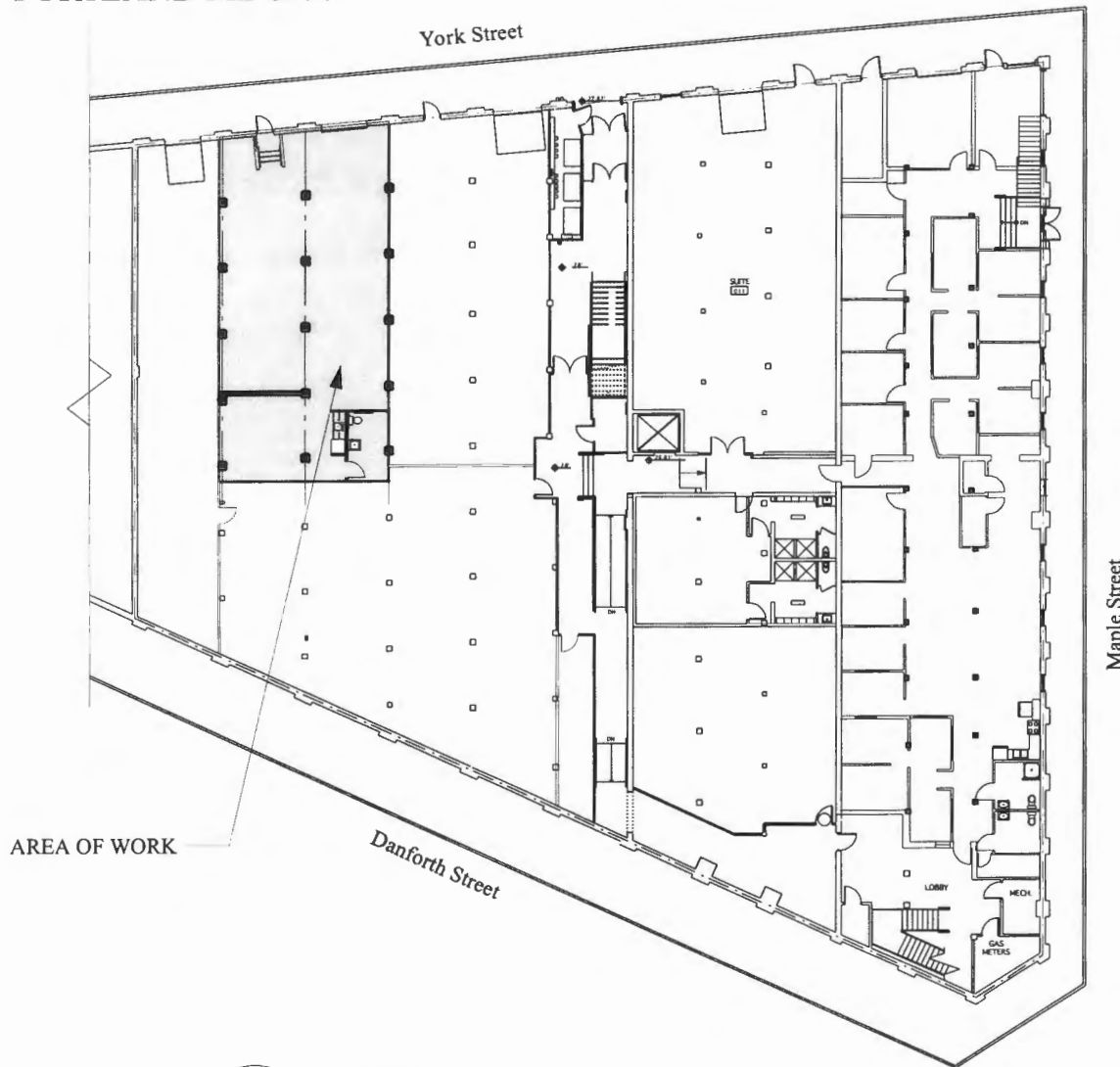
# Blaze LLC

TENANT SPACE  
41 YORK STREET  
PORTLAND ME 04101

OWNER: J.B. BROWN & SONS  
36 DANFORTH STREET  
PORTLAND ME 04101


## LIST OF DRAWINGS:

- C1.0 TITLE, KEY PLAN
- C1.1 GENERAL NOTES
- A1.0 BASEMENT FLOOR PARTIAL PLAN
- A5.1 DOORS, WINDOWS, ETC.



