



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 72 AUBURN ST CBL 375 A030001

Issued to Fall Gregory A /Allspeed Date of Issue 02/23/2010

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. 09-1213 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

First Floor, Right Side

APPROVED OCCUPANCY

Retail "Allspeed"
Use Group: M/F-1/ S-2/ B
Type: 5B
IBC, 2003

Limiting Conditions:

This certificate supersedes certificate issued

Approved:
02/23/10
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

2/24/10
CAPT. W. Sauter

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 091213
PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

This is to certify that FALL GREGORY A /Allspeed
has permission to Retail Bicycle Shop/Repair- Change of use from Vacant space to Retail Bicycle Shop/Repair
AT 72 AUBURN ST City of Portland 375 A030001

NOV 24 2009

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 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 written permission procured before this building or part thereof is lath or other work is set-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 11/25/09
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: 09-1213	Issue Date:	CBL: <i>231</i> 375 A030001
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Location of Construction: 72 AUBURN ST	Owner Name: FALL GREGORY A	Owner Address: 130 HUSTON RD	Phone:
Business Name:	Contractor Name: Allspeed	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-1

Past Use: Commercial - Vacant Space/ Storage	Proposed Use: Commercial - " Allspeed" Retail Bicycle Shop/Repair- Change of use from Vacant space to Retail Bicycle Shop/Repair	Permit Fee: \$395.00	Cost of Work: \$30,000.00	CEO District: 5
Proposed Project Description: Retail Bicycle Shop/Repair- Change of use from Vacant space to Retail Bicycle Shop/Repair		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>M/F-1</i> Type: <i>SB</i> <i>IBC-2003</i>	
		Signature: <i>(KG)</i>	Signature: <i>JMB 11/25/09</i>	
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: Ldobson	Date Applied For: 10/26/2009	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj. <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>10/30/09</i>	Date: _____	Date: _____

PERMIT ISSUED

NOV 24 2009

City of Portland

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

2-4-15 See list: 1. label panels & E-Left, change door handle frame, condense
both side-stairs up by CW

02/23/10 Final
Noted violations corrected ¹; all-set J.G.R.

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.

- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- 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.

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.

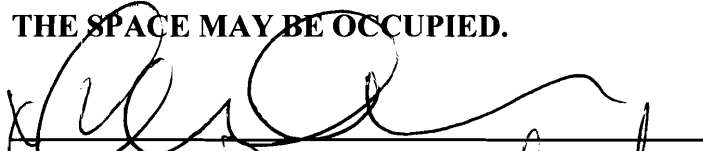
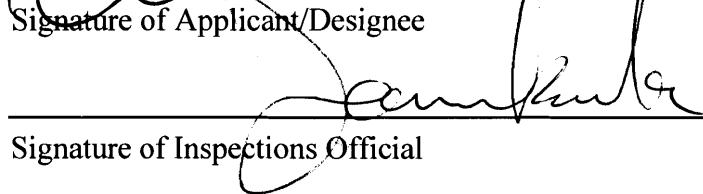
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

11.30.09
11/25/09

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1213	Date Applied For: 10/26/2009	CBL: 375 A030001
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Location of Construction: 72 AUBURN ST	Owner Name: FALL GREGORY A	Owner Address: 130 HUSTON RD	Phone:
Business Name:	Contractor Name: Allspeed	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial -" Allspeed" Retail Bicycle Shop/Repair- Change of use from Vacant space to Retail Bicycle Shop/Repair	Proposed Project Description: Retail Bicycle Shop/Repair- Change of use from Vacant space to Retail Bicycle Shop/Repair
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/30/2009

Note: **Ok to Issue:**

- 1) This property shall remain retail.. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for any new signage.
- 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:** Jeanine Bourke **Approval Date:** 11/25/2009

Note: **Ok to Issue:**

- 1) Stairs and railings to be installed per IBC 2003
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant with revisions dated 11/25/09. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 11/02/2009

Note: **Ok to Issue:**

- 1) No means of egress shall be affected by this renovation
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) All construction shall comply with NFPA 101

Comments:

11/18/2009-jmb: Spoke to Chris C about the mixed use and fire separation, details on the rebuilt stairs, existing gas tank distance to the AC, access to the bathroom for employees and customers, referred to SFM on bathroom size and other ADA. He will contact the architect to call me.

11/19/2009-jmb: Brian C. From PDT architects called and we discussed the code issues, he will research and submit revisions.

Location of Construction: 72 AUBURN ST	Owner Name: FALL GREGORY A	Owner Address: 130 HUSTON RD	Phone:
Business Name:	Contractor Name: Allspeed	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

11/25/2009-jmb: Received email with pdf's from Brian C. Called him for the 2 hr wall type design and the detail at the electric panel in that wall. Also the 10' dimension from the gas tank is to to the door not to the window AC. Chris C. Left vcmg to verify that Brian C. Would submit the plans and the gas tank was moved to the corner of the building and the AC was removed from the window. Left another vcmg for Brian C., Received email from PDT with plans, ok to issue

11/24/2009-jmb: Left vcmg for Brian C. As Chris C. Came in to inquire of the status. Reminded that if it's a mixed use separated we require a wall type design (2hr). Also reminded of the gas tank dimension from the AC.



