



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 570 BRIGHTON AVE

CBL: 185- C-013-001

Issued to: DMH REALTY

Date Issued: 3/12/2012

**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. 2012-01-3082-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.

PORITION OF BUILDING OR PREMISES

KARMA FAIR TRADE

APPROVED OCCUPANCY

USE GROUP M, TYPE 5B, IBC 2009

Approved:

3-12-2012

(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 DMR REALTY – KARMA FAIR TRADE Located At 570 BRIGHTON AVE

Job ID: 2012-01-3082-CH OF USE

CBL: 185- C-013-001

has permission to Change the Use from Personal Service to Retail with no construction /alteration work 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

*MB 1/31/12*

**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



2-10-12 DWM/BKL/capt Pirone Karen 831-4531 TCOOK

3-12-12 ~~CO~~ Issued ~~exp 3-12-12~~

~~3-12-12~~



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

### Department of Planning and Urban Development Building Inspections Division

Location: 570 BRIGHTON AVE

CBL: 185-C-013-001

Issued to: DMH REALTY

Date Issued: 2/16/2012

**This is to certify** that the building, premises, or part thereof, at the above location, built/alterd-changed as to use under Building Permit No. 2012-01-3082-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

APPROVED OCCUPANCY

KARMA FAIR TRADE

USE GROUP M, TYPE 5B, IBC 2009

Limiting Conditions: This Temporary Certificate of Occupancy expires on March 12, 2012.

Approved:

2-10-2012

(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.

TEMPORARY

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**

### 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.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2012-01-3082-CH OF USE

Located At: 570 BRIGHTON AVE

CBL: 185- C-013-001

## Conditions of 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. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
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. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. All outstanding code violations shall be corrected prior to final inspection.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
6. Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"
7. Fire extinguishers are required per NFPA 10.
8. Any cutting and welding done will require a Hot Work Permit from Fire Department.

2012 013082 66

B-1



# 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>576 Brighton Ave</u>		
Total Square Footage of Proposed Structure/Area <u>480</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>185</u> <u>C</u> <u>13</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Karen Bornell</u> Address <u>2 Whispering Pines Dr</u> City, State & Zip <u>Windham Me 02106 2</u>	Telephone: <u>831-4531</u>
Lessee/DBA (If Applicable) <u>Kanna Fair Trade</u>	Owner (if different from Applicant) Name <u>Scott Howland</u> Address City, State & Zip	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>Personal Service (seamstress)</u> Proposed Specific use: <u>RETAIL</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Change of use from personal service to retail</u> <u>No construction</u>		
<b>RECEIVED</b> <b>JAN 10 2012</b>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Who should we contact when the permit is ready: <u>Karen</u> Mailing address: _____		
Dept. of Building Inspections City of Portland Maine Telephone: _____ Telephone: <u>831-4531</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.

