

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 081519

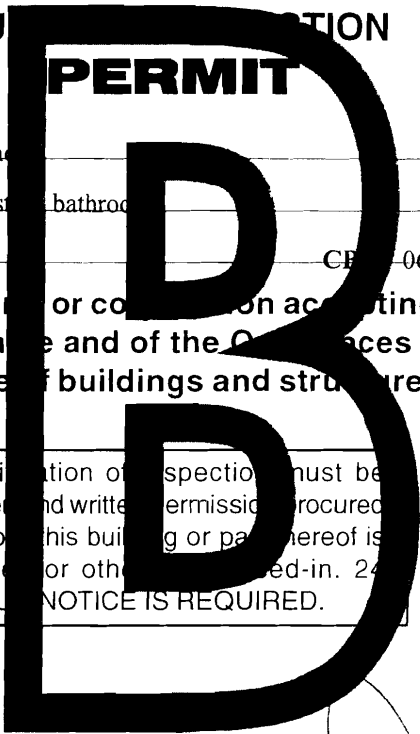
Please Read Application And Notes. If Any, Attached

This is to certify that MARCUM INC /property owner

has permission to create 2 bathrooms from 1 existing bathroom

AT 140 CHADWICK ST CE 063 A016001

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 buildings and structures, and of the application on file in this department.



Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is set-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept.	
Health Dept.	
Appeal Board	
Other	
Department Name	

Jeanne Bonke 12/15/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

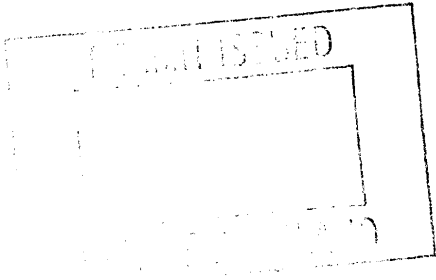
Permit No: 08-1519	Issue Date:	CBL: 063 A016001
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Location of Construction: 140 CHADWICK ST	Owner Name: MARCUM INC	Owner Address: 140 CHADWICK ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: Commercial Bed & Breakfast	Proposed Use: Commercial Bed & Breakfast - create 2 bathrooms from 1 existing bathroom	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 2
Proposed Project Description: create 2 bathrooms from 1 existing bathroom <i>legal use: Bed & Breakfast with only four (4) guest rooms and owners Apartment</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-1 Type: SB DOB-2003	
		Signature: <i>Greg Cox</i>		Signature: <i>JMB 12/15/08</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: ldobson	Date Applied For: 12/04/2008	Zoning Approval
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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..	Special Zone or Reviews <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"/>	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	Historic Preservation <i>w/perm</i> <input type="checkbox"/> Not in District 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>12/15/08</i>	Date: _____	Date: _____



Any exterior work requires a separate review and approval

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1519	Date Applied For: 12/04/2008	CBL: 063 A016001
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Location of Construction: 140 CHADWICK ST	Owner Name: MARCUM INC	Owner Address: 140 CHADWICK ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Bed & Breakfast - create 2 bathrooms from 1 existing bathroom	Proposed Project Description: create 2 bathrooms from 1 existing bathroom
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/05/2008

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This is NOT an approval for an additional dwelling unit or guest rooms. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
- 3) This property shall remain a Bed & Breakfast with only four (4) guest rooms and an owners apartment. Any change of use shall require a separate permit application for review and approval. The addition more than four guest rooms requires a Conditional Use Appeal before the Zoning Board of Appeals.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/15/2008

Note: **Ok to Issue:**

- 1) It is understood that all plumbing fixtures must meet the codes for clearance dimensions
- 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 2003 Section 712.
- 3) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 12/05/2008

Note: **Ok to Issue:**

- 1) Two means of egress are required from every story. "State Law"
- 2) All means of egress to remain accessible at all times
- 3) All construction shall comply with NFPA 101

Comments:

12/15/2008-jmb: Spoke with Buddy M. To clarify the change in bathrooms, there will still be 4 bathrooms and the library is a former bathroom. Ok to issue

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.