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>72 Auburn St, Portland ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>30' x 40'</u>	Square Footage of Lot <u>110' x 50'</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>375</u> Block# <u>A</u> Lot# <u>30</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Christopher Carleton</u> Address <u>54 Grant St #3</u> City, State & Zip <u>Portland ME 04107</u>	Telephone: <u>207-712-2470</u>
Lessee/DBA (If Applicable) <u>Chris Carleton</u>	Owner (if different from Applicant) Name <u>Gregory Fall</u> Address <u>130 Huston RD</u> City, State & Zip <u>Gorham ME 04038</u>	Cost Of Work: \$ <u>30,000</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>395</u>
Current legal use (i.e. single family) <u>Vacant</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>Storage</u> Proposed Specific use: <u>Retail Bicycle Shop + Repair</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Change use from vacant space to Bicycle Shop & Repair</u>		
RECEIVED		
Contractor's name: <u>Chris Carleton</u>		
Address: <u>54 Grant St #3</u>		OCT 26 2009
City, State & Zip: <u>Portland ME 04101</u>		Telephone: <u>207-712-2470</u>
Who should we contact when the permit is ready: <u>Chris Carleton</u> Dept. of Building Inspection City of Portland, Maine Telephone: <u>207-712-2470</u>		
Mailing address: <u>54 Grant St #3 Portland ME 04107</u>		

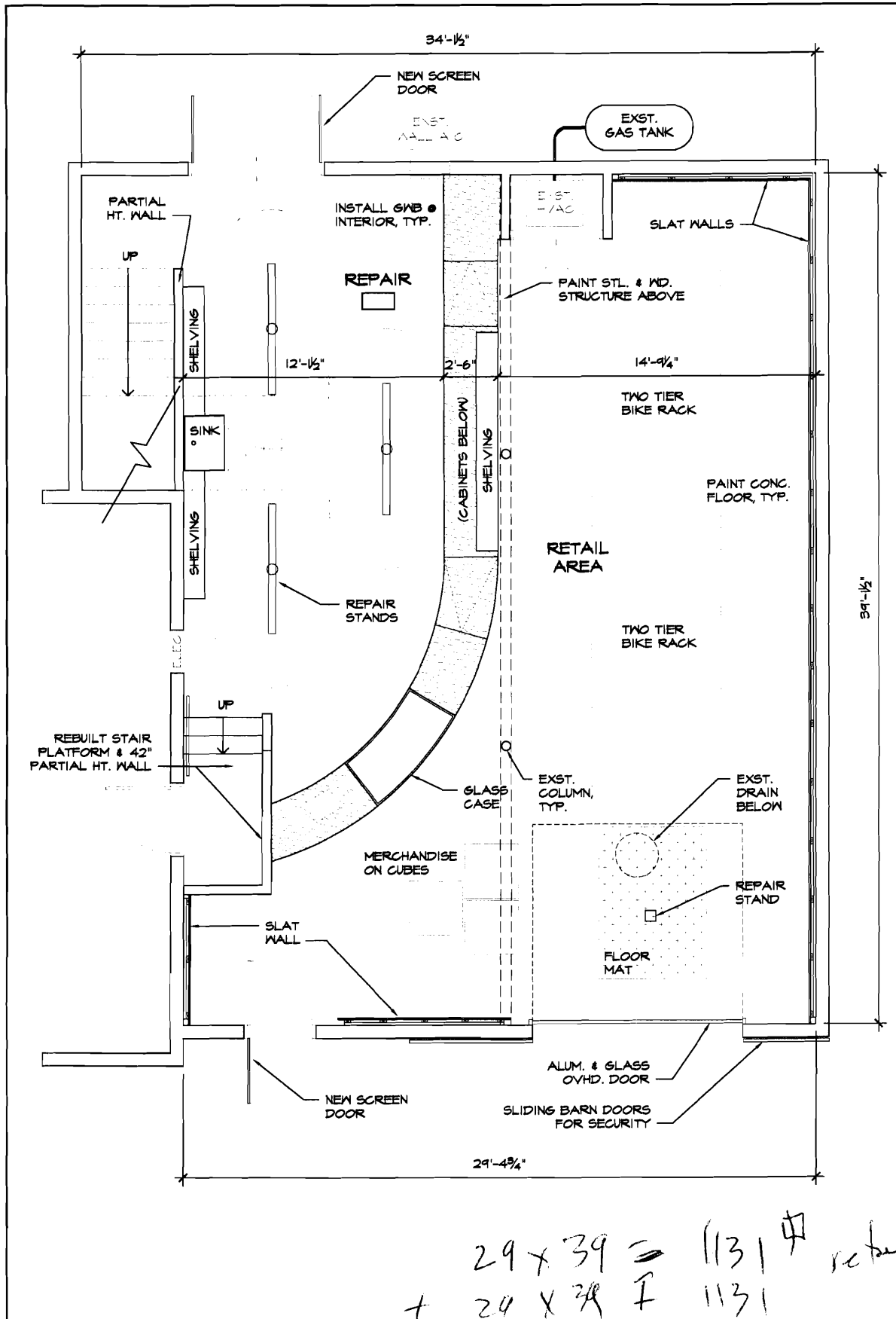
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: [Signature] Date: 10.26.09