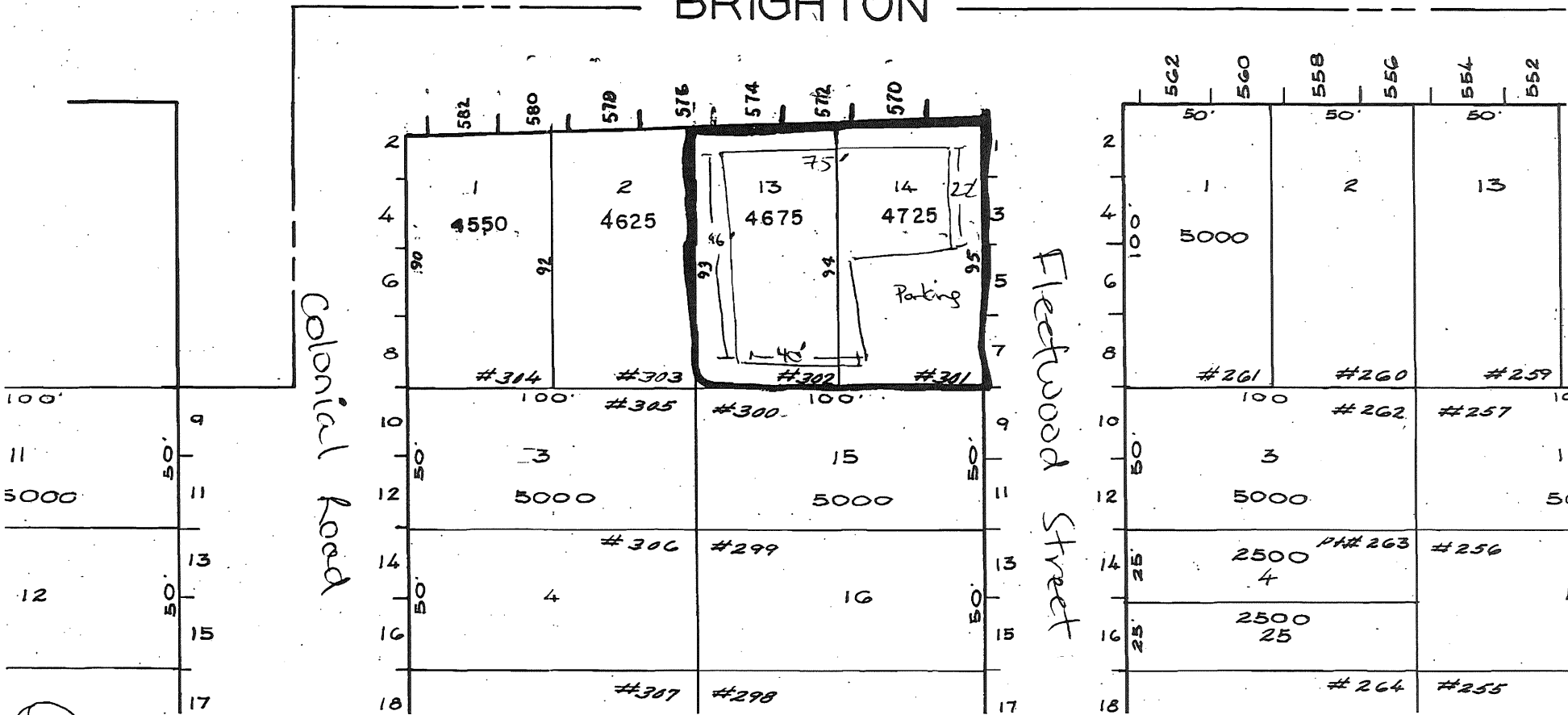
Signature: Karen Bull      Date: 1-10-12

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



Woodford

# BRIGHTON

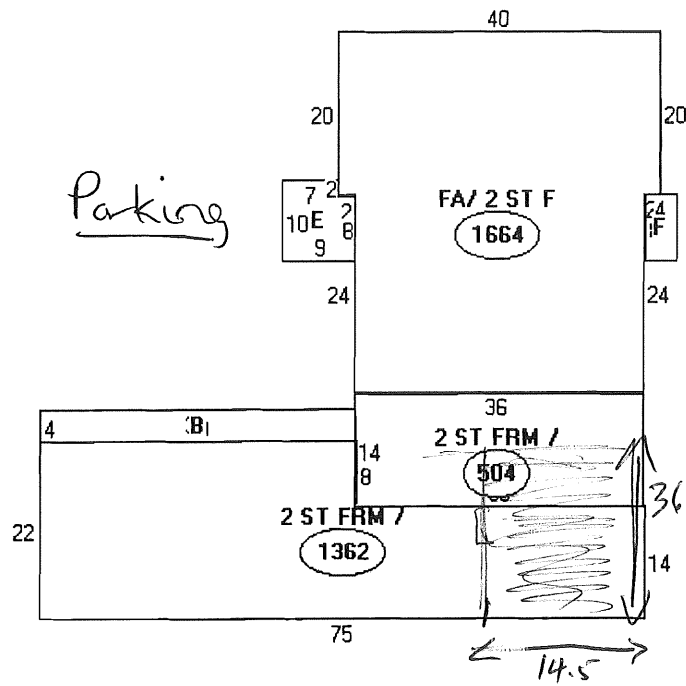


(B)

(C)

(D)

