

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that 188 STATE STREET LLC

Located At 188 STATE ST

Job ID: 2012-03-3505-ALTCOMM

CBL: 055- E-039-001

has permission to Change the Pine St. door swing out in the direction of travel for assembly compliance/add landing & steps 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 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

 3/27/12

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: 2012-03-3505-ALTCOMM	Date Applied: 3/14/2012	CBL: 055- E-039-001	
Location of Construction: 188 STATE ST	Owner Name: 188 STATE STREET LLC	Owner Address: 56 ST LAWRENCE ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: JSquared LLC – John Lomba	Contractor Address: 909 Seashore Ave, Peaks Island, ME 04108	Phone: 206-920-7499
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALTERATIONS	Zone: B-3
Past Use: 1st floor = restaurant with Offices above	Proposed Use: Same: restaurant on the 1st floor with offices above- to change the direction of egress door swing for the restaurant	Cost of Work: \$1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Lironi 3/26/12</i>	Inspection: Use Group: <i>A-2</i> Type: <i>3B</i> <i>IBC-2009</i> Signature: <i>[Signature]</i>
Proposed Project Description: changing doors egress swing		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building Permits do not include plumbing, septic or electrical work. 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. 	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 <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>3/15/12</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 <i>- within -</i> <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 checked="" type="checkbox"/> Approved <i>w/Conditions</i> <input type="checkbox"/> Denied Date: <i>3/22/12</i> <i>J. Andrews</i>
	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 appication 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

4-11-12 DW M/BKL/L+wallace Whnny 712-0310 Fail. Provide trim as per
historic. Provide handrails

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.



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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3505-ALTCOMM

Located At: 188 STATE ST

CBL: 055- E-039-001

Conditions of Approval:

Historic

1. Exit door on Pine Street elevation to remain in existing location, with the hinges modified for the door to swing out. This will eliminate additional exterior alterations.
2. Per agreement with applicant, missing trim board at juncture between brick exterior and door jamb to be replaced. Trim board to match profile of remaining board above and to be painted.

Fire

1. All construction shall comply with City Code Chapter 10.
2. 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.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. 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.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. *N/A* Non-combustible construction of this structure requires all construction to be Non-combustible.

Building

1. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
2. This permit is approved based on IBC 2009 Sec. 3409.1 for historic exemption to allow the door to swing into the ROW approximately 20" to achieve the direction of travel requirement for assembly occupancies. The recessed design is not approved due to historic significance, the original door location will remain, however it will now be an outswing door.
3. The door shall be equipped with panic hardware per Sec. 1008.1.10
4. Graspable handrails are required on both sides of the steps with returned ends.



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: 188 STATE STREET - PORTLAND		
Total Square Footage of Proposed Structure/Area 25 S.F.	Square Footage of Lot 1600 +/-	Number of Stories 1
Tax Assessor's Chart, Block & Lot Chart# 055 39 Block# 3767 Lot# 055-5039001	Applicant * <u>must</u> be owner, Lessee or Buyer* Name JOHN LIMBA/SQUARED LLC Address 909 SEASIDE AVE. City, State & Zip PEARIS IS. ME 04108	Telephone: 206-920-7499
Lessee/DBA (If Applicable) RECEIVED MAR 14 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name 188 State Street LLC Address 56 St. Lawrence St City, State & Zip 04101	Cost Of Work: \$ 1,000.00 C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) multi/Comm. Number of Residential Units 0 If vacant, what was the previous use? BOOK STORE Proposed Specific use: CLASS 2 USE Is property part of a subdivision? NO If yes, please name _____ Project description: CHANGING DOOR S EGRESS DIRECTION/SWING		
Contractor's name: SAME AS APPLICANT Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: JOHN LIMBA Telephone: 206-920-7499 Mailing address: 909 SEASIDE AVE, PEARIS IS. 04108		

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.