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



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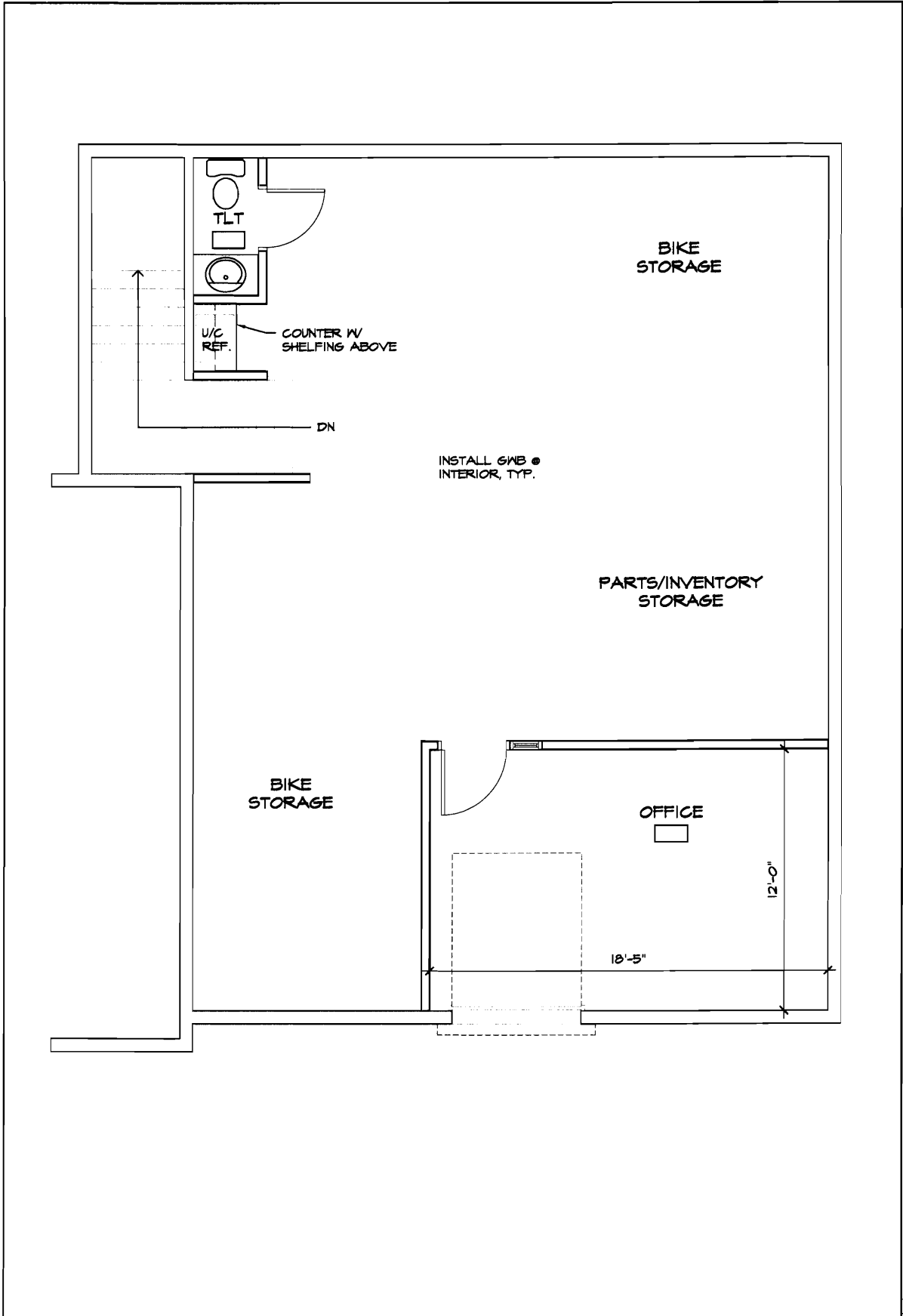
TITLE
FIRST FLOOR PLAN

Allspeed Bicycle and Ski
PORTLAND, MAINE

JOB # 00-000
DATE 21 SEPTEMBER 2009
SCALE 1/4"=1'-0"

SHEET
A1

1pkgs per 200 # = 1pkgs req'd



Sep 21, 2009 10:23 AM

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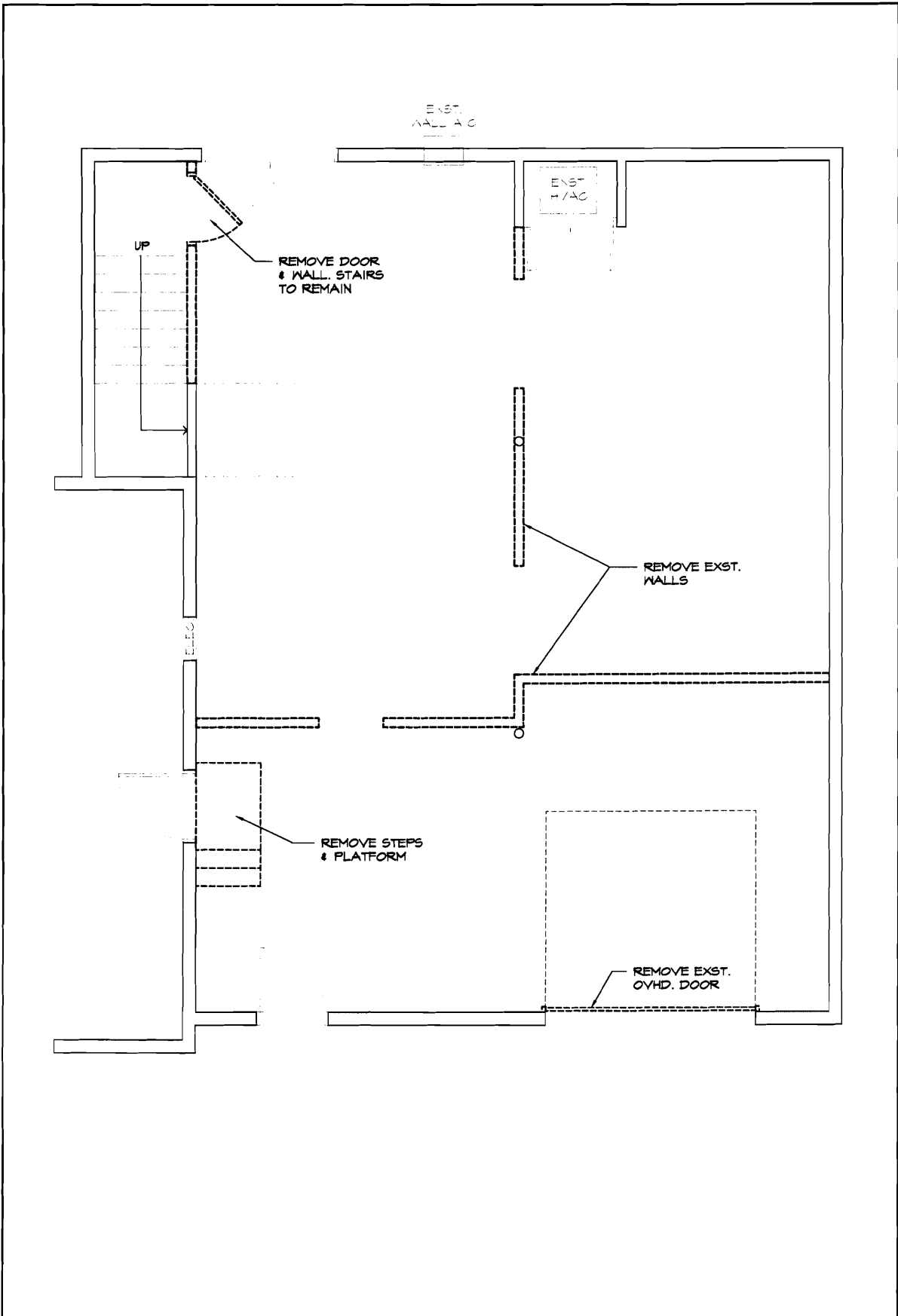
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TITLE
SECOND FLOOR PLAN