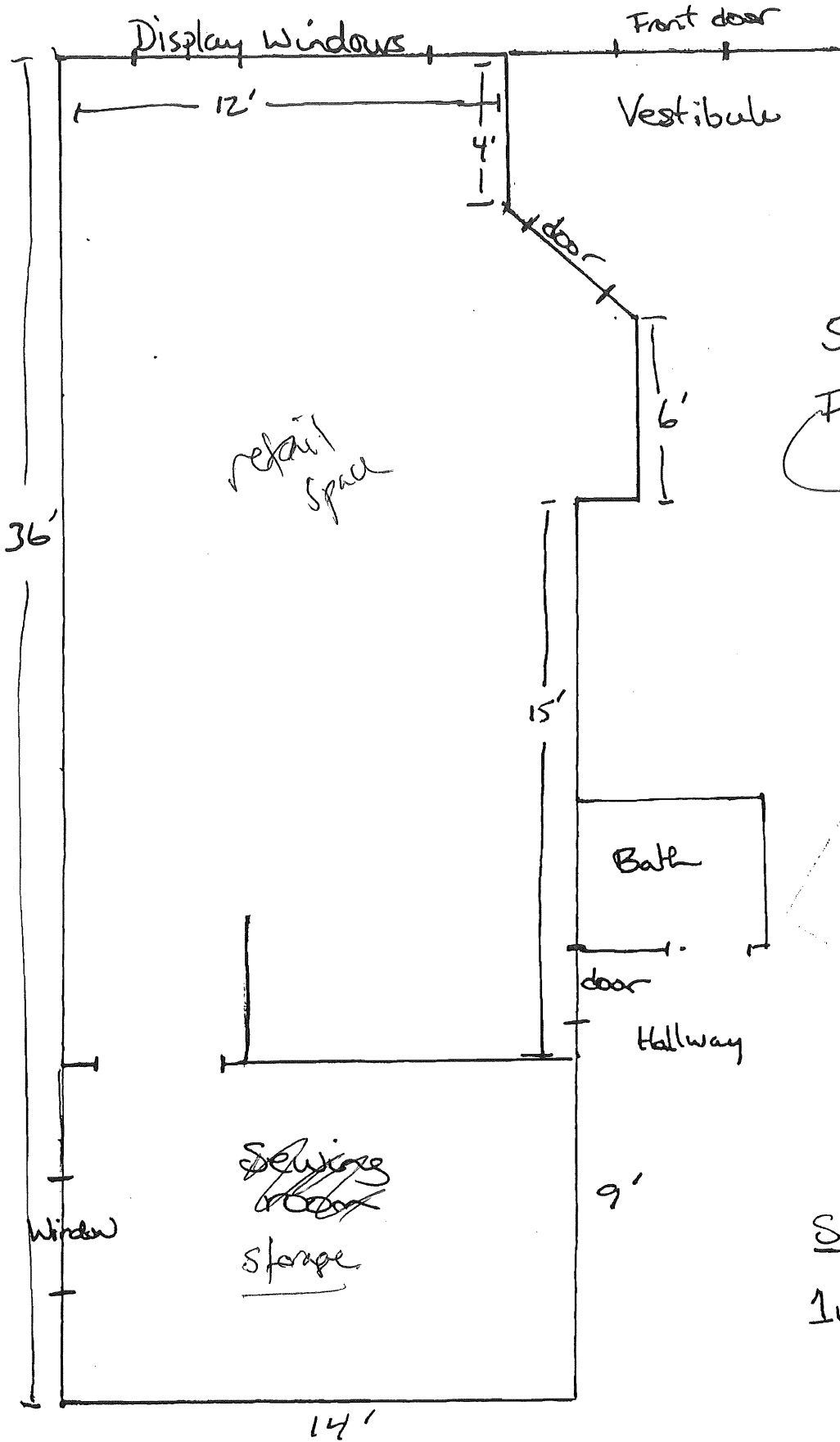
Fleetwood →



- Desc:
- A: 2 ST  
1362
  - B: 1 ST  
156 s
  - C: 2 ST  
504 s
  - D: FA/ 2  
1664
  - E: WD [   
86 sq
  - F: WD /   
32 sq

← Brighton Ave →

Karma Fair Trade

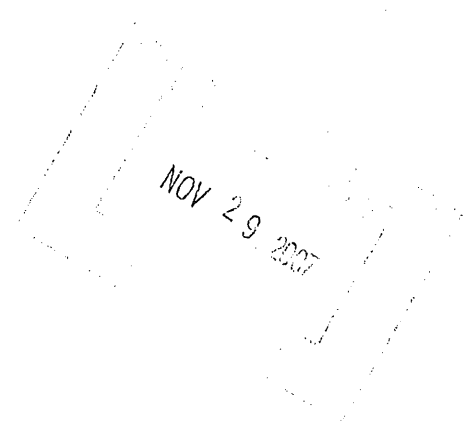


~~12 x 4 = 48'~~  
~~4 x 32 = 128'~~  
296  
needs parking space.  
parking behind