1 BASEMENT FLOOR KEY PLAN  
C1.0 Scale: 1/32" = 1'-0"


NOT FOR CONSTRUCTION

Project Title BLAZE LLC TENANT SPACE		J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101		Drawing Title TITLE, KEY PLAN		Drawing Number C1.0d	
 Copyright 2012 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com		Date: 6/20/12		Scale: AS SHOWN			
		Project Number: 12.05		Reference: NONE			

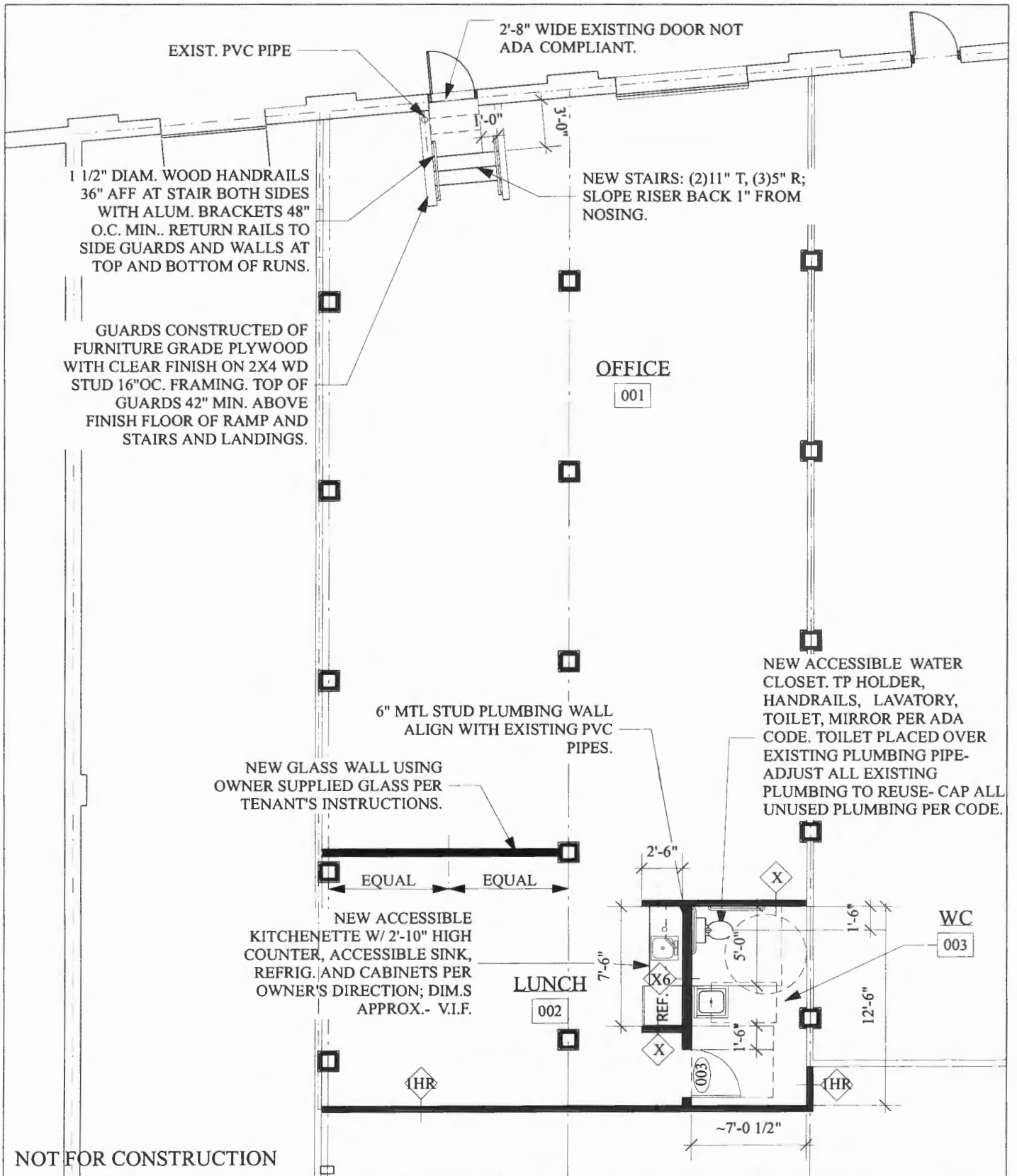
**GENERAL NOTES:**

1. These drawings are the property of Michael Belleau Architect and not to be copied or reproduced in part or whole. Copyright 2012 Michael Belleau Architect.
2. Do not scale these drawings; these drawings are approximate; contractor to verify all dimensions in field; all dimensions shown are clear dimensions- not to studs.
3. Codes  
Zone: B3  
Construction: existing 4 story building Type IIB (brick exterior bearing walls with heavy timber posts, beams, joists) from IBC table 601 so no fire resistance rating requirements for building elements.  
Occupancy: Business  
Adjacent Occupancies: Business; no fire separation required from table NFPA 6.1.14.4.1(b)  
Above Occupancies: Business; no fire separation required from table NFPA 6.1.14.4.1(b)  
Below Occupancies: Business; no fire separation required from table NFPA 6.1.14.4.1(b)  
Hallway fire separation: NFPA 38.3.6.1(3) no requirement because building is sprinkled. Also follows 7.1.3.1 exceptions both (1) and (2). Also, IBC table 1016.1 says 0 corridor rating if sprinkled. Existing condition appears to be smoke barrier only between tenants and halls with some 20 min. rated doors.  
Doors to hall to be smokeproof.  
Occupant load: 100 s.f. per person from NFPA table 7.3.1.2 & ~1,900 s.f. so less than 50 person occupancy (19). Therefore doors from tenant space swing in per 7.2.1.4.2  
Accessibility requirements: This project should meet ADAAG requirements for access where possible according to code. Electrician responsible for all ADAAG requirements for signage, alarms, etc. The entrance is not accessible. Owner indicated existing historic building with non-accessible entrance has been approved by city when new door put in. Architect not responsible for ADA issues this project.