Allspeed Bicycle and Ski
PORTLAND, MAINE

JOB # 00-000
DATE 21 SEPTEMBER 2009
SCALE 1/4"=1'-0"

SHEET
A2



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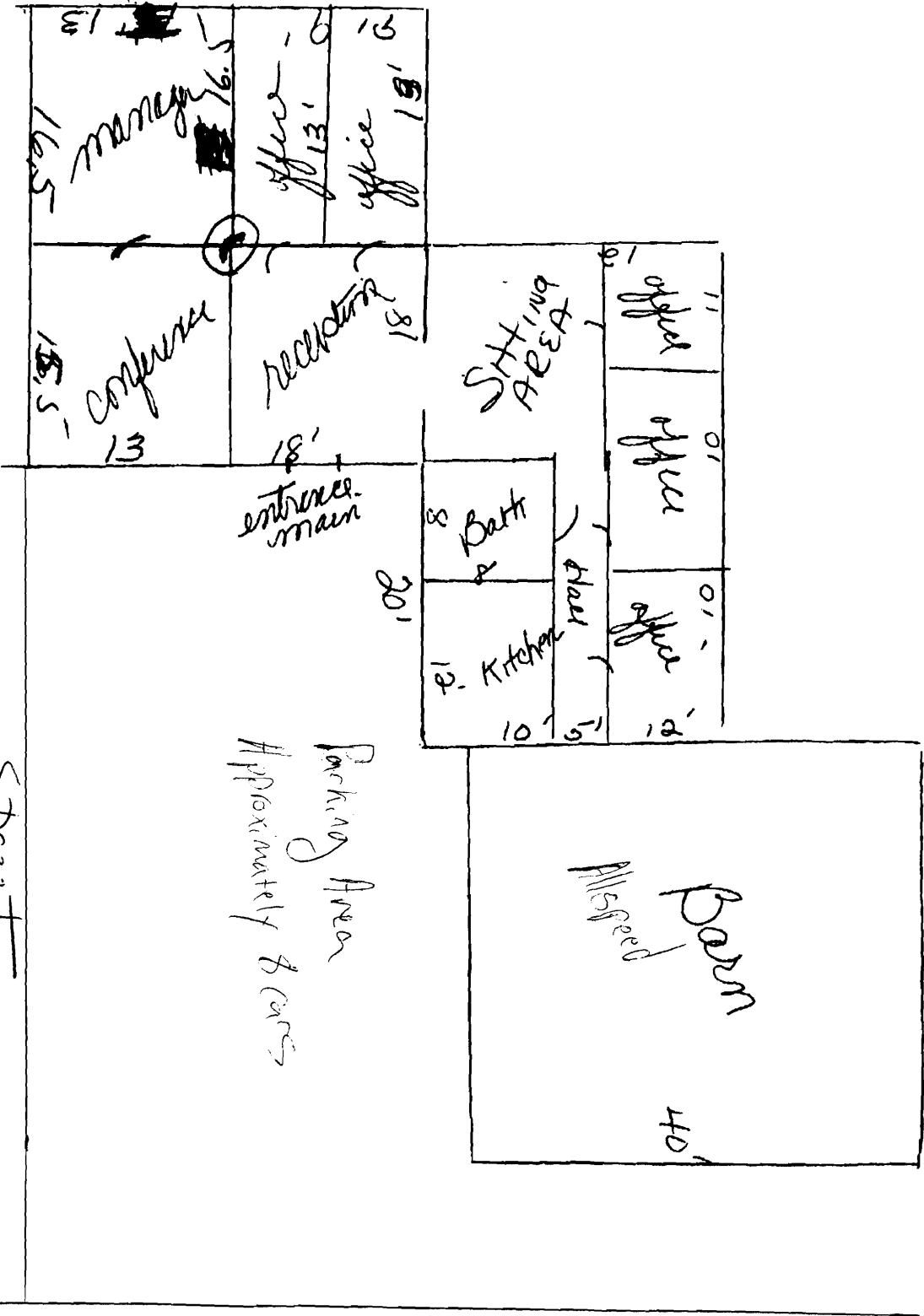
**Allspeed Bicycle and Ski
PORTLAND, MAINE**

