

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 14-16 York St Suite 102		Owner: J.B. Brown & Sons		Phone: 774-5908		Permit No: <b>90286</b>
Owner Address: 482 Congress St		Lessee/Buyer's Name:		Phone:		
Contractor Name: Wright-Ryan Construction		Address: 10 Danforth St Portland 04101		Phone: 773-3625		Zone: <b>CBL: 040-F-011</b> Zoning Approval: <i>4/1/99</i> <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Past Use: <del>Restaurant</del>		Proposed Use: <del>Store</del>		COST OF WORK: \$ 35,000 PERMIT FEE: \$ 195.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <b>A3</b> Type: <b>35</b> Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>		
Proposed Project Description: Interior Renovations as per submitted plans						<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <i>any extension of CC need...</i> <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
Permit Taken By: UB		Date Applied For: March 31, 1999				

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

PERMIT ISSUED WITH REQUIREMENTS

**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 provisions of the code(s) applicable to such permit

April 1, 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

*Area 2*

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <i>14-26 YORK ST. Suite 102</i>			
Total Square Footage of Proposed Structure <i>1700 SF.</i>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>040</i> Block# <i>F</i> Lot# <i>011</i>		Owner: <i>J. B. BROWN + SONS</i>	Telephone#: <i>774-5908</i>
Owner's Address: <i>482 Congress St.</i>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$35,000</i> Fee <i>\$195.00</i>
Proposed Project Description:(Please be as specific as possible) <i>INTERIOR RENOVATIONS per submitted plans</i>			
Contractor's Name, Address & Telephone <i>WREBHT-RYAN CONSTRUCTION INC - 10 DANFORTH ST PORTLAND ME 04101 - 773-3625</i>			Rec'd By <i>LB</i>
Current Use: <i>Restaurant/office</i>		Proposed Use: <i>SAME</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventillation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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 of applicant: <i>James M. Ross</i>	Date: <i>3/31/99</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



**BUILDING PERMIT REPORT**

DATE: 4/1/99 ADDRESS: 14-26 York St. CBL: 040-F-011  
 REASON FOR PERMIT: Interior Renovations Suite 102  
 BUILDING OWNER: J.B. Brown & Sons  
 PERMIT APPLICANT: Wright-Ryan Const.  
 USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 3-B

**CONDITION(S) OF APPROVAL**

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*20, \*21, \*23, \*27, #31

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

# 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 specification:

Date 28 February 1996

Permit # 3695

LOCATION: 14 York St

OWNER JB Brown/Network Systems ADDRESS \_\_\_\_\_

Basement/Right

TOTAL EACH FEE

OUTLETS									
RECEPTACLES	Receptacles	Switches				60	.20	12.00	
FIXTURES	(number of)								
	incandescent	fluorescent				62	.20	12.40	
	fluorescent strip						.20		
SERVICES									
	Overhead			TTL AMPS TO	800			15.00	
	Underground				800			15.00	
TEMPORARY SERV.									
	Overhead			AMPS OVER	800			25.00	
	Underground				800			25.00	
METERS	(number of)					1	1.00	1.00	
MOTORS	(number of)						2.00		
RESID/COM	Electric units						1.00		
HEATING	oil/gas units						5.00		
APPLIANCES	Ranges	Cook Tops	Wall Ovens				2.00		
	Water heaters	Fans	Dryers				2.00		
Disposals	Dishwasher	Compactors	Others (denote)				2.00		
MISC. (number of)	Air Cond/win						3.00		
	Air Cond/cent						10.00		
	Signs						5.00		
	Pools						10.00		
	Alarms/res						5.00		
	Alarms/com						15.00		
	Heavy Duty						2.00		
	Outlets								
	Circus/Carnv						25.00		
	Alterations						5.00		
	Fire Repairs						15.00		
	E Lights					6	1.00	6.00	
	E Generators						20.00		
	Panels					1	4.00	4.00	
TRANSFER	0-25 Kva						5.00		
	25-200 Kva						8.00		
	Over 200 Kva						10.00		
				TOTAL AMOUNT DUE					
				MINIMUM FEE			25.00		35.40

