

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080149

PERMIT ISSUED

MAR - 4 2008

This is to certify that RODWAY JAMES A /Mark Agro Services

has permission to Change of use from Bookstore to Plumbing & Heating Office

AT 1832 FOREST AVE

327 B006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is lated or service closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Creech Class

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas H. Madley 3/5/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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


Permit No: 08-0149	Issue Date:	CBL: 327 B006001
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Location of Construction: 1832 FOREST AVE	Owner Name: RODWAY JAMES A	Owner Address: 89 AUBURN ST E 1154	Phone:
Business Name: Alan Cyr/ Mark Nigro Services	Contractor Name: Mark Nigro Services	Contractor Address: 7 Moulton Court Sanford	Phone 2077491876
Lessee/Buyer's Name Alan Cyr & Mark Nigro	Phone: 207-749-1876	Permit Type: Change of Use - Commercial	Zone: B-2

Past Use: Commercial/Residential - bookstore	Proposed Use: Commercial Plumbing & Heating Office- Change of use from Bookstore to Plumbing & heating Office (first floor) & landscaping	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>Commercial</i> type: <i>3B</i> <i>IBC 2003</i>	

Proposed Project Description: Change of use from Bookstore to Plumbing & heating Office - first floor & landscaping etc. <i>legal use - two dwelling units on second & third floors.</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 3/5/08
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: lmd	Date Applied For: 02/22/2008	Zoning Approval
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>2/29/08</i> <i>ASN</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District 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 <i>JBM</i> Date:
			

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

X This does not certify City of Portland Building Code compliance, only a change of use.

X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: ~~There is a \$75.00 fee per inspection at this point.~~ *2*

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

X *Marky D...*
Signature of Applicant/Designee

3/11/2008
Date

Thomas R. Mackley
Signature of Inspections Official

3/5/08
Date



General Building Permit Application

FEB 22 2008

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>1832 Furist Ave Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>1500 Sq. Ft</u>		Square Footage of Lot <u>13,125 Sq. Ft</u>
Tax Assessor's Chart, Block & Lot Chart# <u>327</u> Block# <u>B</u> Lot# <u>006</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Mark Nigro</u> Address <u>7 Moulton Ct.</u> City, State & Zip <u>Sanford, ME 04073</u>	Telephone: <u>(207) 799-1876</u>
Lessee/DBA (If Applicable) <u>MARK NIGRO</u> <u>7 Moulton Ct.</u> <u>Sanford, ME</u> <u>04073</u>	Owner (if different from Applicant) Name <u>Jim Rodway</u> Address <u>21 Mill St.</u> City, State & Zip <u>Westbrook, ME 04092</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Commercial / Residential</u> If vacant, what was the previous use? <u>Bookstore</u> Proposed Specific use: <u>office / plumbing plumbing + Heating & landscaping</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>NO work to be done - main ENTRANCE will be to office. Backrooms will be for office OFFICE + STORAGE</u>		
Contractor's name: <u>MARK NIGRO SERVICES</u> Address: <u>7 Moulton Ct.</u> City, State & Zip <u>Sanford, ME 04073</u> Telephone: <u>799-1876</u> Who should we contact when the permit is ready: <u>MARK NIGRO</u> Telephone: <u>799-1876</u> Mailing address: <u>7 Moulton Ct. Sanford, ME 04073</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: Mark Nigro Date: 2/15/2008

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

Current
office
↑

✓
277

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0149	Date Applied For: 02/22/2008	CBL: 327 B006001
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Business Name: Alan Cyr/ Mark Nigro Services	Contractor Name: Mark Nigro Services	Contractor Address: 7 Moulton Court Sanford	Phone (207) 749-1876
Lessee/Buyer's Name Alan Cyr & Mark Nigro	Phone: 207-749-1876	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Plumbing & Heating, and Landscaping Office- Change of use from Bookstore to Plumbing & heating Office (first floor)	Proposed Project Description: Change of use from Bookstore to Plumbing & heating, and landscaping Office (first floor)
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/28/2008

Note: The office area needs 4 spaces and the two dwelling units need 2 spaces. There is a two car garage and a parking area that is at least 44' x 50', so the parking requirement is met. **Ok to Issue:**

- 1) There shall be no exterior storage of material.
- 2) With the issuance of this permit and the certificate of occupancy, this property shall be an office (plumbing & heating and landscaping) on the first floor and two residential dwelling units on the second and third floor. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 03/05/2008

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 03/03/2008

Note: **Ok to Issue:**

- 2) Emergency lights , Exit signs, Fire extinguishers " 10 ABC" are required.

