



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 26 BRACKETT ST

CBL: 058- D-011-001

Issued to: 26 BRACKETT STREET LLC

Date Issued: 2/17/2012

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. 2011-12-2894-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 Retail #28 Brackett St.

APPROVED OCCUPANCY

Use Group R-2/M, Type 5B. IBC 2009

Approved:

2-17-12

(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.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that 26 BRACKETT STREET LLC

Located At 26 BRACKETT ST

Job ID: 2011-12-2894-CH OF USE

CBL: 058- D-011-001

has permission to Seperate 1 Commercial Space into 2 for a retail use, when legalized, 3 apartments above 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**

Closed

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-12-2894-CH OF USE	Date Applied: 12/8/2011	CBL: 058- D-011-001	
Location of Construction: 26 BRACKETT ST	Owner Name: 26 BRACKETT STREET LLC	Owner Address: 26 BRACKETT ST PORTLAND, MME 04101	Phone: 207-619-1962
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-1
Past Use: One commercial space - 1 st floor	Proposed Use: Divide commercial space in to two spaces & add bathroom	Cost of Work: 2000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/condition <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2/m Type: SB IBC-2009 Signature: <i>[Signature]</i>
Proposed Project Description: Seperate 1 Commercial Space to 2 Commercial Space		Pedestrian Activities District (P.A.D.) 12/22/11	
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 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><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/condition</i> 12/14/11 <i>ABU</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:</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>ABU</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

1-25-12 DWM/BKL Ashley 619-1962 Plumbers for 1/2 bath in
commercial space OK waste + vent for other futures uses also 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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy/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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-12-2894-CH OF USE

Located At: 26 BRACKETT ST

CBL: 058- D-011-001

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. With the issuance of this permit, there will be two commercial spaces on the first floor. Each space will need a certificate of occupancy to establish the use when a tenant occupies the space. With the issuance of permit #2011-05-1226 and the certificate of occupancy the use on the 2nd & 3rd floor will be three dwelling units. Any change of use shall require a separate permit application for review and approval.

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 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.

B176

2011-12-2894



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: <u>26/28 BRACKETT STREET</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>7986</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>58</u> Block# <u>D</u> Lot# <u>11</u>	Applicant *must be owner, Lessee or Buyer* Name <u>26 BRACKETT ST. LLC / Ashley Salisbury</u> Address <u>26 Brackett St.</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>619 1962</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1650</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>115</u>
Current legal use (i.e. single family) <u>Single commercial</u> If vacant, what was the previous use? Proposed Specific use: <u>Commercial space restored to 2 spaces</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Restore commercial space separation by: Enclosing pass-through w/ 2x5/8 type x and</u>	Number of Residential Units <u>2</u>	<u>113-01</u>
Contractor's name: <u>Ashley Salisbury</u>		
Address: <u>26A Brackett St</u>		
City, State & Zip <u>Portland ME 04102</u>		
Who should we contact when the permit is ready: <u>Ashley</u>		
Mailing address: _____		