INSPECTION: Will be ready Ready or will call \_\_\_\_\_

CONTRACTORS NAME John Perry Electric  
 ADDRESS 381 Danforth St  
 TELEPHONE 773-5824  
 MASTER LICENSE No. 3695  
 LIMITED LICENSE No. \_\_\_\_\_

SIGNATURE OF CONTRACTOR

40-F-211



# 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 specification:

Date 04 June 1996Permit # 3695LOCATION: 14 York StOWNER J.B. Brown ADDRESS 3rd floor /Research Management

						TOTAL EACH FEE	
<b>OUTLETS</b>		Receptacles	Switches	Smoke Detector	82	.20	16.40
<b>FIXTURES</b>	(number of)	incandescent	fluorescent		55	.20	11.00
		fluorescent strip				.20	
<b>SERVICES</b>		Overhead		TTL AMPSTO	800	15.00	
		Underground			800	15.00	
<b>TEMPORARY SERV.</b>		Overhead		AMPS OVER	800	25.00	
		Underground			800	25.00	
<b>METERS</b>	(number of)					1.00	
<b>MOTORS</b>	(number of)					2.00	
<b>RESID/COM</b>	Electric units					1.00	
<b>HEATING</b>	oil/gas units					5.00	
<b>APPLIANCES</b>	Ranges	Cook Tops	Wall Ovens			2.00	
	Water heaters	Fans	Dryers			2.00	
Disposals	Dishwasher	Compactors	Others (denote)			2.00	
<b>MISC. (number of)</b>	Air Cond/win					3.00	
	Air Cond/cent				1	10.00	10.00
	Signs					5.00	
	Pools					10.00	
	Alarms/res					5.00	
	Alarms/com				1	15.00	15.00
	Heavy Duty					2.00	
	Outlets						
	Circus/Carnv					25.00	
	Alterations					5.00	
	Fire Repairs					15.00	
	E Lights				3	1.00	3.00
	E Generators					20.00	
	Panels				1	4.00	4.00
<b>TRANSFORMER</b>	0-25 Kva					5.00	
	25-200 Kva					8.00	
	Over 200 Kva					10.00	
				TOTAL AMOUNT DUE			
<b>MINIMUM FEE/COMMERCIAL 35.00</b>				<b>MINIMUM FEE</b>		<b>25.00</b>	<b>59.00</b>

INSPECTION: Will be ready \_\_\_\_\_ or will call XXXXXX

CONTRACTORS NAME John Perry  
 ADDRESS 381 Danforth St Ptd, ME 04102  
 TELEPHONE 773-5824  
 MASTER LICENSE No. 3695  
 LIMITED LICENSE No. \_\_\_\_\_

SIGNATURE OF CONTRACTOR

# ELECTRICAL PERMIT

## City of Portland, Me.



040-F-011

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 specification:

Date 06 June 1996  
 Permit # 15297 LE

LOCATION: 14 York St

OWNER J.B. Brown ADDRESS \_\_\_\_\_

Leasee's: Network Systems/1st fl Management Resources/3rd fl **TOTAL EACH FEE**

OUTLETS									
	Receptacles		Switches		Smoke Detector				.20
FIXTURES	(number of)								
	incandescent		fluorescent						.20
	fluorescent strip								.20
SERVICES									
	Overhead				TTL AMPSTO	800			15.00
	Underground					800			15.00
TEMPORARY SERV.									
	Overhead				AMPS OVER	800			25.00
	Underground					800			25.00
METERS	(number of)								1.00
MOTORS	(number of)								2.00
RESID/COM	Electric units								1.00
HEATING	oil/gas units								5.00
APPLIANCES	Ranges		Cook Tops		Wall Ovens				2.00
	Water heaters		Fans		Dryers				2.00
Disposals	Dishwasher		Compactors		Others (denote)				2.00
MISC. (number of)	Air Cond/win								3.00
	Air Cond/cent								10.00
	Signs								5.00
	Pools								10.00
	Alarms/res								5.00
	Alarms/com						2		15.00
	Heavy Duty								2.00
	Outlets								
	Circus/Carnv								25.00
	Alterations								5.00
	Fire Repairs								15.00
	E Lights								1.00
	E Generators								20.00
	Panels								4.00
TRANSFORMER	0-25 Kva								5.00
	25-200 Kva								8.00
	Over 200 Kva								10.00
					TOTAL AMOUNT DUE				
					<b>MINIMUM FEE/COMMERCIAL 35.00</b>				
					<b>MINIMUM FEE</b>		<b>25.00</b>		<b>30.00</b>