TITLE
FIRST FLOOR DEMOLITION PLAN

JOB # 00-000
DATE 21 SEPTEMBER 2009
SCALE 1/4"=1'-0"

SHEET
D1

Street





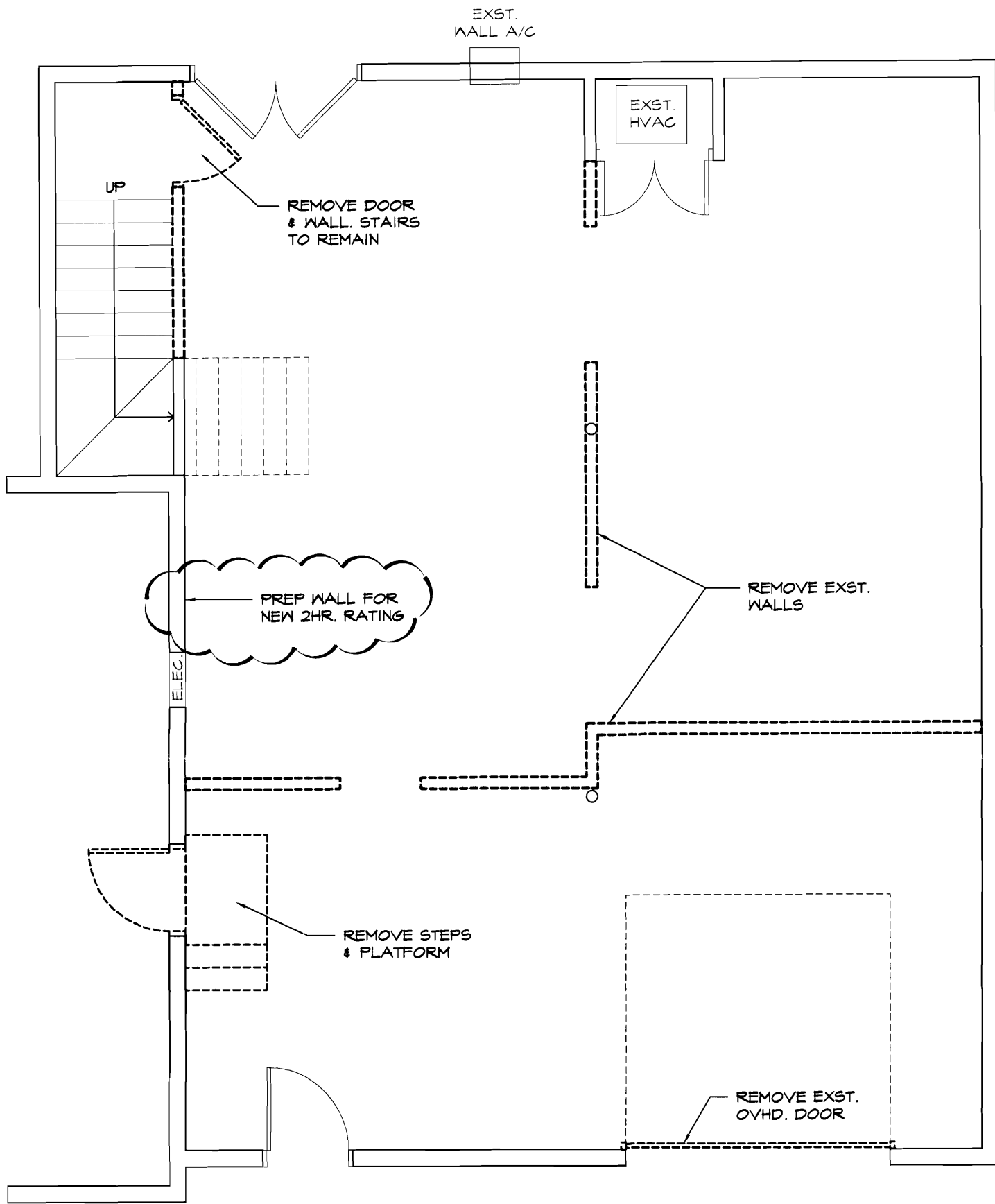
City of Portland
GIS



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04101

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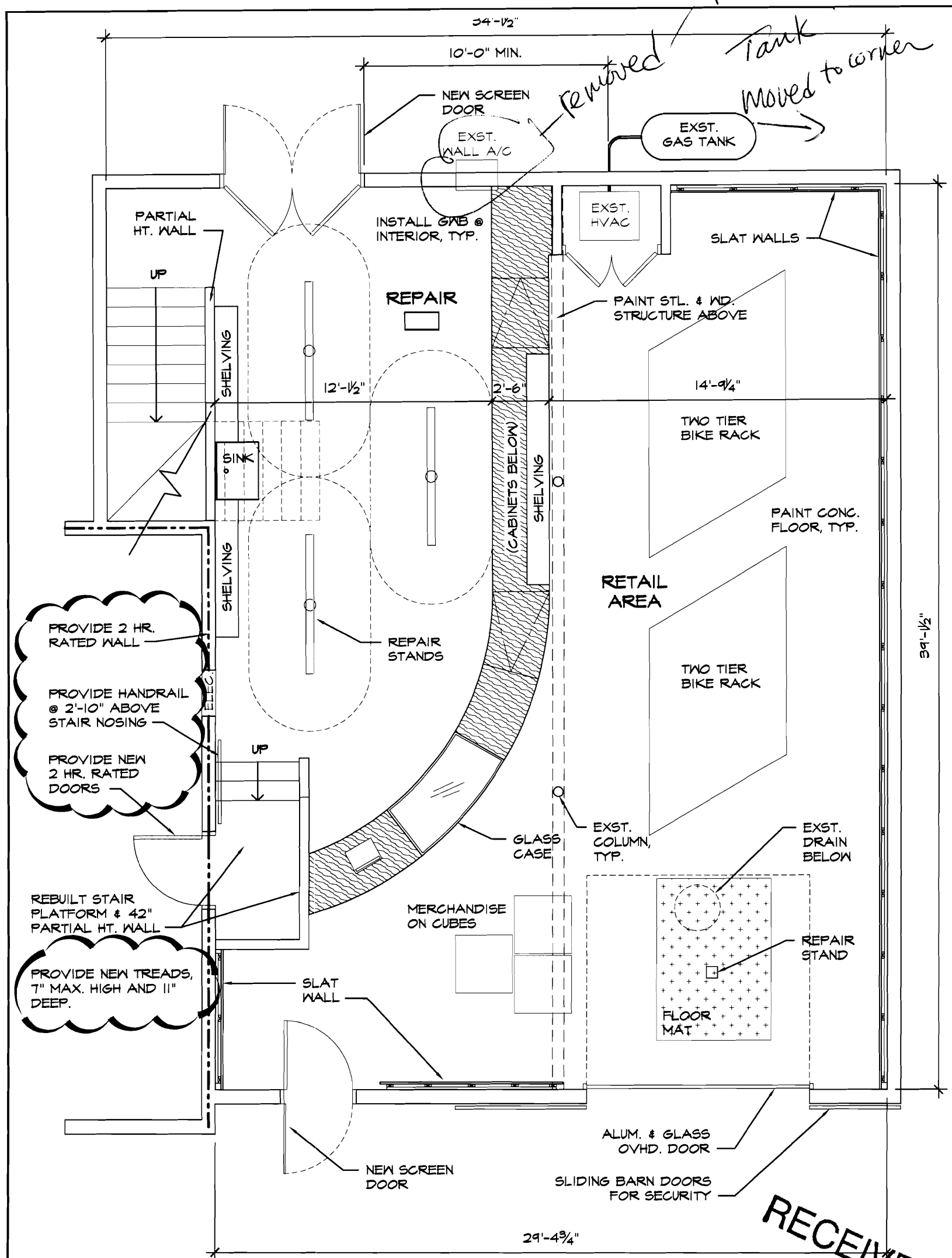
TITLE
FIRST FLOOR DEMOLITION PLAN

JOB # 04-142
 DATE 24 NOVEMBER 2009
 SCALE 1/4"=1'-0"

SHEET
D1

Tuesday, November 24, 2009 3:20:15 PM 09-ERIC RASMUSSEN
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11/25/09
per Chris C.



PROVIDE 2 HR. RATED WALL
PROVIDE HANDRAIL @ 2'-10" ABOVE STAIR NOSING
PROVIDE NEW 2 HR. RATED DOORS

REBUILT STAIR PLATFORM & 42" PARTIAL HT. WALL
PROVIDE NEW TREADS, 7" MAX. HIGH AND 11" DEEP.