Comments:

2/28/2008-amachado: The sign permit (08-0172) for the property shows two businesses. Left message for Mark Nigro to call me.

2/29/2008-amachado: Received email that the space will be used as offices for a plumbing & heating business and a landscaping business.

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

2-20-2008
Spoke with
Greg Cass
(Fire Prevention)
874-8405
Do to no change
in construction
or use (other
than Business
name) He is
all set with
Everything.
↑

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

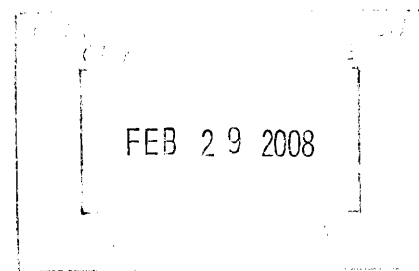
Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

From: Theresa Diolio <TDiolio@memic.com>
To: <ann_machado@portlandmaine.gov>
Date: 2/29/2008 12:07:34 PM
Subject: Mark Nigro Services Sign Permit Request



Dear Ann,

Please be advised that Mark Nigro / Allan Cyr Plumbing & Heating and Mike Rullo Landscaping will be renting 1832 Forest Avenue, Portland, Maine for the purpose of being able to erect a sign for advertising purposes. The premises located at 1832 Forest Avenue, Portland, ME at this time will have a small office area that will allow customers to obtain, business cards and information regarding both of these services. There is no inventory that will be kept on these premises. Jobs performed charge for the materials needed on a job per job basis.

It is our hope down the road to have showrooms on these premises that will advertise some of the products available for each company. At the time that these companies are ready to be able to have showrooms, we will apply for a change of use permit.

There will also be no storage outside for either company.

Please let us know if you need any further information to consider approval for our sign permit.

