

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 Statutes 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

MB 1/31/12

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: 2012-01-3082-CH OF USE	Date Applied: 1/10/2012	CBL: 185- C-013-001	
Location of Construction: 570 BRIGHTON AVE	Owner Name: DMH REALTY	Owner Address: 60 OLD HIGH RD CORNISH, ME 04020	Phone:
Business Name: Kharma Free Trade	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: Karen Burnell	Phone: 207-831-4531	Permit Type: BLDG - Building	Zone: B-1
Past Use: Personal Service	Proposed Use: Retail - Change of use from personal service to retail – no construction	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 Signature: <i>Capt. Perrone 1/16/12</i>	Inspection: Use Group: <i>M</i> Type: <i>5B</i> <i>IBI-2009</i> Signature: <i>JMB</i>
Proposed Project Description: change of use from personal service to retail		Pedestrian Activities District (P.A.D.) <i>4/31/12</i>	
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 1/21/12 ARU</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>ABM</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 bis authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication 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

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.



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: 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 01 30 87 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>570 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#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Karen Burnell</u> Address <u>2 Whispering Pines Dr</u> City, State & Zip <u>Windham Me 04092</u>	Telephone: <u>831-4531</u>
185 C 13		
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>		
RECEIVED JAN 10 2012		
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, 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 Burnell Date: 1-10-12

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

Woodford



BRIGHTON

552	554	556	558	560	562
50'	50'	50'	50'	50'	50'
1	2	3	4	5	6
5000					
#261	#260	#262	#259	#257	#255
100	100	100	100	100	100
3	3	3	3	3	3
5000	5000	5000	5000	5000	5000
2500	#263	#256	#256	#256	#256
4	4	4	4	4	4
2500	2500	2500	2500	2500	2500
25	25	25	25	25	25
#264	#264	#264	#264	#264	#264

Fleetwood Street

570	572	574	576	578	580	582
75'	75'	75'	75'	75'	75'	75'
14	13	13	13	13	13	13
4725	4675	4625	4550	4550	4550	4550
#301	#302	#303	#304	#305	#306	#307
100'	100'	100'	100'	100'	100'	100'
15	15	15	15	15	15	15
5000	5000	5000	5000	5000	5000	5000
16	16	16	16	16	16	16
#299	#300	#300	#300	#300	#300	#300
4	4	4	4	4	4	4
2500	2500	2500	2500	2500	2500	2500
25	25	25	25	25	25	25
#298	#298	#298	#298	#298	#298	#298

Colonial Road

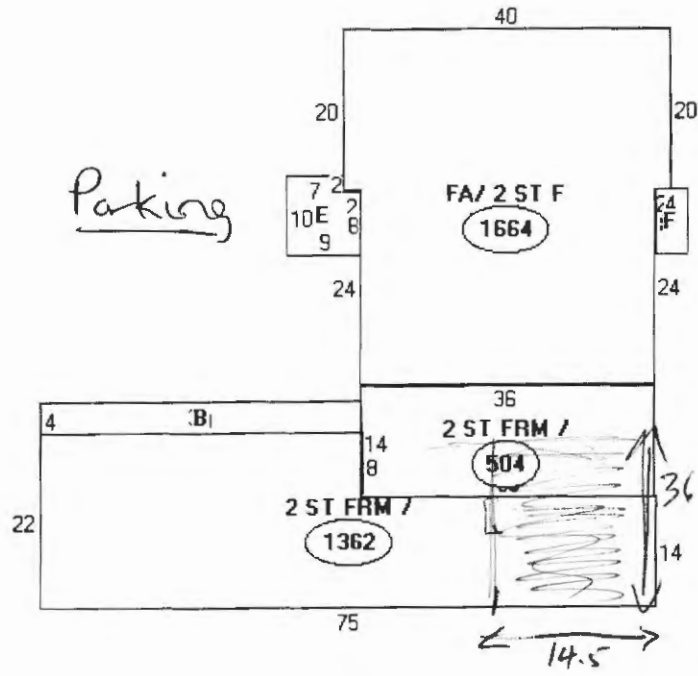
9	11	13	15	17
100'	100'	100'	100'	100'
3	3	3	3	3
5000	5000	5000	5000	5000
12	12	12	12	12
#298	#298	#298	#298	#298