570 Brighton Ave

Fladel Centre

→ Karma Fair Trade



Scale

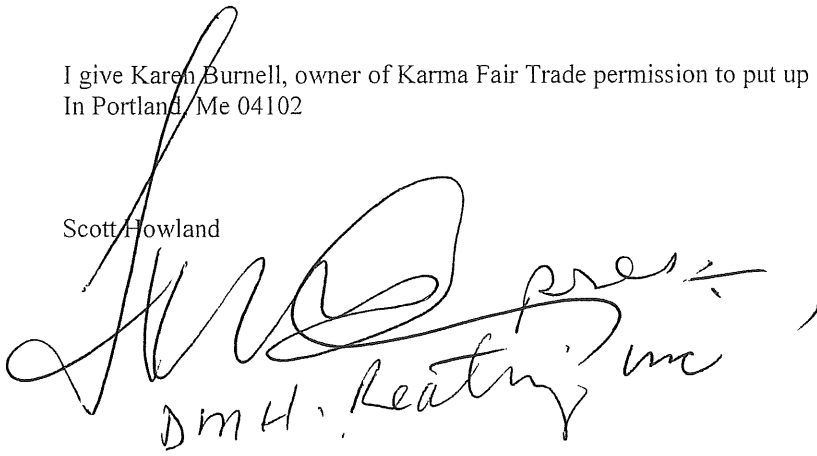
1in = 4ft

Existing + Proposed building - no change  
only in use from personal service to retail —

Jan 2, 2012

I give Karen Burnell, owner of Karma Fair Trade permission to put up her business sign at 570 Brighton Ave  
In Portland, Me 04102

Scott Howland



DMH. Reating, Inc



Program: FP322L

FIRE PREVENTION

Property address		Property name	Property number		
Inspection type	Date	Inspector	Reference	Target date	Actual date
Seq.	Violation class	Violation type			
	Location(s)				
0570 BRIGHTON AVE, PORTLAND ME 04102		APARTMENTS	70950-000-004		
ROUTINE INSPECTION		9/28/10 GENE COTE, Bramhall Station, Platoon 2			
1	LIFE SAFETY REQUIREMENTS 2ND FLOOR APT FRONT ENTRANCE	OBSTRUCTED EGRESS	1-14.9.1	10/30/10	0/00/00
2	ELECTRIC WIRING 2ND FLOOR FRONT ENTRANCE LEFT SIDE	OPEN ELECTRICAL JUNCTION BOX LIGHT SWIT; CH		10/30/10	0/00/00
3	ELECTRIC WIRING USED FOR HEAT TAPE ON ROOF RIGHT SIDE; USED FOR HEAT TAPE ON ROOF, NEAR PROPANE TANK	EXT. CORD USED FOR PERMENANT WIRING		10/30/10	0/00/00
4	APARTMENT BUILDINGS BOILER SWITCH NEEDS TO BE REMOVED	ELECTRICAL VIOLATION	1-4.4.6	10/30/10	0/00/00
5	BUILDING CONSTRUCTION VIOLATION FRONT STAIR 2ND FLOOR BETWEEN LANDING AND APT; BOTH SIDES STAIRS TO THE BASEMENT FROM BOTH SIDES	FIRE RATING NOT MAINTAINED		10/30/10	0/00/00
6	APARTMENT BUILDINGS RIGHT SIDE DECK	HIBACHI OR GRILL ON BALCONY		10/30/10	0/00/00
7	APARTMENT BUILDINGS PANELING IN FRONT STAIRWELL	INTERIOR FINISH FOR EXITS AND ENCLO		10/30/10	0/00/00
8	HOUSE KEEPING OLD OIL TANKS NEED TO BE REMOVED; OLD HEATING APPLIANCES NEED TO BE REMOVED	DEBRIS INSIDE BUILDING		10/30/10	0/00/00
9	APARTMENT BUILDINGS NEED HARD WIRED SMOKE IN EACH BEDROOM AND OU; TSIDE OF THE BEDROOMS.	HARDWIRED SMOKE DETECTORS REQUIRED	10-1	10/30/10	0/00/00
10	APARTMENT BUILDINGS ALL UNITS	HARDWIRED CARBON MONOXIDE ALARMS RE	10-3	10/30/10	0/00/00
11	MERCANTILE & BUSINESS SHARED EXIT W/APTS UPSTAIRS MIXED OCCUPANCY.; SEPERATE OR INSTALL SUPERVISED FIRE ALARM SYSTEM.	DISCHARGE FROM EXITS		10/30/10	0/00/00

Violation Summary:

Open	Closed	Total
11	0	11