Sincerely,
Mark Nigro

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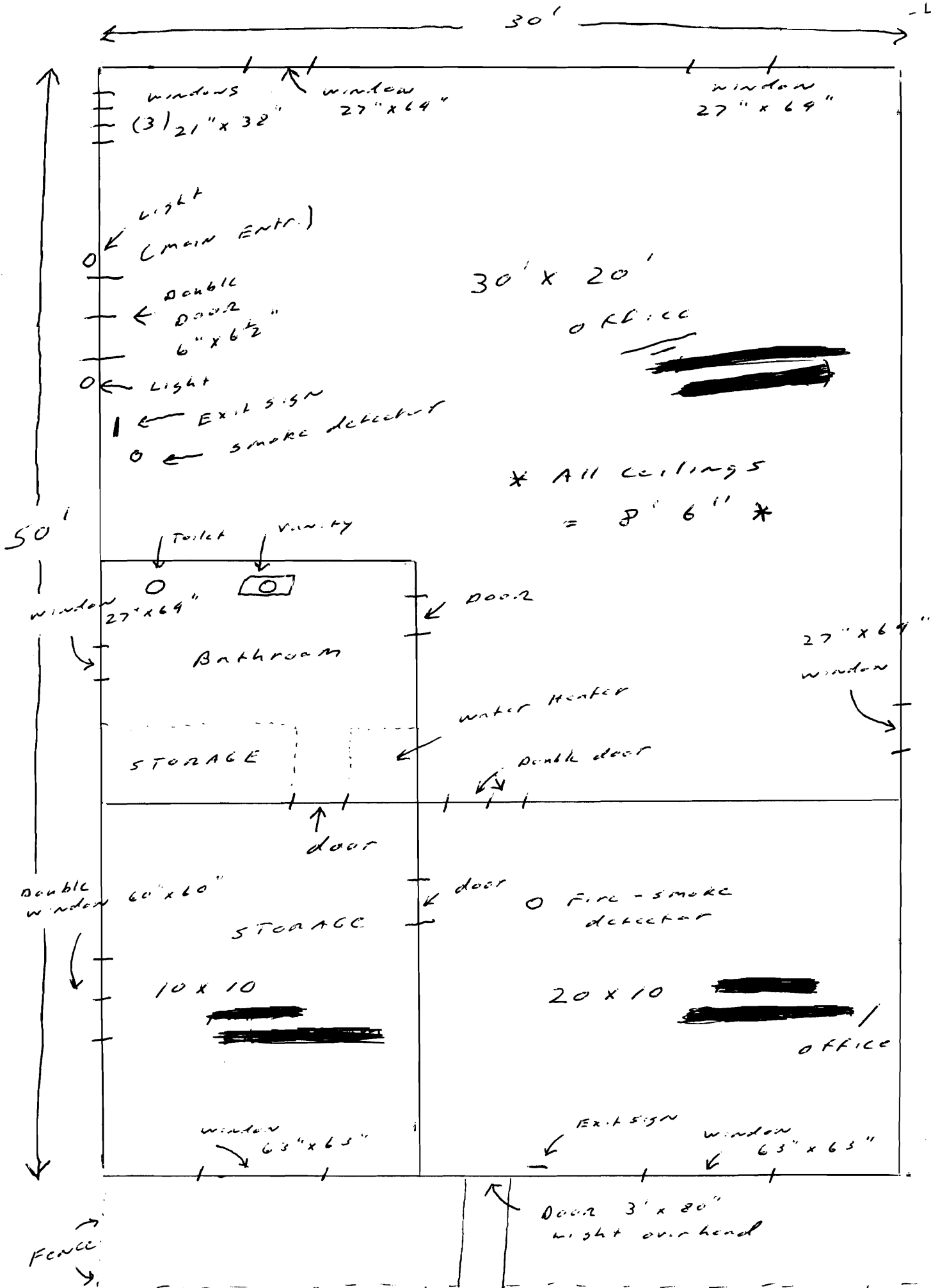
Confidentiality Notice: This e-mail message, including any attachments, has been sent from MEMIC and is for the sole use of the intended recipient(s). It may contain information that is privileged or confidential. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, you are asked not to distribute this message. If you are not the intended recipient, please delete it and contact the sender by reply e-mail. Thank you.

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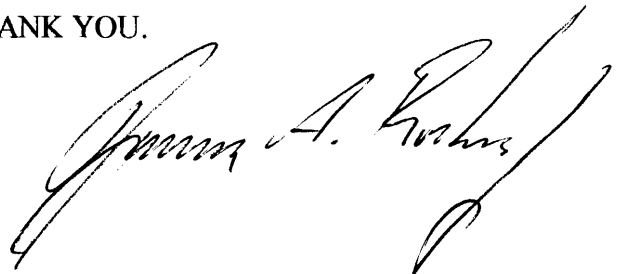


JAMES A. RODWAY
89 AUBURN ST. #1154
PO BOX 9739
PORTLAND, ME. 04104-5039
(207)878-8226

TO WHOMEVER IT MAY CONCERN,
I, JAMES RODWAY , WILL BE LEASING APPROX. 1,500 SQUARE FT. OF
OFFICE SPACE LOCATED AT 1832 FOREST AVE. IN PORTLAND TO MARK
NIGRO FOR THE PURPOSE OF OFFICE SPACE AND POSSIBLE SHOWROOM
SPACE .

LEASE BEGINNING MARCH 1 2008.

THANK YOU.

A handwritten signature in black ink, appearing to read "James A. Rodway". The signature is written in a cursive style with a large, sweeping initial 'J' and a long, trailing flourish at the end.



FROM :

FAX NO. : 8788226

Oct. 06 2005 03:14PM P2

1832 FOREST AVE

parking - need 4 spaces for plumbing & heating office.
 - need 2 spaces for 2 dv. - 2 car garage.

parking is ok.