INSPECTION: Will be ready \_\_\_\_\_ Ready \_\_\_\_\_ or will call \_\_\_\_\_

CONTRACTORS NAME Protection Professionals Stephen Andrews  
 ADDRESS P.O. Box 205 Portland, ME 04112  
 TELEPHONE 775-5755  
 MASTER LICENSE No. 15297 LE  
 LIMITED LICENSE No. \_\_\_\_\_

SIGNATURE OF CONTRACTOR

*Stephen F. Andrews*

040-F-011



# 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 specification:

Date 31 July 1996  
Permit # 3695

LOCATION: 14 York St

OWNER J B Brown - Ground Floor/No Vacant S ADDRESS Rear Building

		TOTAL EACH FEE	
<b>OUTLETS</b>			
	Receptacles	Switches	Smoke Detector
	(number of)		
<b>FIXTURES</b>	incandescent	fluorescent	
	fluorescent strip		
<b>SERVICES</b>			
	Overhead		TTL AMPSTO
	Underground		
<b>TEMPORARY SERV.</b>			
	Overhead		AMPS OVER
	Underground		
<b>METERS</b>	(number of)		
<b>MOTORS</b>	(number of)		
<b>RESID/COM</b>	Electric units		
<b>HEATING</b>	oil/gas units		
<b>APPLIANCES</b>	Ranges	Cook Tops	Wall Ovens
	Water heaters	Fans	Dryers
Disposals	Dishwasher	Compactors	Others (denote)
<b>MISC. (number of)</b>	Air Cond/win		
	Air Cond/cent		
	Signs		
	Pools		
	Alarms/res		
	Alarms/com		
	Heavy Duty		
	Outlets		
	Circus/Carnv		
	Alterations		
	Fire Repairs		
	E Lights		
	E Generators		
<b>TRANSFORMER</b>	Panels		
	0-25 Kva		
	25-200 Kva		
	Over 200 Kva		
		TOTAL AMOUNT DUE	
		<b>MINIMUM FEE/COMMERCIAL 35.00</b>	<b>MINIMUM FEE 25.00</b>
			<b>25.00</b>

INSPECTION: Will be ready Ready or will call \_\_\_\_\_

CONTRACTORS NAME John Perry

ADDRESS 381 Danforth St

TELEPHONE 773-5824

MASTER LICENSE No. 3695

LIMITED LICENSE No. \_\_\_\_\_

SIGNATURE OF CONTRACTOR





# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 289-3826

040-F-011

## PROPERTY ADDRESS

Town Or Plantation: Portland  
Street Subdivision Lot #: 14-26 York St.

## PROPERTY OWNERS NAME

Last: Brown First: J B  
Applicant Name: John Bellino  
Mailing Address of Owner/Applicant (If Different): 980 Riverside St  
Port ME 04103

PORTLAND 5736 TOWN COPY  
Date Permit Issued: 5/16/96 \$ 52 FEE  # Double Fee Charged  
Local Plumbing Inspector Signature: [Signature] L.P.I. # 0124

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant

5/16/96  
Date

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Tammy Munson

5-22-96  
Date Approved

## PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY <u>COMMERCIAL</u>	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER  LICENSE # <u>02415</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b> HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock		Bathtub (and Shower)
	1	Floor Drain		Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	2	Sink
		Drinking Fountain	4	Wash Basin
		Indirect Waste	4	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
	Bidet		Laundry Tub	
Number of Hook-Ups & Relocations		Other: _____	2	Water Heater
\$ Hook-Up & Relocation Fee		<b>Fixtures (Subtotal) Column 2</b>	1.2	<b>Fixtures (Subtotal) Column 1</b>
			1	<b>Fixtures (Subtotal) Column 2</b>
			1.3	<b>Total Fixtures</b>
			\$ 52	<b>Fixture Fee</b>
			\$ 220	<b>Hook-Up &amp; Relocation Fee</b>
			\$ 272	<b>Permit Fee (Total)</b>

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

40-F-001

040-F-011