4. These drawings are for obtaining building permit. Architect not liable for any structural, mechanical, plumbing, electrical, etc. work.
5. Electrician to wire per tenant needs and to do so per all local, state, and national relevant codes including life safety (egress lighting and signs, etc.).
6. All elec., plumbing, sprinkler, fire alarm, HVAC systems of any kind, etc. to be per all local, state, and federal laws and codes, etc. and each trade to submit to city for any and all permits.
7. Demolition: contractor to shore and brace all relevant areas prior to any demolition and is responsible for all safety issues. All materials to be disposed of according to all applicable laws local, state and federal. Contractor to verify with owner regarding saving any removed items.

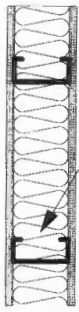
**NOT FOR CONSTRUCTION**

Project Title <b>BLAZE LLC TENANT SPACE</b>	J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101	Drawing Title <b>GENERAL NOTES</b>		Drawing Number <b>C1.1d</b>
	Copyright 2012 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com	Date: 6/20/12	Scale: AS SHOWN	
		Project Number: 12.05	Reference: NONE	

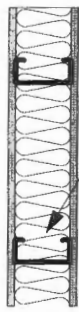




Project Title BLAZE LLC TENANT SPACE		J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101		Drawing Title PLAN LAYOUT 'D'		Drawing Number A1.0d	
Date: 6/20/12		Scale: 1/8" = 1'-0"		Project Number: 12.05		Reference: NONE	
Copyright 2012 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com		bell eau					



NEW 3/8" MTL STUDS; SIZE GAUGE PER MANUF. RECOMM. AND SPACE 16" O.C.; 1/2" TK GPDW BOTH SIDES; FILL W/ FULL SOUND BATT INSUL.



NEW 3/8" MTL STUDS; SIZE GAUGE PER MANUF. RECOMM. AND SPACE 16" O.C.; 5/8" TK TYPE 'X' F.R. GPDW BOTH SIDES; FILL W/ FULL SOUND BATT INSUL.

X ALL PARTITIONS U.O.N.

