

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that GEOFFREY I RICE/ BRETT JOHNSON

Located At 684 CONGRESS ST

Job ID: 2011-08-2063-ALTCOMM

CBL: 055 - - E - 035 - 001 - - - -

has permission to Change the Use from Retail to Business – Interior Design Studio & Showroom, no construction 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

[Signature] 9/6/11
Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|--|--|--|---|
| Job No: 2011-08-2063-ALTCOMM | Date Applied: 8/22/2011 | CBL: 055 - - E - 035 - 001 - - - - - | |
| Location of Construction: 688 CONGRESS ST | Owner Name: GEOFFREY I RICE | Owner Address: 658 CONGRESS ST PORTLAND, ME - MAINE 04101 | Phone: |
| Business Name: Maine Street Design Co. | Contractor Name: | Contractor Address: | Phone: |
| Lessee/Buyer's Name: Brett Johnson | Phone: 207-838-9792 | Permit Type: Building - Change of Use | Zone: B-2b |
| Past Use: Retail | Proposed Use: Interior Design studio & showroom | Cost of Work: 1000.00 | CEO District: |
| | | Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A | Inspection: Use Group: B Type: 3B |
| | | Signature: <i>Cass Malone</i> | Signature: <i>[Signature]</i> |
| Proposed Project Description: Retail to interior design studio & showroom | | Pedestrian Activities District (P.A.D.) | |

| | |
|------------------|------------------------|
| Permit Taken By: | 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 information may invalidate a building permit and stop all work.</p> | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan _ Maj _ Min _ MM Date: <i>08/26/11 ASH</i> | Zoning Appeal <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 Date: | Historic Preservation <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>Any exterior work requires a separate review</i> |
| | CERTIFICATION | | |

I approved this historic preservation

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-2063-ALTCOMM

Located At: 684 CONGRESS

CBL: 055 - - E - 035 - 001 - - - -

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

2. All construction shall comply with City Code Chapter 10.
3. 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.
4. Fire extinguishers are required. Installation per NFPA 10.
5. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
6. 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.
7. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
8. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.
10. Correct outstanding fire violations.

Building

1. Application approval based upon information provided by applicant. 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 814 or UL 1479, per IBC 2009 Section 713.
3. This is a Change of Use ONLY permit. It does NOT authorize any construction activities, other than cosmetic.

4. 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.

B-26

completed 8/24



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or asset charges on any property within the City, payment arrangements must be made before permits of any kind are accepted

| | | |
|--|--|---|
| Location/Address of Construction: <u>688 Congress Street</u> | | |
| Total Square Footage of Proposed Structure/Area | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>55</u> <u>E</u> <u>35</u> | Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Maine Street Design Co. Brett Johnson</u> Address <u>239 Harpswell Island Rd</u> City, State & Zip <u>Harpswell, ME 04079</u> | Telephone: <u>207-838-9792</u> |
| Lessee/DBA (If Applicable) <u>Maine Street Design Co. Brett Johnson</u> | Owner (if different from Applicant) Name <u>Geoffrey I. Rice</u> Address <u>658 Congress St</u> City, State & Zip <u>Portland, ME 04101</u> | Cost Of Work: \$ <u>0000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>0</u> |
| Current legal use (i.e. single family) <u>Retail - wine store</u> If vacant, what was the previous use? <u>Retail</u> Proposed Specific use: <u>Design studio and Show Room - interior designer -</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>change of use, paint and plaster repair</u> <u>No structural changes</u> | | |
| Contractor's name: <u>Maine Street Design Co.</u> Address: <u>239 Harpswell Island Rd</u> City, State & Zip: <u>Harpswell, ME</u> Telephone: <u>207-838-9792</u> Who should we contact when the permit is ready: <u>Brett Johnson</u> Telephone: <u>207-838-9792</u> Mailing address: <u>249 Congress Street unit B Portland 04102</u> | | |

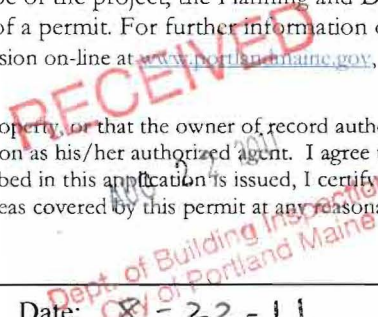
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: Brett Johnson Date: 8-22-11