 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee


Signature of Inspections Official

Date
 12/15/08

Date



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: 140 CHADWICK STREET		
Total Square Footage of Proposed Structure 24 FT 12 X 12 FT	Square Footage of Lot 4000. FT	
Tax Assessor's Chart, Block & Lot Chart# 13 Block# A Lot# C-1	Owner: VERNON MARCUM	Telephone: 207 774-5141
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: VERNON MARCUM 140 CHADWICK PORTLAND ME 04102	Cost Of Work: \$ 10,000. Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) BUSINESS B & B If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: ONE BATHROOM INTO TWO BATHROOMS SPENCER DYER 207 415-8825		
Contractor's name, address & telephone: Who should we contact when the permit is ready: BUDDY MARCUM Mailing address: _____ Phone: 207 774-5141 BUDDY -> CONTACT 415 8825		

Please submit all of the information outlined in the Commercial Application 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 of applicant: <u>Vernon Marcum</u>	Date: <u>12-2-08</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

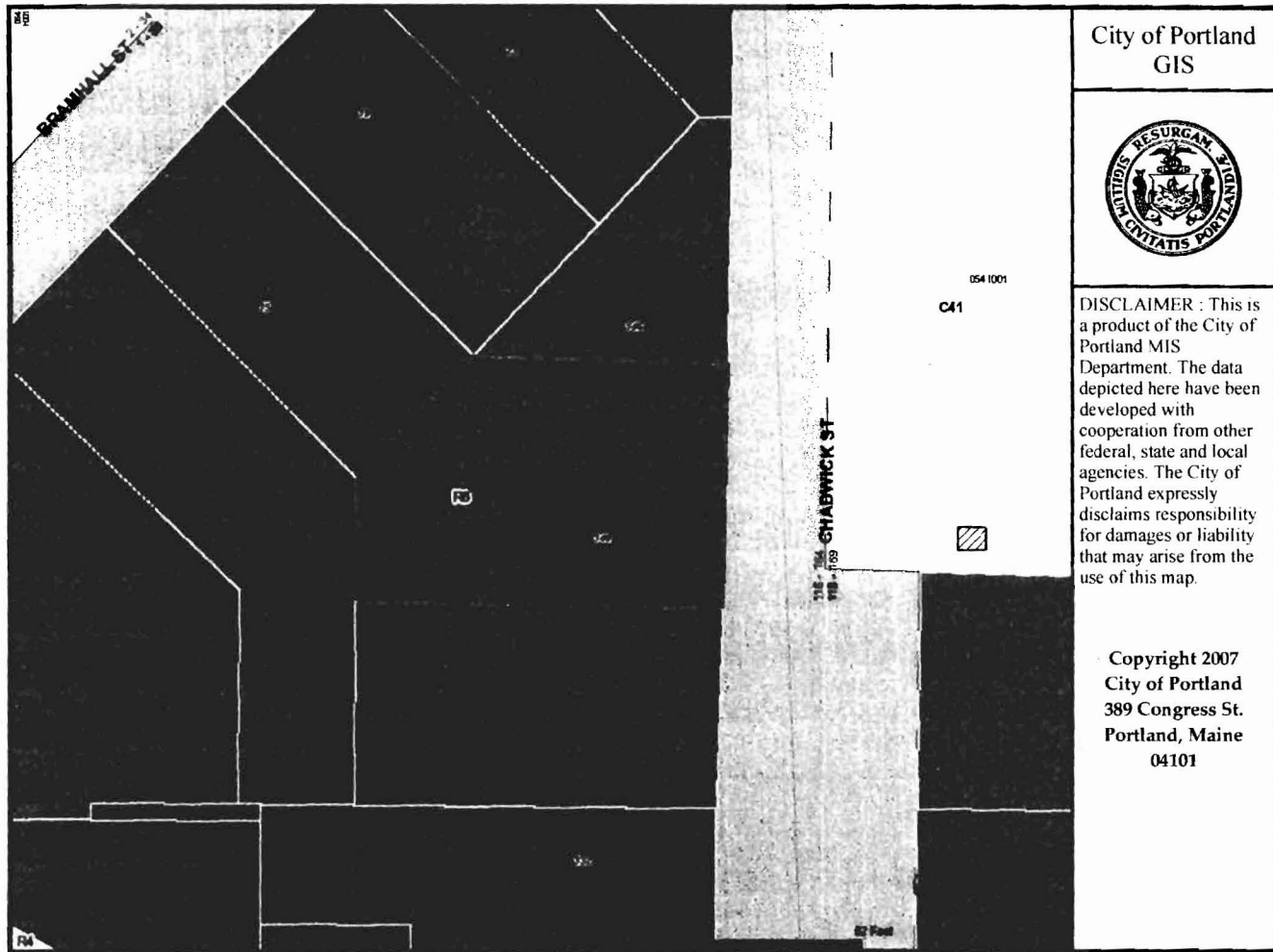
- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans ~~and elevations~~
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 140 Chadwick St. CBL# 063-A-016

Issued to Sarah F. DeBoes

Date of Issue 9-7-99

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. 990487, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Bed & Breakfast 4 guest rooms 2nd Floor,
1 owners Apt 3rd Floor

Boca 96

Use R-2

Type 5 B

Limiting Conditions:

No additional rooms to be created
without approval of Board of Appeals

This certificate supersedes
certificate issued Prior to 9-7-99

Approved:

9-16-99

(Date)

Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

[Handwritten initials]
9/19/99

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 063 A016001
Location 140 CHADWICK ST
Land Use

Owner Address MARCUM INC
 140 CHADWICK ST
 PORTLAND ME 04102

Book/Page 26005/256
Legal 63-A-16
 CHADWICK ST 140
 7272 SF

R-6

Current Assessed Valuation

Land	Building	Total
\$123,000	\$388,000	\$511,000

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1889	5	6780	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.174	6780		HOTEL/MOTEL LOW RISE	CHADWICK BED & BREAKFAST

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	2048	SUPPORT AREA
1	01/01	2048	MOTEL
1	02/02	2003	MOTEL
1	A1/A1	681	APARTMENT

Height	Walls	Heating	A/C
6		NONE	NONE
8	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

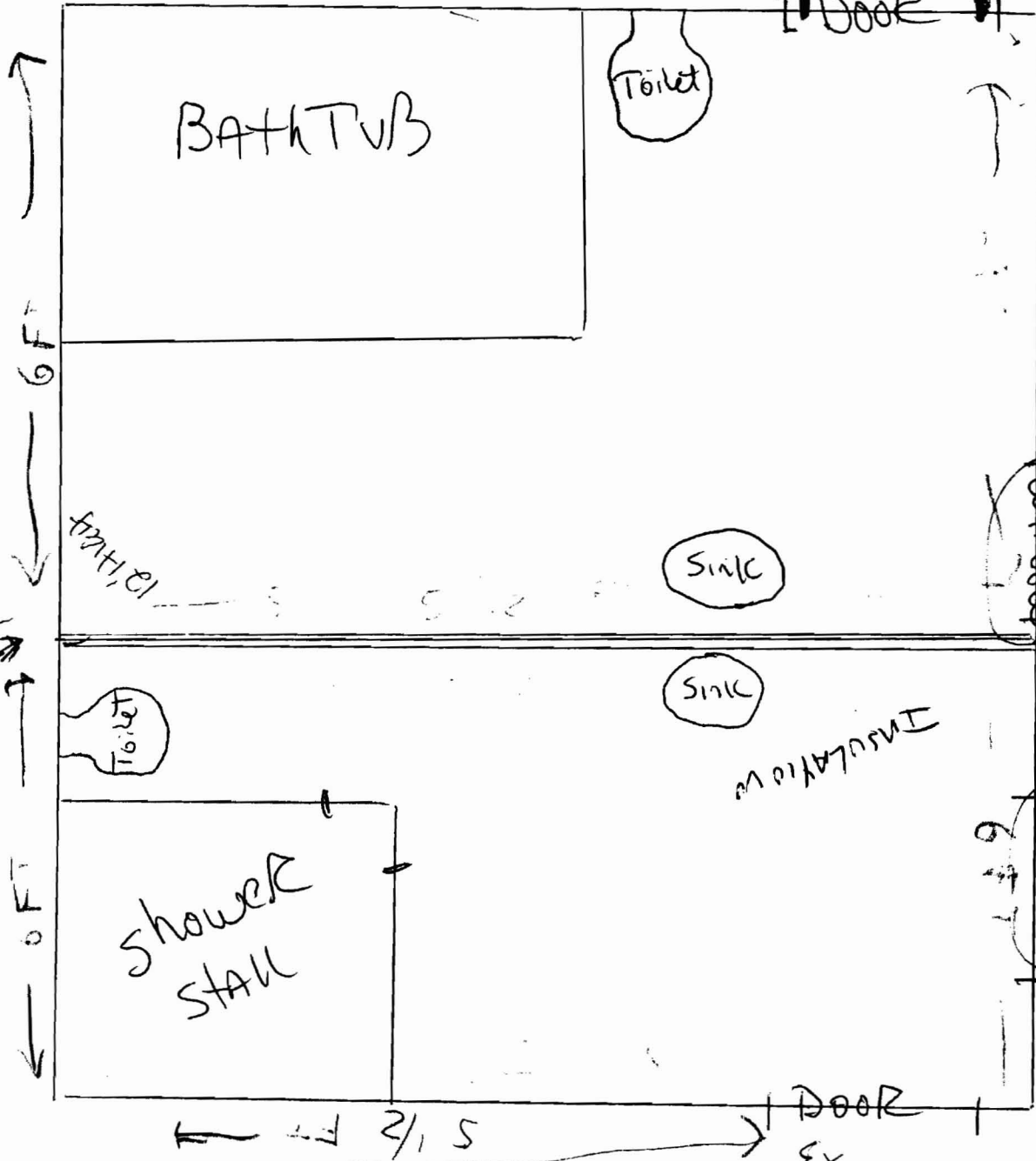
Building Other Features

Line	Structure Type	Identical Units
2	PORCH - OPEN	1
2	PORCH - OPEN	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
<i>1/29/2008</i>	<i>LAND + BLDG</i>	<i>5,500,000</i>	<i>21,000 257</i>