1 HR 1 HOUR FIRE RATED PARTITION

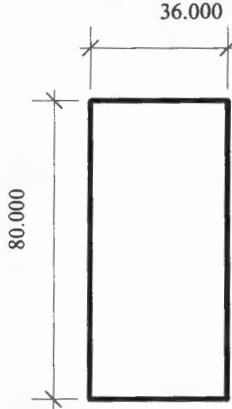
X6 SIM. BUT USE 6" MTL STUDS.

1HR6 1 HOUR FIRE RATED PARTITION W/ 6" MTL STUDS

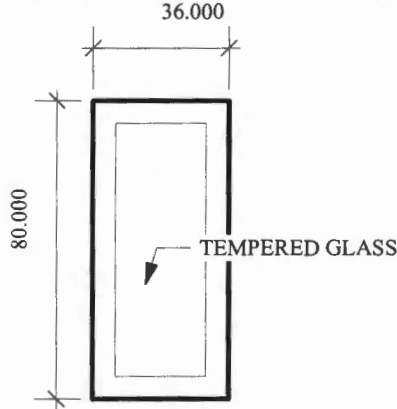
PARTITION TYPES

NOTES:

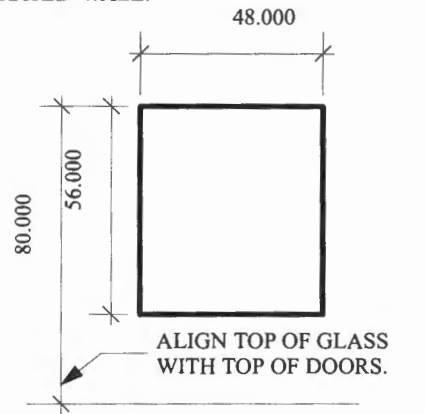
- SOUND PROOF- STAGGER OUTLETS ON OPP. SIDES, ETC. AND TEST AFTER INSTALLATION FOR SOUND PROOF.
- SEAL ALL WALLS AT COLUMNS, BEAMS & DECK TIGHT TO MAKE SMOKE PROOF. ALL WALLS TO GO UP TO DECK; THEREFORE, INFILL BETWEEN JOISTS IF NECESSARY. USE ACOUSTICAL SEALANT IF NO FIRE RATING, USE FIRE RETARDENT SEALANT AT HALLS AND ANY RATED WALL.



SOLID CORE BIRCH  
1 3/8" TK  
FINISH PER OWNER'S DIRECTION  
DOORS 003



PATIO TYPE CHOSEN BY OWNER  
SOLID CORE BIRCH  
1 3/8" TK  
FINISH PER OWNER'S DIRECTION  
DOORS (NONE)