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



Program: FP322L
FIRE PREVENTION

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Property address          Property name          Property number
  Inspection type        Date      Inspector
  Seq. Violation class   Violation type        Reference   Target   Actual
  Location(s)                                     date      date
=====

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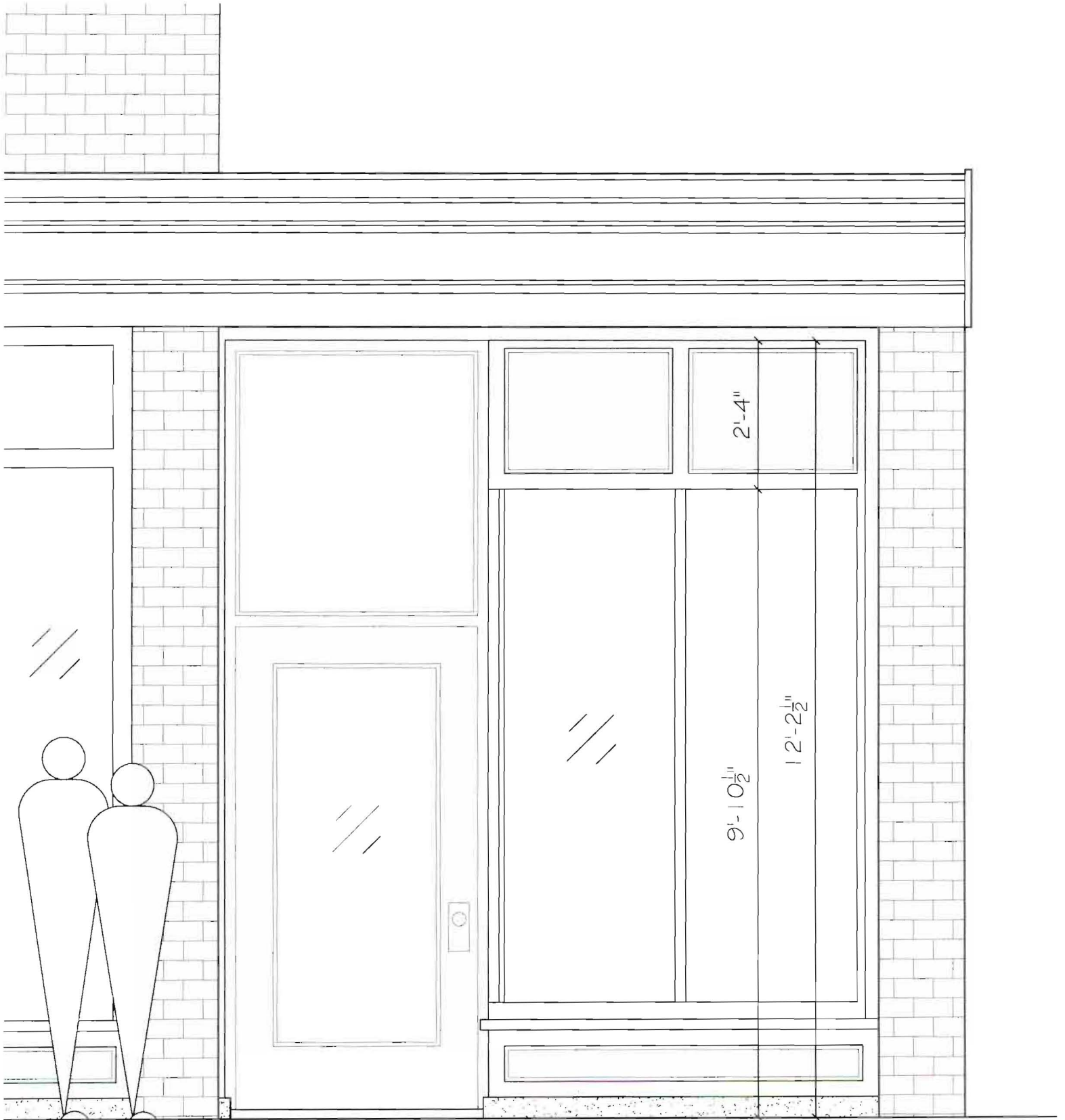
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0688 CONGRESS ST, PORTLAND ME 04101      TROPA WINE COMPANY          67994-000-001
  ROUTINE INSPECTION                    1/27/06 DANIEL DYER, Bramhall Station, Platoon 1
  1 Heating Equipment                    boiler protection required          2/28/06  0/00/00
  Basement 688 Congress
  2 Building Construction Violation      Hole in wall needs repair          6-2.3.2.4  2/28/06  0/00/00
  Cellar stair well 688 Congress