(D)

(C)

(B)

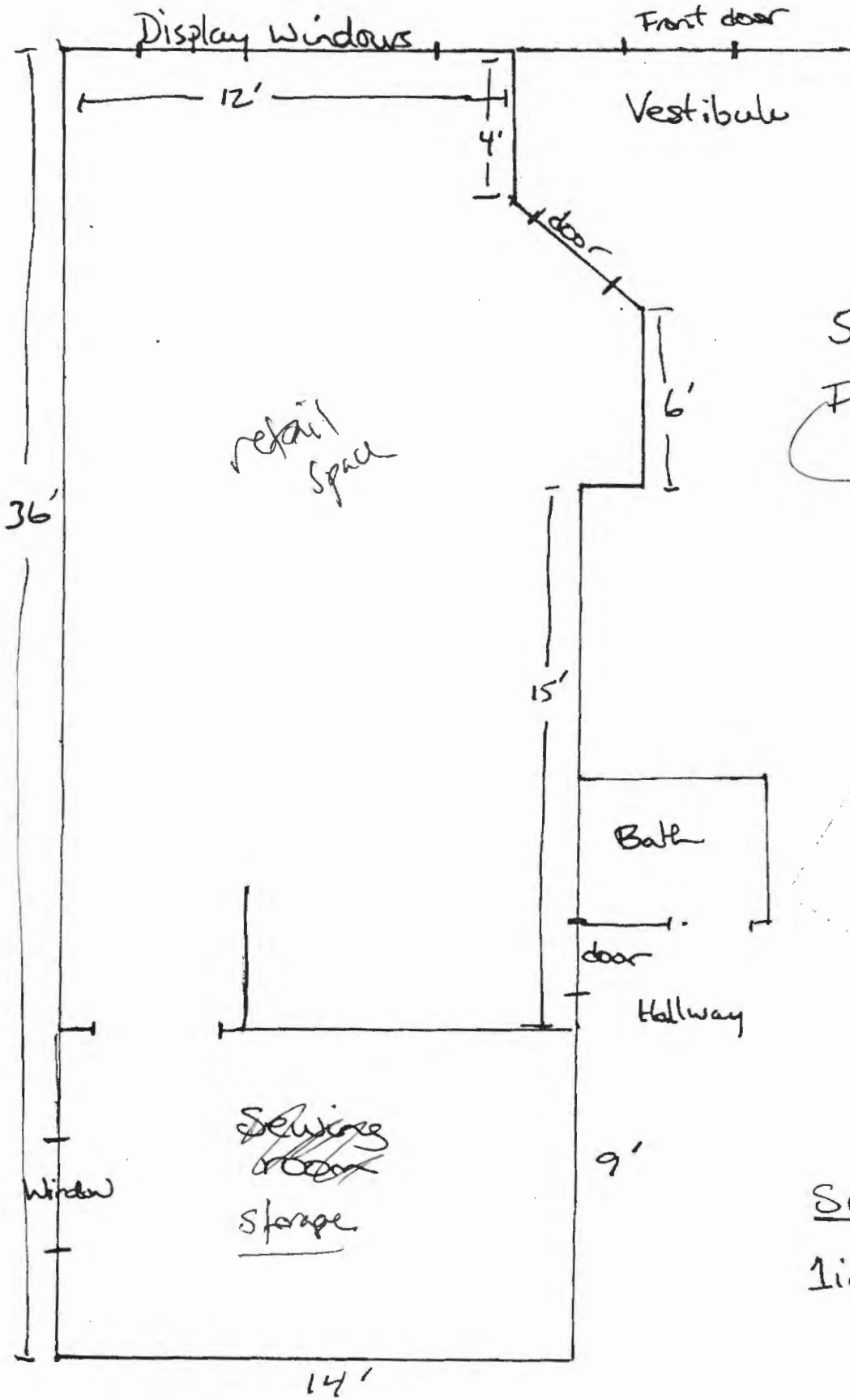
← Fleetwood →



← Brighton Ave →

- Descr
- 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

Karma Fair Trade



~~12 x 9 = 108~~
~~4 x 32 = 128~~
 496
 needs parking space.
 parking behind

570 Brighton Ave

Fladel Centre

→ Karma Fair Trade

NOV 29 2007

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

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