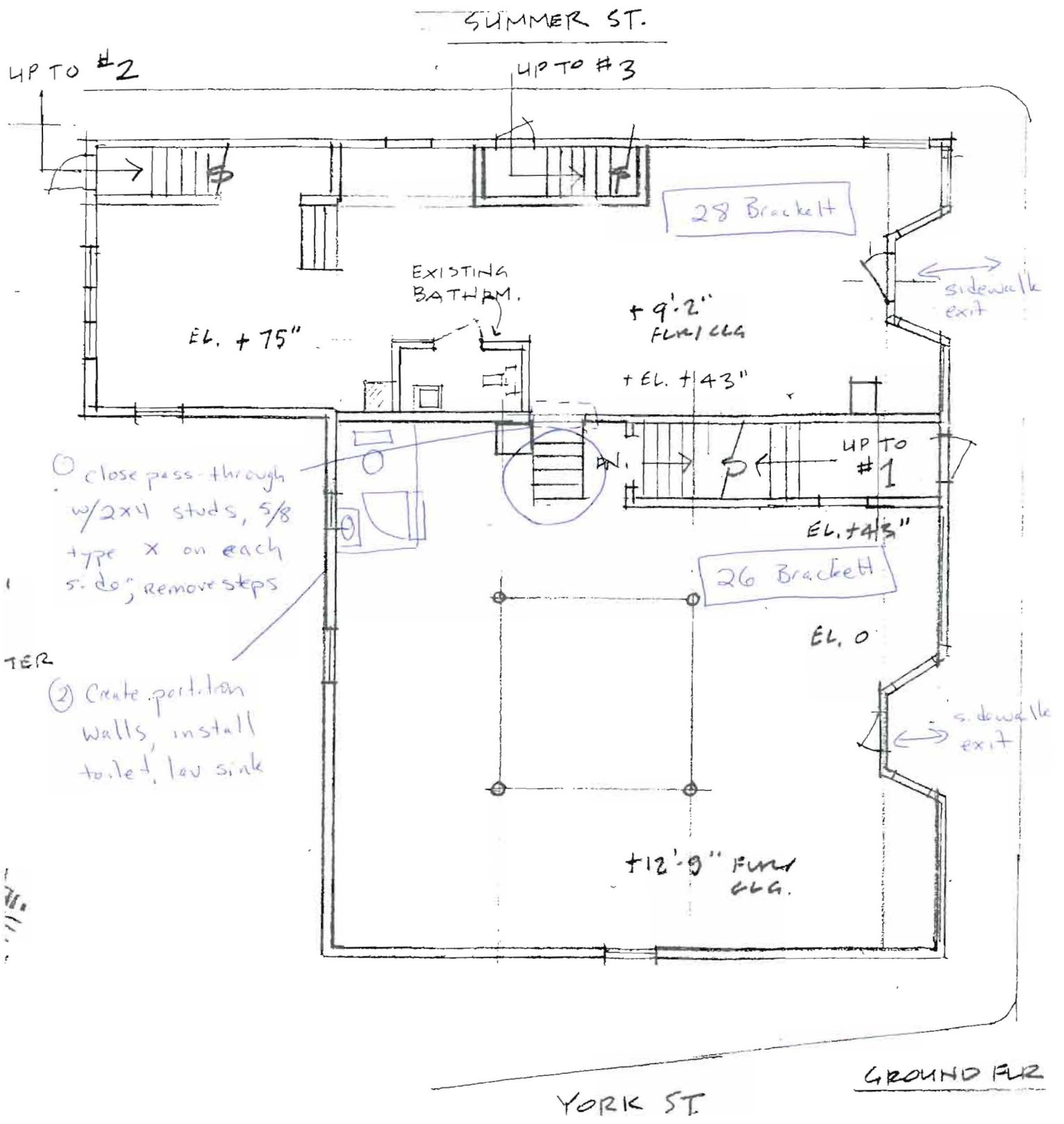
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: Ashley Salisbury Date: 12/8/2011

