

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JJ & L CORP

Located At 250 READ ST

Job ID: 2012-14660-AMEND/CH OF USE

CBL: 147- A-022-001

has permission to Change the use to recording studio/ rehearsal space/digital photography, No Public Concerts/Venues 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] 1/17/12

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: 2011-08-1859-CH OF USE 2012-14660-amend	Date Applied: 1/9/2012	CBL: 147-A-022-001	
Location of Construction: 250 READ ST	Owner Name: JJ & L CORP	Owner Address: 256 READ ST PORTLAND, ME 04102	Phone:
Business Name: Rock Dog Studios	Contractor Name: Tim Segal	Contractor Address: 60 Leland St., Portland, ME 04103	Phone: 207-740-0418
Lessee/Buyer's Name: Linda Brabrook	Phone: 207-450-1153	Permit Type: BLDG - Building-Amend	Zone: B-2
Past Use: Pool Hall	Proposed Use: Change of use to recording studio, television studio and rehearsal space - not a concert hall or public venue	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 JBC 2009 Signature: JMB
Proposed Project Description: C of U Vacant to Recording Studio/ Rehearsal space		Signature: <i>[Signature]</i> (58)	1/17/12
Proposed Project Description: C of U Vacant to Recording Studio/ Rehearsal space		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

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 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>OK w/conditions</i> <i>1/11/12 ABU</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 checked="" 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>ABU</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 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

1-18-12 DWM/BKL/John Martell Tim 740-0418 Final/CO
Bids OK Fire + Elec fail.



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: 2011-08-1859-CH OF USE

Located At: 250 READ ST

CBL: 147- A-022-001

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. All previous conditions from original permit 2011-08-1859 are still in force with the issuance of this permit.
3. With the issuance of this permit /amendment and the certificate of occupancy, the use of this space will be recording studio, television studio and rehearsal space. It is not a concert hall or public venue.

Fire

1. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. The approved use is recording studio and rehearsal hall (business occupancy). Concert hall and public venues are not permitted.
3. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
4. 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.
5. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
6. A Knox Box is required.
7. A firefighter Building Marking Sign is required.
8. Fire extinguishers are required per NFPA 10.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This is a Change of Use ONLY permit. It does NOT authorize any construction activities. Interior renovations were approved on permit #2011-08-1859; applicable conditions continue to be in effect. Final inspections for this work are required.
3. This space is now approved as a Business Use for recording/rehearsal/digital photography studio; this does not allow concerts, or a venue for public performances.

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.

cancel - 2012-14660

Entered 1/10/12 (83)



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.

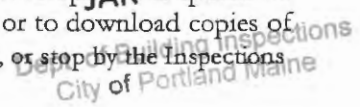
Location/Address of Construction: <u>250 Rend St</u>			
Total Square Footage of Proposed Structure/Area <u>2,040 sq ft</u>		Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>Linda Brabrook</u> Address <u>710 Washington Av</u> City, State & Zip <u>Portland ME 04103</u>		Telephone: <u>207-450-1153</u>
<u>147</u> <u>4</u> <u>22</u>	Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name <u>JJ and L Corp</u> Address <u>256 Rend St</u> City, State & Zip <u>Portland</u>
		Cost Of Work: \$ <u>0.00</u>	C of O Fee: \$ <u>30.00</u>
		Total Fee: \$ <u>30.00</u>	
Current legal use (i.e. single family) <u>vacant</u> Number of Residential Units _____			
If vacant, what was the previous use? <u>Post Mall</u>			
Proposed Specific use: <u>Recording studio, television studio, (NO ASSEMBLY USE)</u>			
Is property part of a subdivision? <u>NA</u> If yes, please name _____			
Project description: <u>Amend permit number 2011-08-1859 change the use</u>			
Contractor's name: <u>Tom Sigal</u>			
Address: <u>60 Leland St</u>			
City, State & Zip <u>Portland ME</u>		Telephone: <u>207-740-0418</u>	
Who should we contact when the permit is ready: <u>Tom Sigal</u>		Telephone: <u>207-740-0418</u>	
Mailing address: <u>see above</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.

RECEIVED

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.