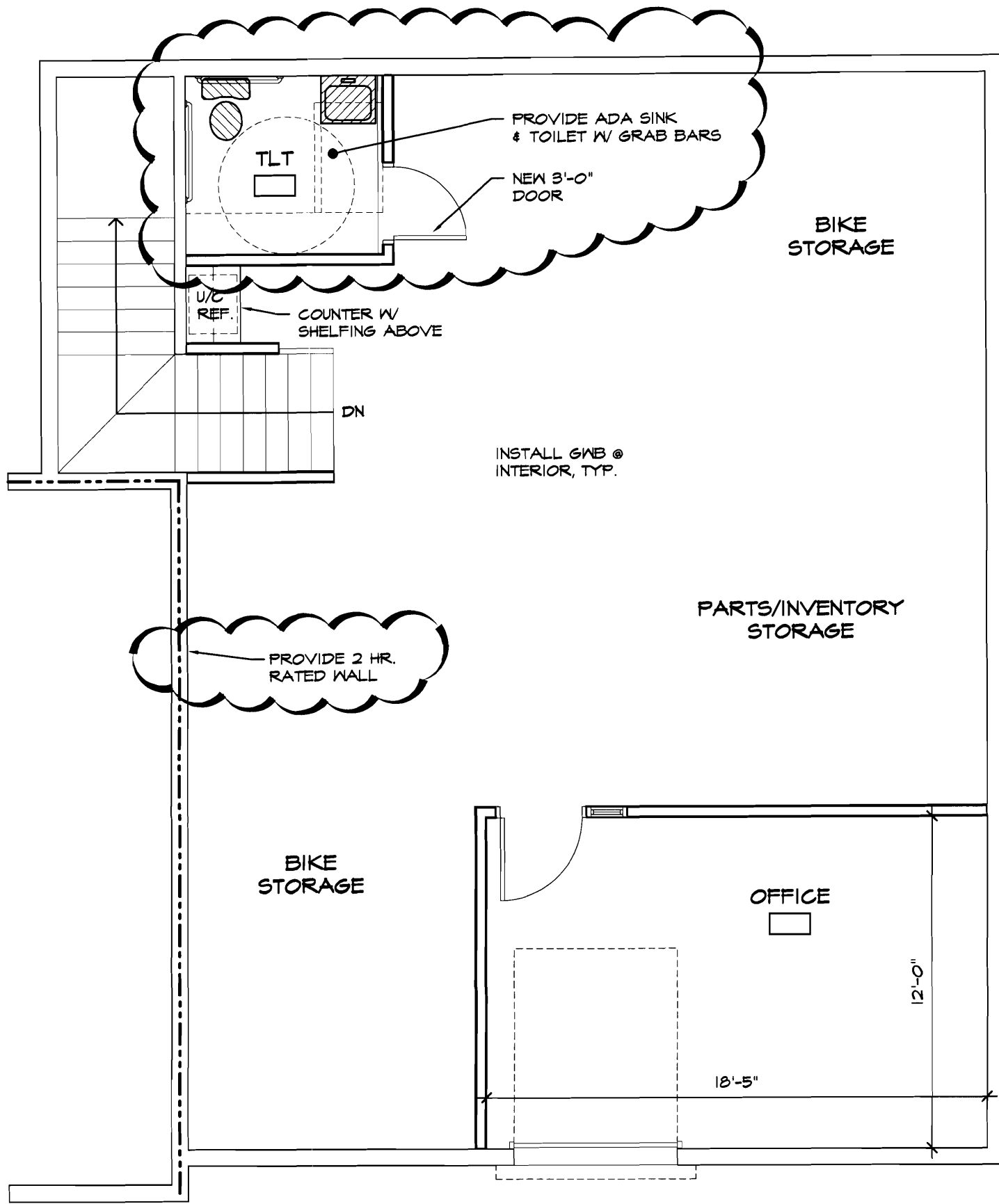
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TITLE FIRST FLOOR PLAN		JOB # 04-142	SHEET
		DATE 24 NOVEMBER 2009	A1
		SCALE 1/4"=1'-0"	

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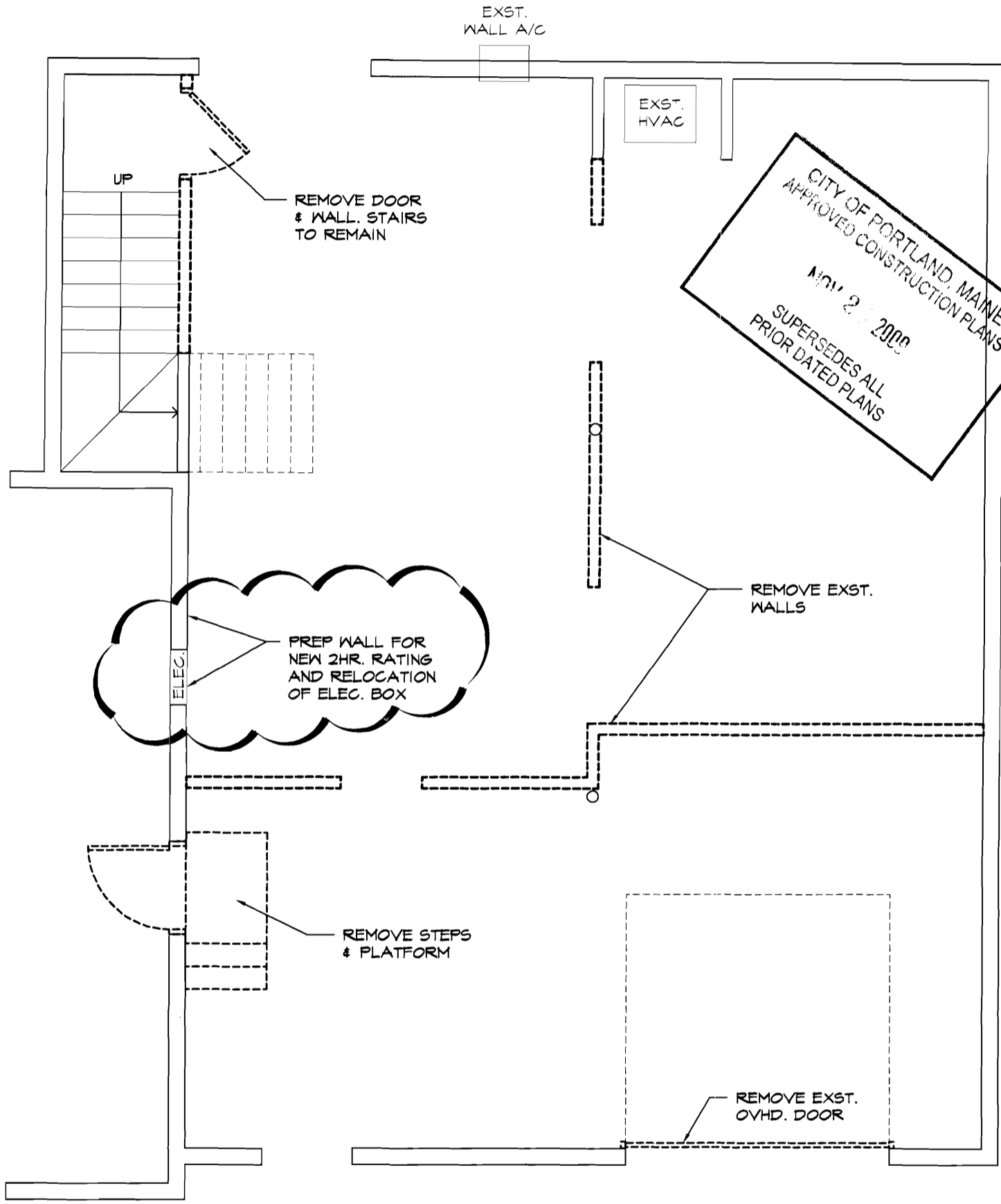
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© 2009 PDT Architects TITLE SECOND FLOOR PLAN	Allspeed Bicycle and Ski PORTLAND, MAINE		SHEET A2
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	DATE	24 NOVEMBER 2009	
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Tuesday, November 24, 2009 3:22:42 PM 06-ERIC RASMUSSEN
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CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 Nov 2 2009
 SUPERSEDES ALL
 PRIOR DATED PLANS