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



26 BRACKETT ST.

FLOOR PLANS $\frac{1}{8}'' = 1'-0''$

for ASHLEY SALSBURY

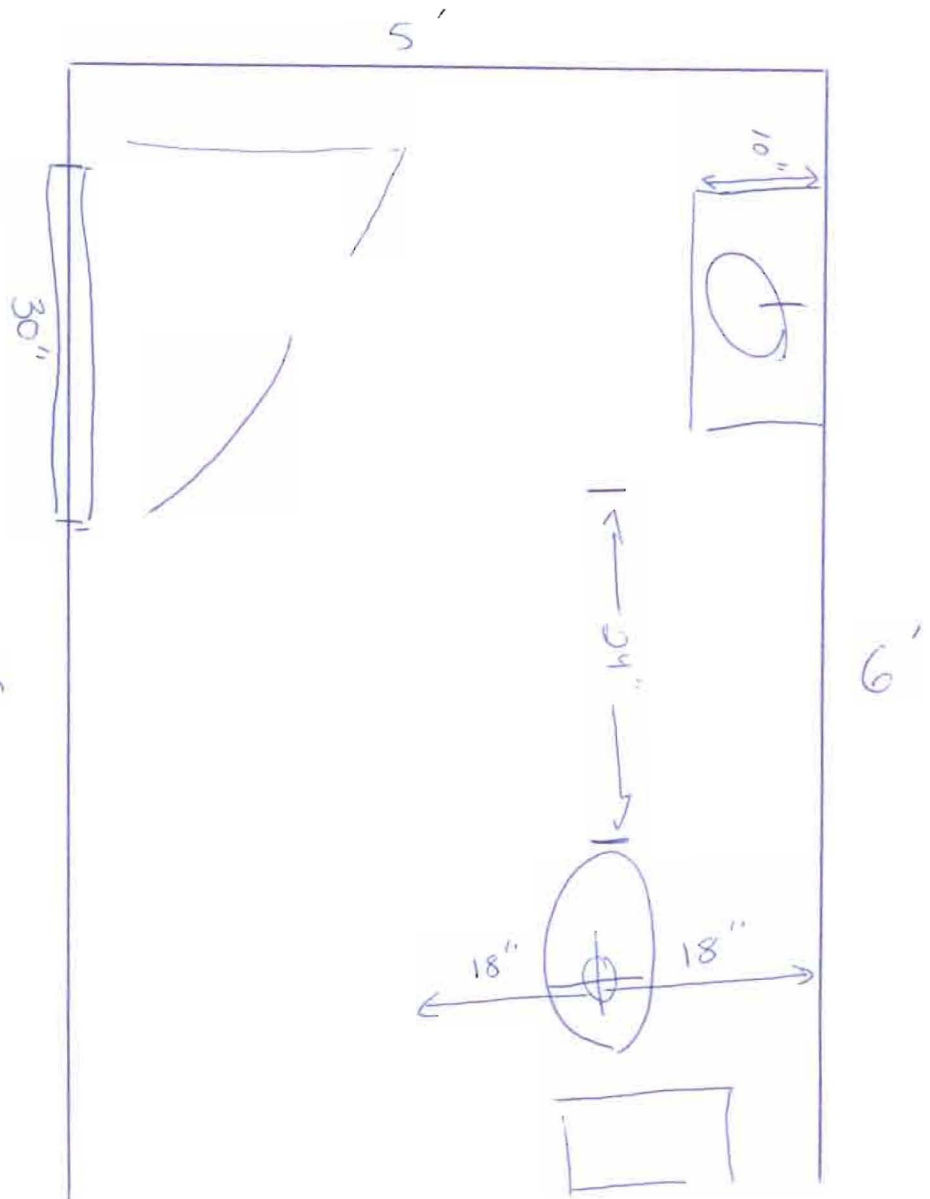
4/11

WHIPPLE CALLENDER ARCHITECTS

26 Brackett Commercial Separation Permit

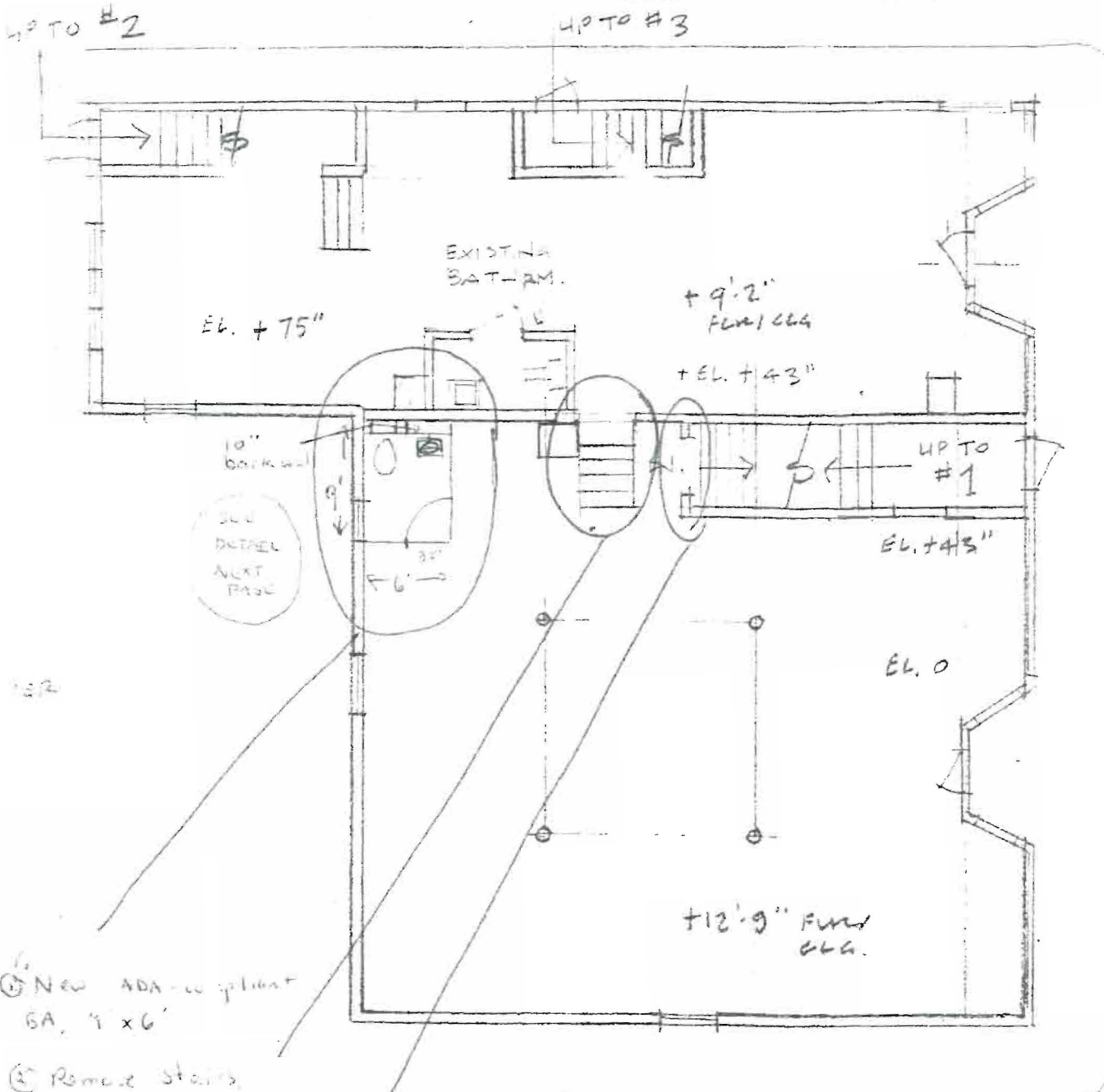
BATHROOM DETAIL

2x4 construction
7' clearance
1/2" drywall



SUMMER ST.

12/15/2011



- ① New ADA-compliant BA, 4' x 6'
- ② Remove stairs, close off pass-through with 2x4s, 5/8" x 1/2" x 2w on both sides
- ③ Seal basement access door with 3" screws

YORK ST.