COMPLET WALL
BEDROOM
S225
S225
New Door
Door
Sec A



WALL BRICK w/ insulation

INSULATION
Sheet Rock
WALL BRICK
Window
6 FT

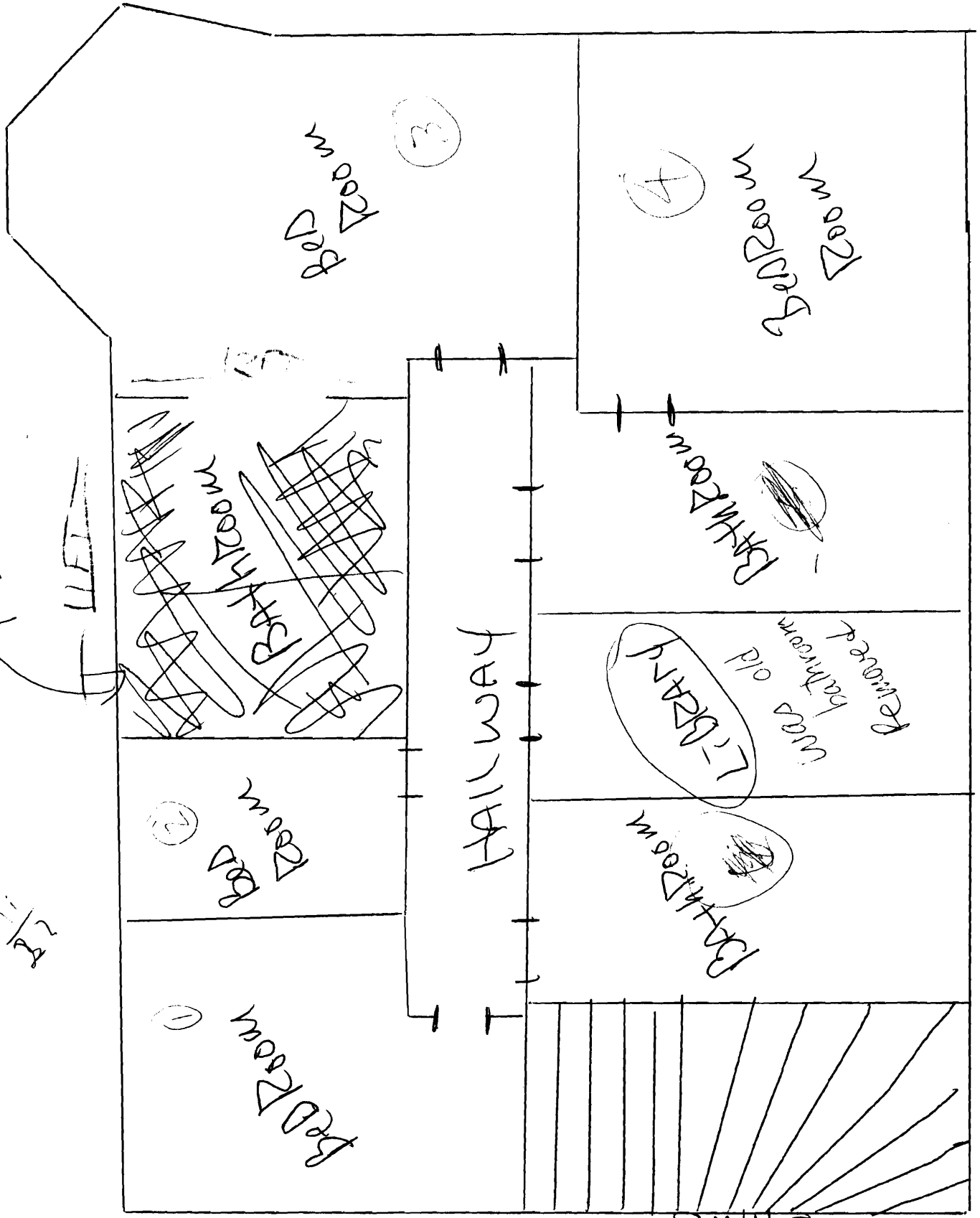
32 FT 2x2



Bedroom



2/27/22
bath into z



STAIRS