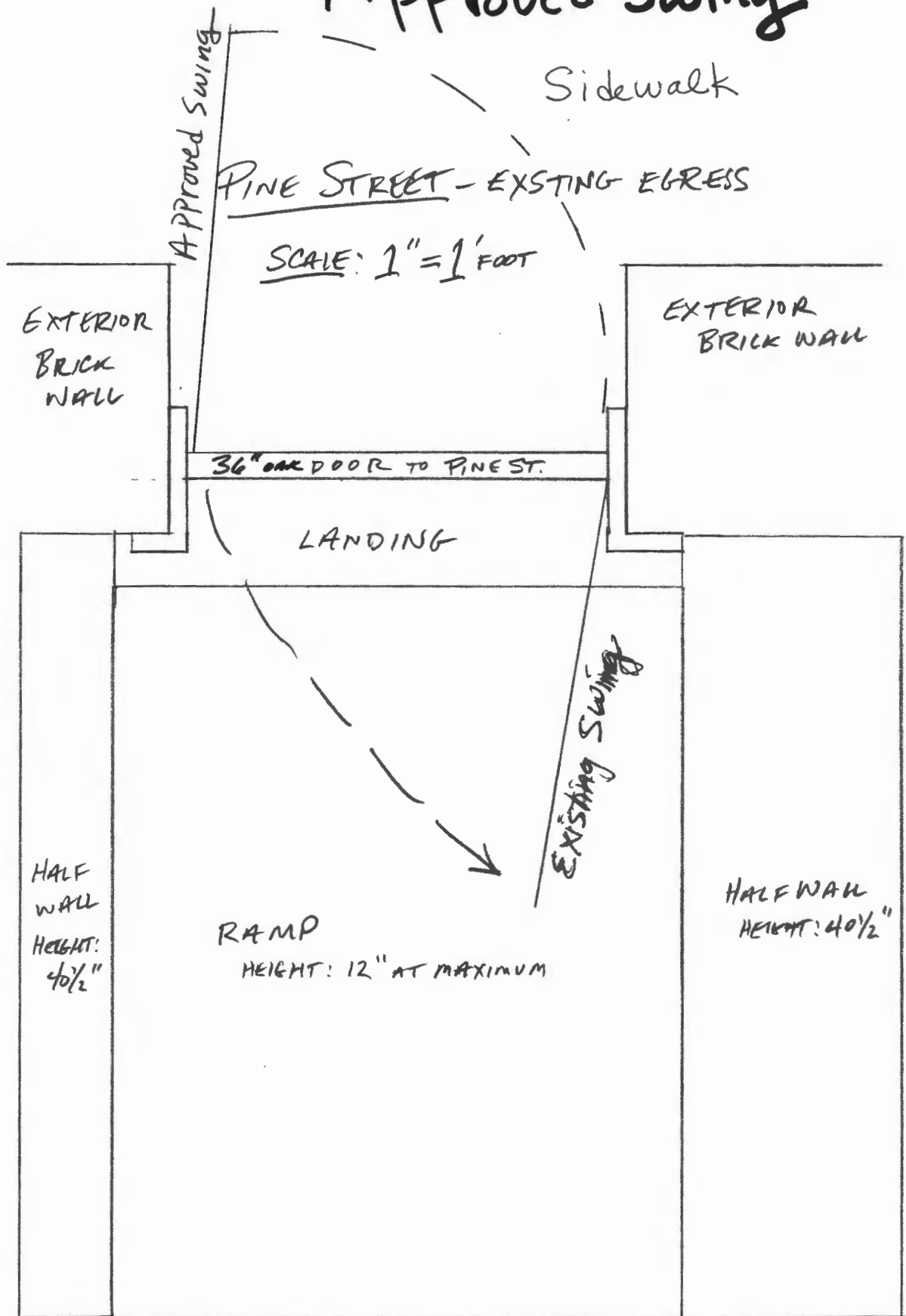
Signature: 

