

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

FOREST AVENUE PLAZA LLC /Stuart Collins

**Located at**

449 FOREST AVE (Unit 7)

**PERMIT ID:** 2013-00534

**ISSUE DATE:** 04/25/2013

**CBL:** 111 A016002

has permission to **change of use to add video gaming room to retail use - tenant fit up add walls to separate unit 7 into two separate spaces, add 2nd bathroom**

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 cloed-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 procured prior to occupancy

A handwritten signature in black ink, appearing to read "Jamie Bonke".

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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

**PERMIT ID:** 2013-00534

**Located at:** 449 FOREST AVE (Unit 7)

**CBL:** 111 A016002

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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.**

**REQUIRED INSPECTIONS:**

Close-in Plumbing/Framing

Electrical Close-in

Above Ceiling Inspection

Final - Electric

Certificate of Occupancy/Final

Final - Fire

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.

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 2013-00534	<b>Date Applied For:</b> 03/19/2013	<b>CBL:</b> 111 A016002
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<b>Location of Construction:</b> 449 FOREST AVE (Unit 7)	<b>Owner Name:</b> FOREST AVENUE PLAZA LLC	<b>Owner Address:</b> 715 BOYLSTON ST	<b>Phone:</b> (617) 266-4040
<b>Business Name:</b> R Choice 2 gaming	<b>Contractor Name:</b> Stuart Collins	<b>Contractor Address:</b> 33 Maggie Lane #2 Portland	<b>Phone:</b> (207) 831-4922
<b>Lessee/Buyer's Name:</b> Louis Pete	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Change of use to add video gaming room to retail use	<b>Proposed Project Description:</b> change of use to add video gaming room to retail use - tenant fit up add walls to separate unit 7 into two separate spaces, add 2nd bathroom
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 04/08/2013  
**Note:** Part of permit is to divide the space into two separate spaces. The retail and gaming area will occupy the right hand space. The left side space will remain vacant at this time.      **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) If a separate tenant occupies the vacant space on the left side, a separate permit will have to be applied for to fit the space up and establish the use.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jeanie Bourke      **Approval Date:** 04/25/2013  
**Note:**      **Ok to Issue:**

- 1) Prior to the issuance of the Certificate of Occupancy a floor plan drawing of the furniture, equipment and video terminal locations shall be submitted to this office.
- 2) If food or drink is sold in this business a City license is required through the Clerks office and subject to health inspections per the Food Code.
- 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.
- 4) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
- 5) Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717.
- 6) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Ben Wallace Jr      **Approval Date:** 04/23/2013  
**Note:**      **Ok to Issue:**

- 1) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 2) **\*\*The fire alarm system design shall be evaluated for the renovated areas by a NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.\*\***  
**\*\*A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.\*\***
- 3) 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. This review does not include approval of fire alarm system design or installation.
- 4) **\*\*The sprinkler system shall be evaluated by a licensed sprinkler contractor for compliance with the code. A compliance letter and current inspection report without deficiencies is required prior to the final inspection.\*\***  
**\*\*A current inspection inspection tag from a licensed sprinkler company is required prior to the final inspection.\*\***

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<b>Business Name:</b> R Choice 2 gaming	<b>Contractor Name:</b> Stuart Collins	<b>Contractor Address:</b> 33 Maggie Lane #2 Portland	<b>Phone:</b> (207) 831-4922
<b>Lessee/Buyer's Name:</b> Louis Pete	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

- 5) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 6) Fire extinguishers are required per NFPA 1.
- 7) All means of egress to remain accessible at all times.
- 8) 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.
- 9) Construction or installation shall comply with City Code Chapter 10.
- 10 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 11 Any cutting and welding done will require a Hot Work Permit from Fire Department.



# 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>449 Forest Ave Portland</u>		
Total Square Footage of Proposed Structure/Area <u>2400 sq ft</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>111</u> Block# <u>R016</u> Lot# <u>002</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Forest Ave Plaza LLC</u> Address <u>715 Boylston St</u> City, State & Zip <u>Boston, MA 02116</u>	Telephone: <u>1-617-266-4040</u>
Lessee/DBA (If Applicable) <u>LOUIS PEREVEZ</u> <u>R CHOICE 2 GAMING</u> <u>MAR 18 2013</u> Dept of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>18,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>#200</u>
Current legal use (i.e. single family) <u>Dollar Store Mkt Place</u> If vacant, what was the previous use? <u>Retail</u> Proposed Specific use: <u>same / RETAIL VIDEO GAMING ROOM</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>tenant fitup unit 7 ground floor</u>		
Contractor's name: <u>Stuart Collins</u> Address: <u>33 Maggie Lane #2</u> City, State & Zip: <u>Portland, ME 04103</u> Telephone: <u>831-4922</u> Who should we contact when the permit is ready: <u>Stuart Collins</u> Telephone: <u>831-4922</u> Mailing address: <u>33 Maggie Lane #2 Portland, ME</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](http://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: [Signature] Date: 3/18/2013

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

revised application

APR 02 2013

Dept. of Building Inspections  
City of Portland Maine

TOTAL  
7 PAGES

**Construction Notes:**

**Wall 2X4 Framing wood**

**Drywall will be ½ inch**

**Doors will be 36 inches wide**

**Walls will be nailed to floor and braced together above ceiling**

**Ceiling height 9 feet 11 inches**

**Ceiling will be 2X4 Tiles**

**Outside block walls to be insulated**

**New walls built all the way to second floor slab**

**\*= Sprinklers**

**□ = Lights**