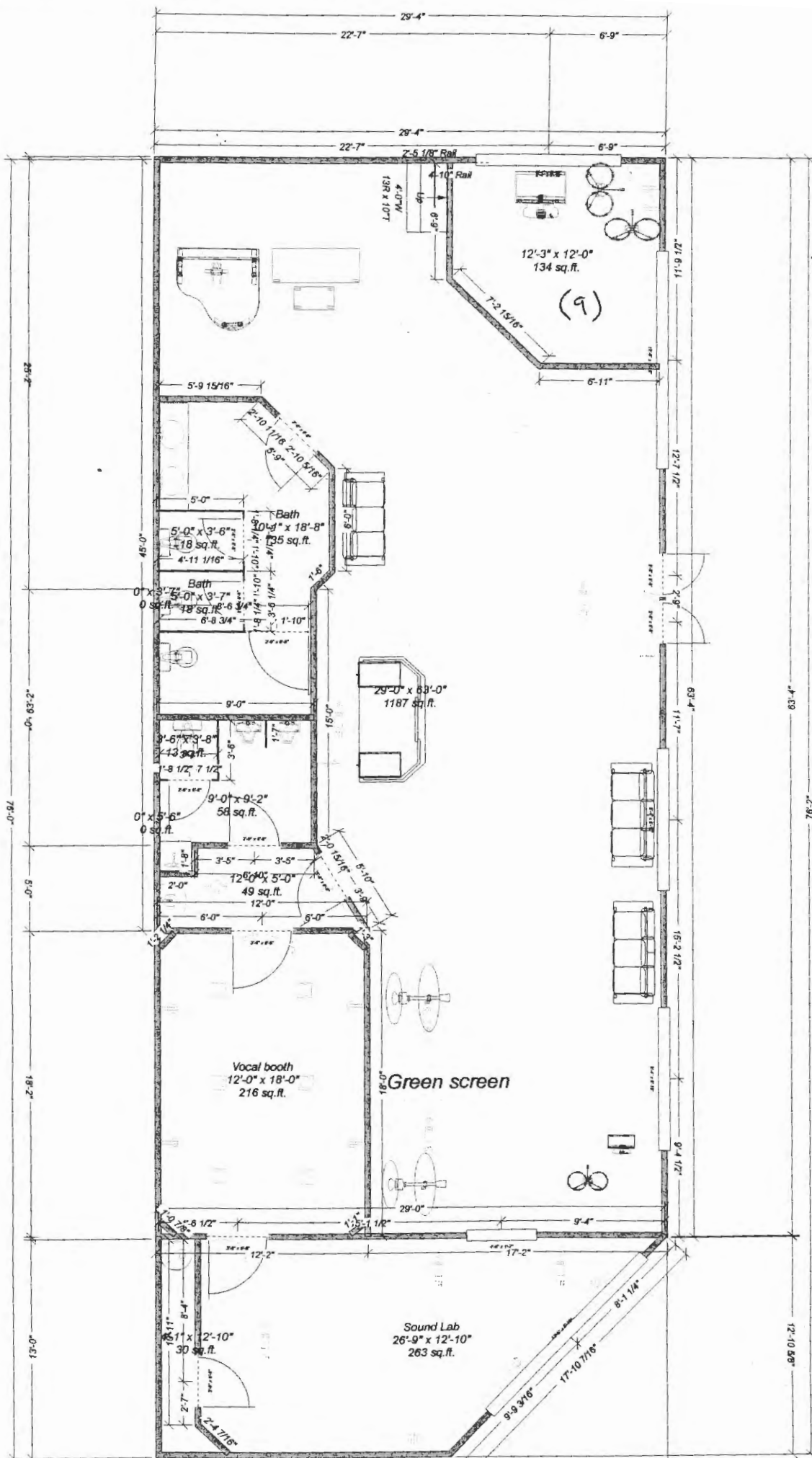
JAN 8 2012



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: 1/9/12

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



Rock Dog Studios

Total sq. ft. - with all furnishings
and gear
716 sq. ft.

*Total sq ft
2,040*

D



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

1/9 20 12

Received from Tim Segal

Location of Work 250 Read St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

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

Other _____

CBL: 147 001 022

Check #: 024143 Total Collected \$ 30

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

Taken by:

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



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 250 READ ST

CBL: 147- A-022-001

Issued to: J J & L CORP – LINDA BRABROOK

Date Issued: 4/24/2012

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. 2011-08-1859-CH OF USE as amended by 2012-14660, 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

RECORDING STUDIO/REHEARSAL SPACE/DIGITAL PHOTOGRAPHY

APPROVED OCCUPANCY

USE GROUP B, TYPE 3B, IBC 2009

Approved: [Signature]
4-24-2012
(Date) Inspector

[Signature]
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.