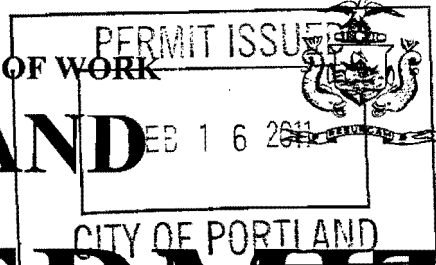




DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that **BJG, LLC/HappyTails/Mike Richman** Located At **119 BISHOP** CBL: 293 A014001

has permission to **Install 3 bathrooms, 1 Laundry to existing space for Happy Tails** PERMIT# 2011-01-250

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 procured prior to occupancy.

*[Signature]*  
Fire Prevention Officer

*[Signature]* 2/16/11  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.  
PENALTY FOR REMOVING THIS CARD.

**PERMIT ISSUED**  
FEB 16 2011  
 CITY OF PORTLAND

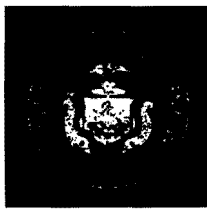
Job No: 2011-01-250-ALTCOMM	Date Applied: 1/11/2011	CBL: 293 - - A - 014 - 001 - - - -	
Location of Construction: 119 BISHOP	Owner Name: LLC BJK	Owner Address: 3 CONGRESSIONAL DR FALMOUTH, ME - MAINE 04105	Phone:
Business Name:	Contractor Name: Richman, Mike	Contractor Address: 383 US Route One - Suite 1A SCARBOROUGHMAINE04074	Phone: 883-0083
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: I-M
Past Use: Dog Daycare, Grooming & Training Unit B+C,A	Proposed Use: Unit 'C' - Dog daycare & Unit 'B' vacant Unit B also AA	Cost of Work: 30000.00	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 IBC 2009 Signature: JMB 2/16/11
Proposed Project Description: 119 Bishop - alterations - add 3 new bathrooms & laundry room		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

<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><b>Special Zone or Reviews</b></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: 1/21/11 OK w/ conditions ABM</p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></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: ABM</p>
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**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	PHON



# 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 Littell

Job ID: 2011-01-250-ALTCOMM

Located At: 119 BISHOP

CBL293 - - A - 014 - 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. The legal use of the entire building (units A, B, & C) is dog daycare, grooming and training.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. 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.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. 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.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed with owner, contractor or architect, with additional information as agreed on and as noted on plans. These include existing 12' ceilings in Unit B bathrooms to include exhaust fans.
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. No permanent affixed ladder is allowed for access to storage above bathroom/laundry rooms.



# 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.

**RECEIVED**

Location/Address of Construction: <u>119 BISHOP STREET</u>			JAN 11 2011	
Total Square Footage of Proposed Structure/Area		Square Footage of Lot		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name		Telephone:	
<u>293 A 014</u>	Address		Dept. of Building Inspections City of Portland Maine	
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name	Cost Of Work: \$ <u>+/- 30,000-</u>	
<u>Vacant</u>		Address <u>119 Bishop St.</u>	C of O Fee: \$ _____	
		City, State & Zip <u>Portland 04103</u>	Total Fee: \$ <u>300.00</u>	
Current legal use (i.e. single family) <u>COMMERCIAL SPACE</u>				
If vacant, what was the previous use? <u>BUILDING SUPPLY WAREHOUSE dog daycare, training, grooming</u>				
Proposed Specific use: <u>NONE - VACANT SPACE - unit B SCRM</u>				
Is property part of a subdivision? _____ If yes, please name _____ "Happy Trails"				
Project description: <u>INSTALLING A TOTAL OF 3 NEW BATHROOMS AND ONE NEW LAUNDRY ROOM INTO EXISTING WAREHOUSE SPACE.</u>				
Contractor's name: <u>CUSTOM CONCEPTS INC</u>				
Address: <u>383 US ROUTE ONE - SUITE 1A</u>				
City, State & Zip <u>SCARBOROUGH ME 04074</u>			Telephone: <u>883-0083</u>	
Who should we contact when the permit is ready: <u>MIKE RULMAN</u>			Telephone: <u>636-6068</u>	
Mailing address: <u>SAME</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: 1/10/2011

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

**Fire Comments**

The current use of Unit B is in fact for training of dogs and their owners.

Due to the owner not maintaining the fire alarm and sprinkler supervision the fire department is holding up the permit pending Danielle West-Chuhta's feedback. 



# Certificate of Design

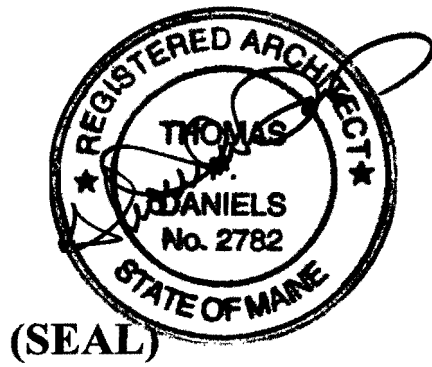
Date: 12 Jan 2011

From: Thomas P. Daniels, Architect

These plans and / or specifications covering construction work on:

119 BISHOP ST. - INSTALLATION OF 3 NEW BATHROOMS  
AND ONE LAUNDRY ROOM INTO AN EXISTING WAREHOUSE BUILDING.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: [Handwritten Signature]

Title: ARCHITECT

Firm: CUSTOM CONCEPTS, INC

Address: 383 US ROUTE 1

SUITE 1A  
SCARBOROUGH, ME 04014  
Phone: (207) 883-0023

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



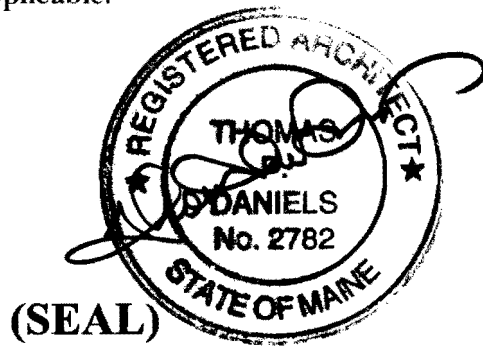
# Accessibility Building Code Certificate

Designer: THOMAS P. DANIELS

Address of Project: 119 Bishop St.

Nature of Project: INSTALL 3 BATHROOMS AND ONE LAUNDRY ROOM INTO AN EXISTING WAREHOUSE BUILDING.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: [Handwritten Signature]

Title: ARCHITECT

Firm: CUSTOM CONCEPTS, INC

Address: 303 US ROUTE 1 SUITE 10 SCARBOROUGH, ME 04074

Phone: (207) 883-0083

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

## 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.**

### 1. Plumbing Rough Commercial

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.