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Violation Summary:

| Open | Closed | Total |
|------|--------|-------|
| 2 | 0 | 2 |



STREET FACADE - 688 Congress Street

Scale: 1/2" = 1'-0"







CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

Handwritten: 175

Handwritten: E-24 20 *11*

Received from *Mining 51 Design*

Location of Work *699 Congress*

Cost of Construction \$ _____ Building Fee: *30*

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: *75*

Total: *105*

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: *55-E-35*

Check #: *1079* Total Collected \$ *105*

**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: *[Signature]*

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

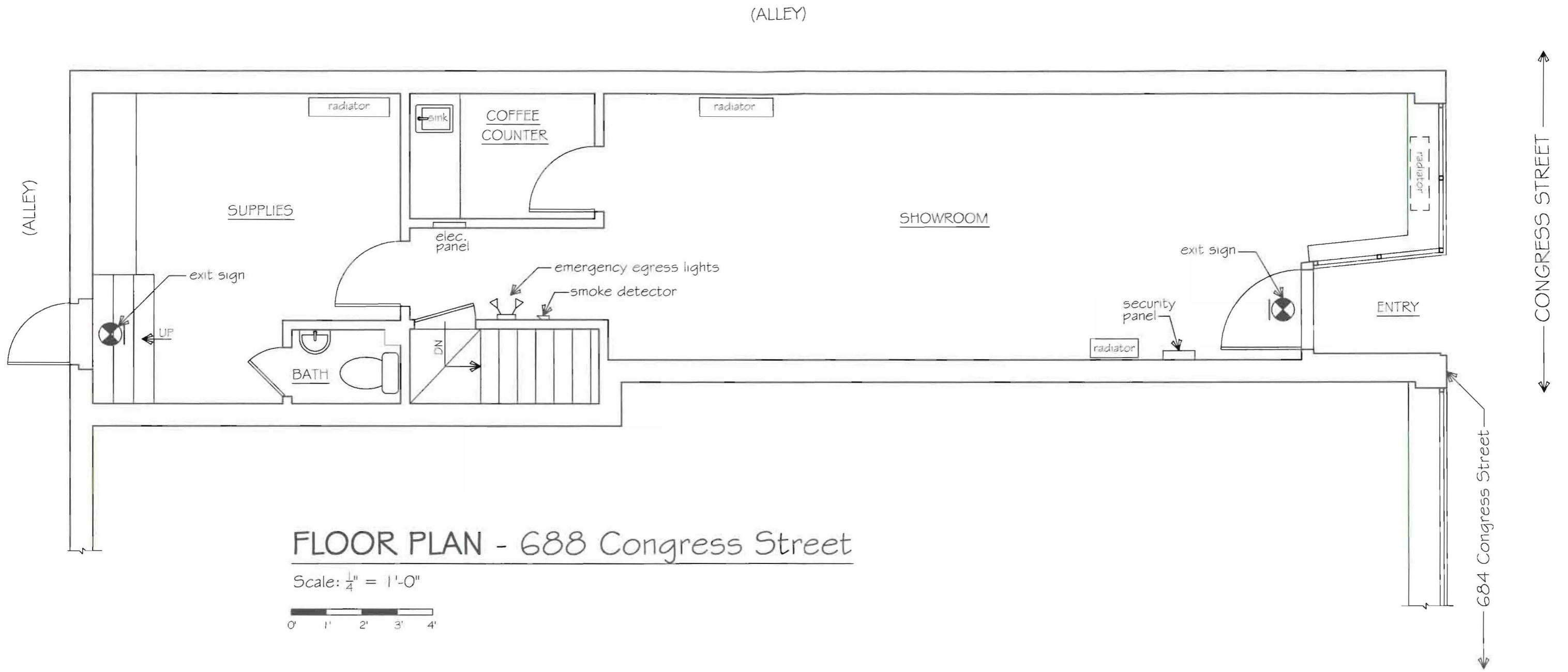
With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need 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.**

1. Certificate of Occupancy Inspection prior to occupying

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.



FLOOR PLAN - 688 Congress Street

Scale: $\frac{1}{4}" = 1'-0"$