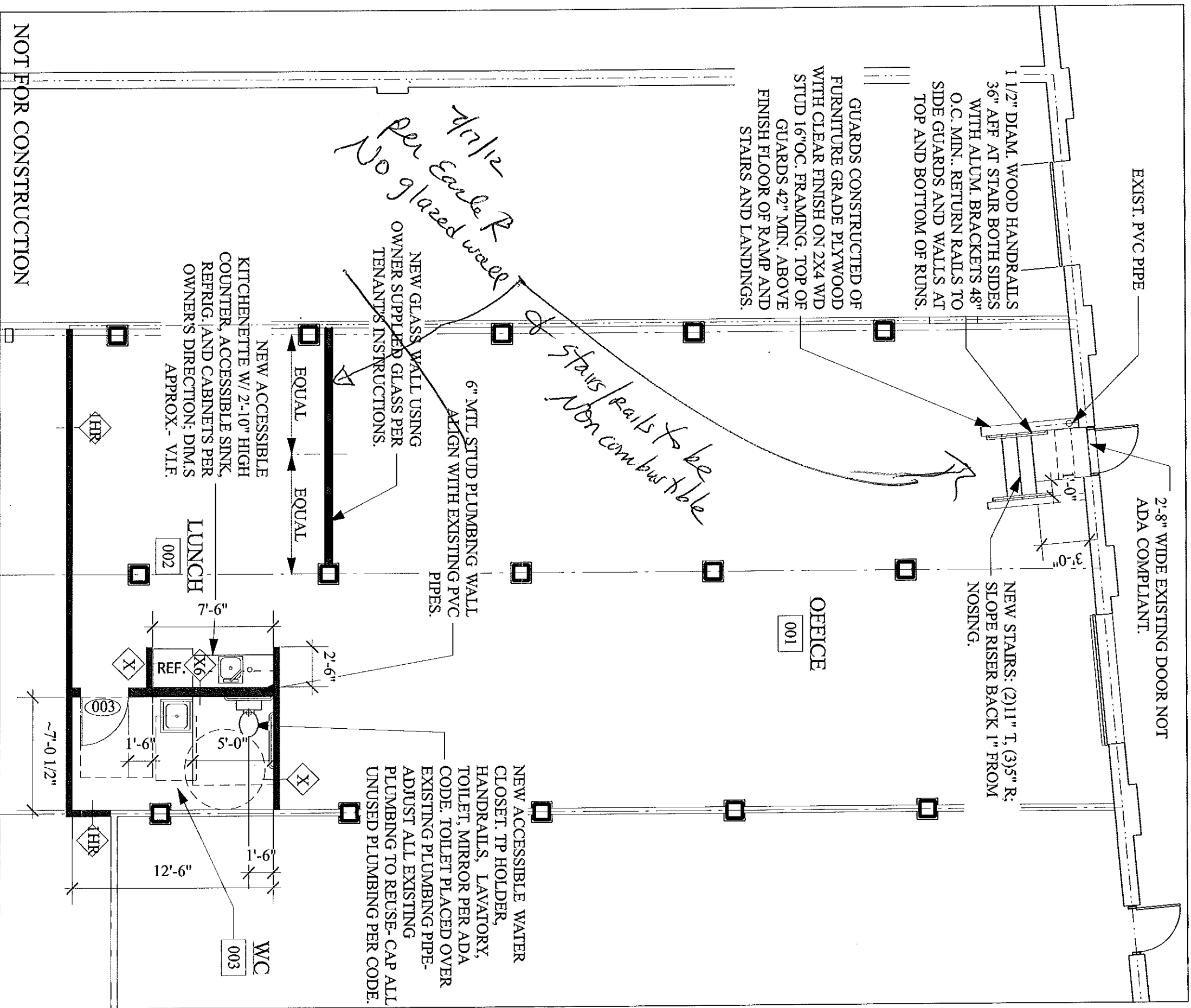
FIXED GLASS-  
DETAIL LIKE OWNER'S OFFICE  
NOT USED

DOOR AND FIXED GLASS NOTES:

- ALL DOORS IN HM FRAME (U.O.N.)
- DOOR 001 HAS CLOSER.
- ALL DOORS HARDWARE TO BE MATT SILVER FINISH; LEVER HANDLES; 3 BUTTS; LOCKSETS PER OWNERS DIRECTION; ALL DOORS CAN OPEN FROM INSIDE WITHOUT KEY EVEN WHEN LOCKED; ALL DOORS ARE 3' WIDE.
- ALL DOORS TO HAVE SOUND SEAL STRIPPING ALL EDGES.
- ALL THRESHOLDS TO BE ACCESSIBLE (1/2" MAX. HT.)
- SEE OWNER FOR BASE, FLOOR, PAINT, ETC. FINISHES.

NOT FOR CONSTRUCTION

Project Title BLAZE LLC TENANT SPACE	J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101	Drawing Title DOORS, WINDOWS, ETC.	Drawing Number A5.1d
 Copyright 2012 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com	Date: 6/20/12	Scale: AS SHOWN	
	Project Number: 12.05	Reference: NONE	



Project Title  
**BLAZE LLC TENANT SPACE**

J.B. Brown & Sons, Inc.  
 36 Danforth Street  
 Portland ME 04101

Drawing Title  
**PLAN LAYOUT 'D'**

Date: 6/20/12  
 Scale: 1/8" = 1'-0"