26 BRACKETT ST.
 FLOOR PLANS 1/8"=1'-0"
 for ASHLEY SALISBURY
 4/11

RECEIVED
 GROUND FLOOR
 DEC 15 2011

Dept. of Building Inspections
 City of Portland Maine

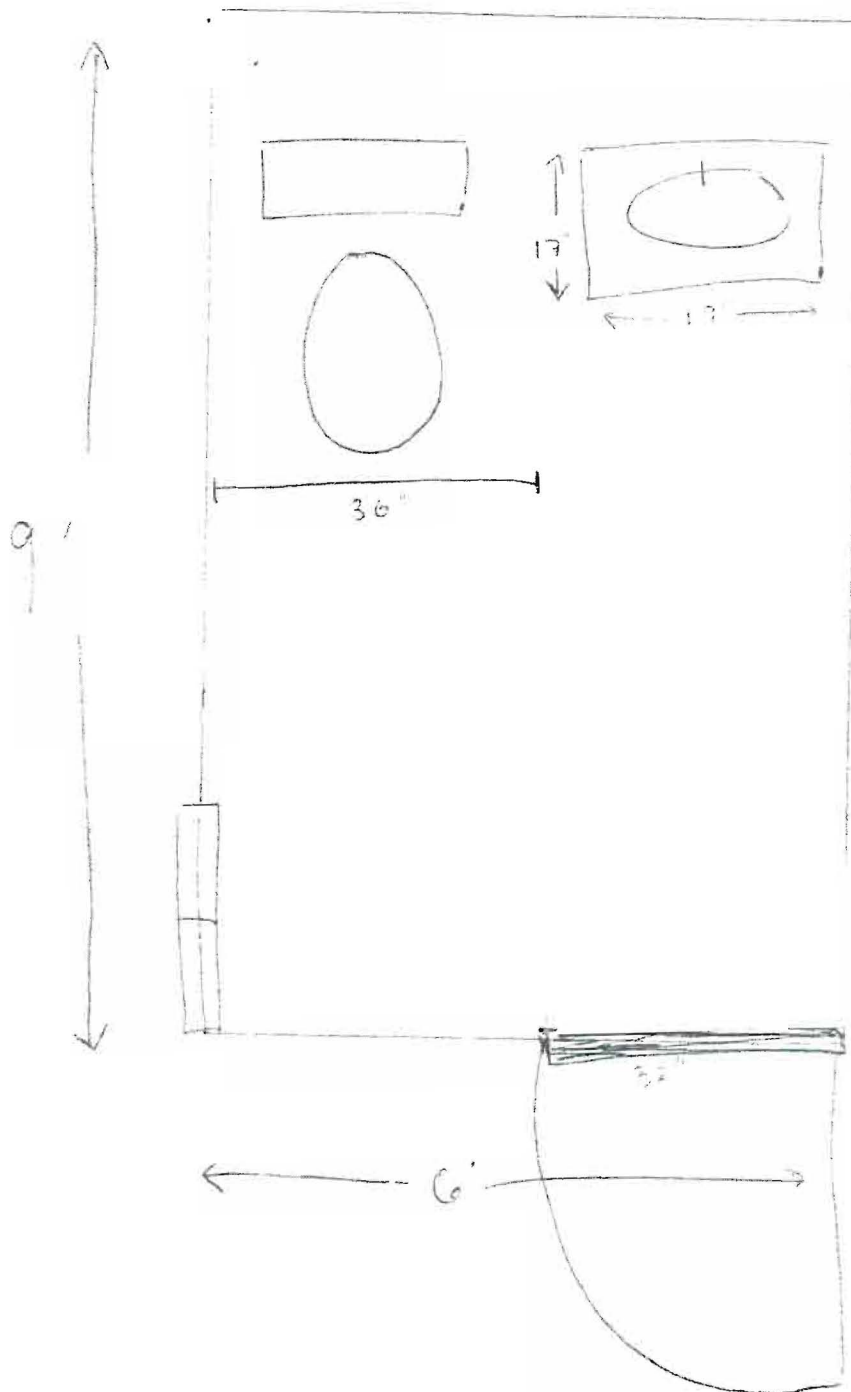
WHIPPLE CALLENDER ARCHITECTS

26 BIRCHMOUNT STREET

COMMERCIAL SEPARATION PERMIT APP

BATHROOM DETAIL

12/15/2011, AMENDED



RECEIVED
DEC 15
Dept. of Building Inspections
City of Portland Maine