Date: **3.13.12**

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



APPROVED Swing

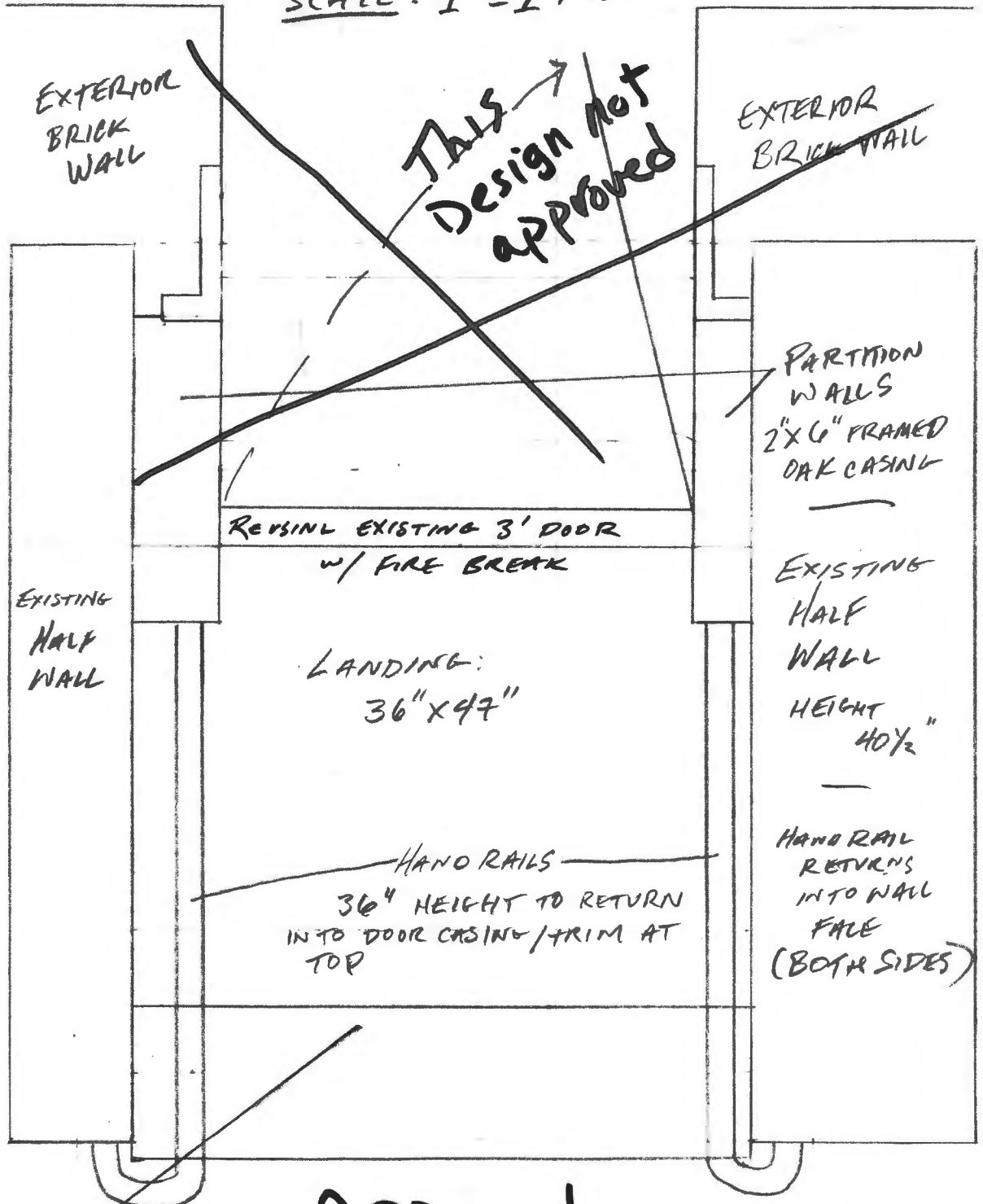


7'0" into public way if outbuilding

PINK STREET

PROPOSED - EGRESS DETAIL

SCALE: 1" = 1' FOOT



EXTERIOR
BRICK
WALL

THIS
Design not
approved

EXTERIOR
BRICK WALL

PARTITION
WALLS
2" X 6" FRAMED
OAK CASING

REVERSING EXISTING 3' DOOR
w/ FIRE BREAK

EXISTING
HALF
WALL

LANDING:
36" X 47"

EXISTING
HALF
WALL
HEIGHT
40 1/2"

HAND RAILS
36" HEIGHT TO RETURN
INTO DOOR CASING/TRIM AT
TOP

HAND RAIL
RETURNS
INTO WALL
FACE
(BOTH SIDES)

STAIRS:
6" RISE
11" RUN

Approved
Landing / steps

* SIDE VIEW / DETAIL - PINE ST. EGRESS

EXISTING WALL
FRAMING
K CASING

~~NEW
DOOR
CASING~~

* 188 STATE STREET
PINE STREET EGRESS

CONTACT: JOHNNY LOMBA

EMAIL: JOHNNY.LOMBA3@GMAIL.COM
CELL: 206.920.7499

EXISTING
WALL
DOOR
CASING

ORIGINAL OAK DOOR
SWINGS OUT TO PINE ST.

EXISTING
HALF WALL

12"

2"x6" JOISTS

STAIRS 6" RISE 11" RUN

SCALE: 1" = 1' FOOT



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Receipts Details:

Tender Information: Check , BusinessName: JSQUARED LLC, Check Number: 1171

Tender Amount: 80.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 3/14/2012

Receipt Number: 41736

Receipt Details:

Reference ID:	5609	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-03-3505-ALTCOMM - changing doors egress swing			
Additional Comments:			

Reference ID:	5610	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-03-3505-ALTCOMM - changing doors egress swing			