Drawing Number  
**A1.0d**

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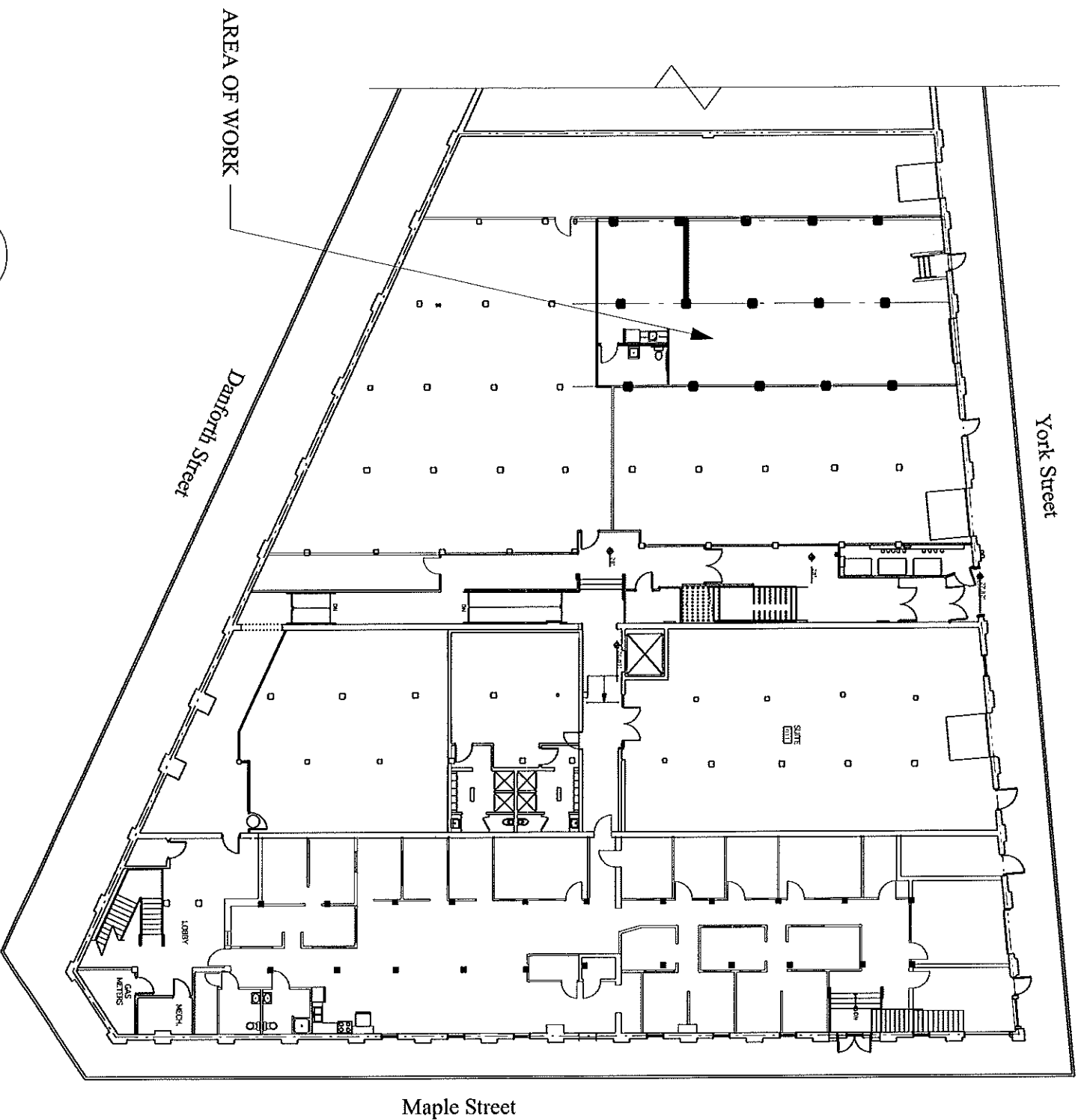
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Drawing Title  
**TITLE, KEY PLAN**  
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Scale: AS SHOWN  
Reference: NONE

Drawing Number  
**C1.0d**





# Certificate of Occupancy



**CITY OF PORTLAND, MAINE**  
**Department of Planning and Urban Development**  
**Building Inspections Division**

Location: 20 DANFORTH ST

CBL: 040- D-001-001

Issued to: BROWN J B & SONS / THE ENGINE ROOM

Date Issued: 9/4/2012

**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. 2012-08-4711-ALTCOMM, 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

CENTER RIGHT OF YORK STREET SIDE

APPROVED OCCUPANCY

USE GROUP B OFFICES  
TYPE 3-B  
IBC 2009

Approved:

9/4/2012

(Date)

Inspector

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.

Inspection Division Director