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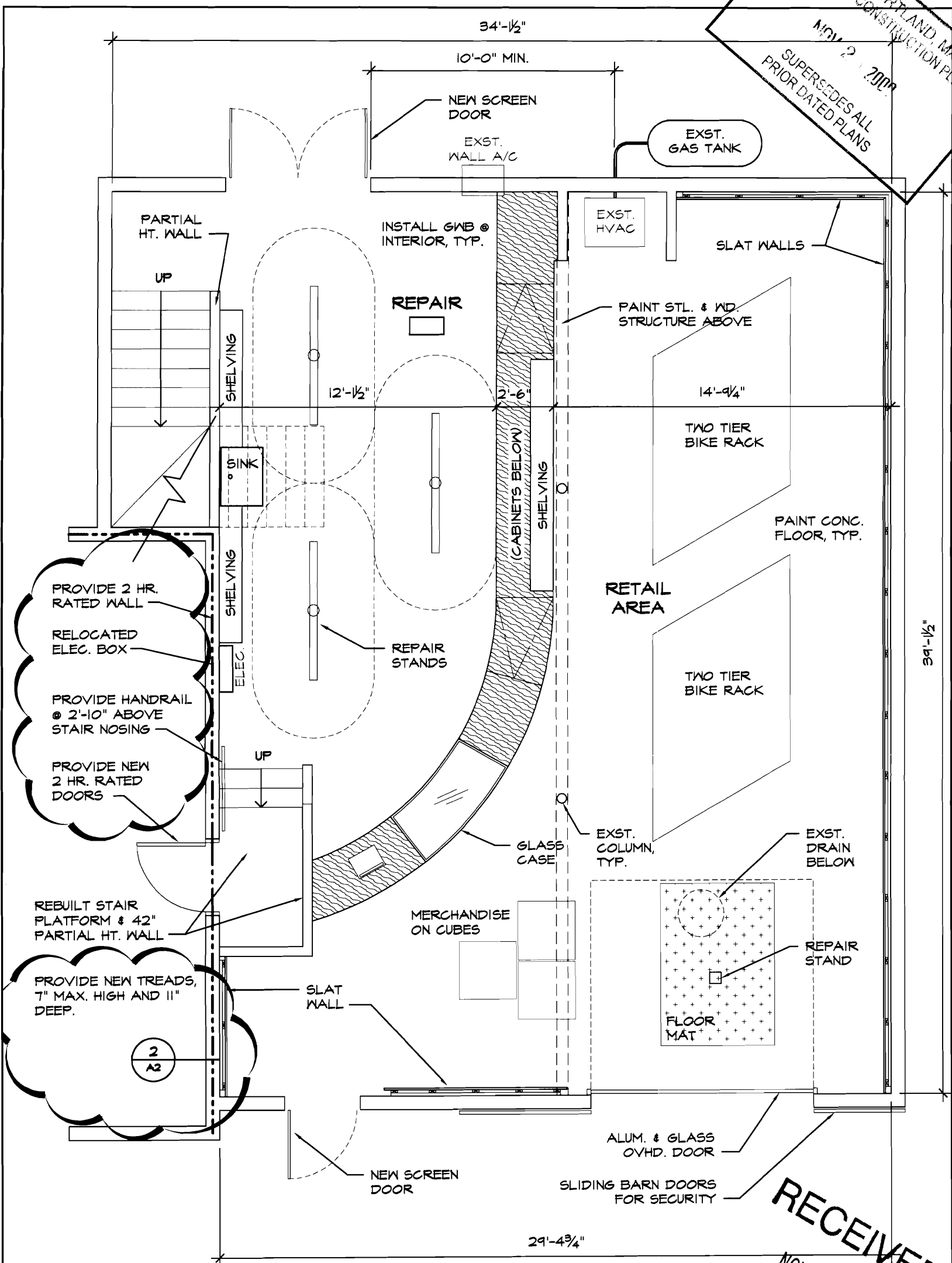
TITLE
DEMOLITION PLAN

JOB #
 DATE 25 NOVEMBER 2009
 SCALE 1/4"=1'-0"

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D1

Wednesday, November 25, 2009 1:04:07 PM 09-24NOV09.DWG ERIC RASMUSSEN

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 NOV 25 2009
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PROVIDE 2 HR. RATED WALL
 RELOCATED ELEC. BOX
 PROVIDE HANDRAIL @ 2'-10" ABOVE STAIR NOSING
 PROVIDE NEW 2 HR. RATED DOORS

REBUILT STAIR PLATFORM & 42" PARTIAL HT. WALL
 PROVIDE NEW TREADS, 7" MAX. HIGH AND 11" DEEP.

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TITLE
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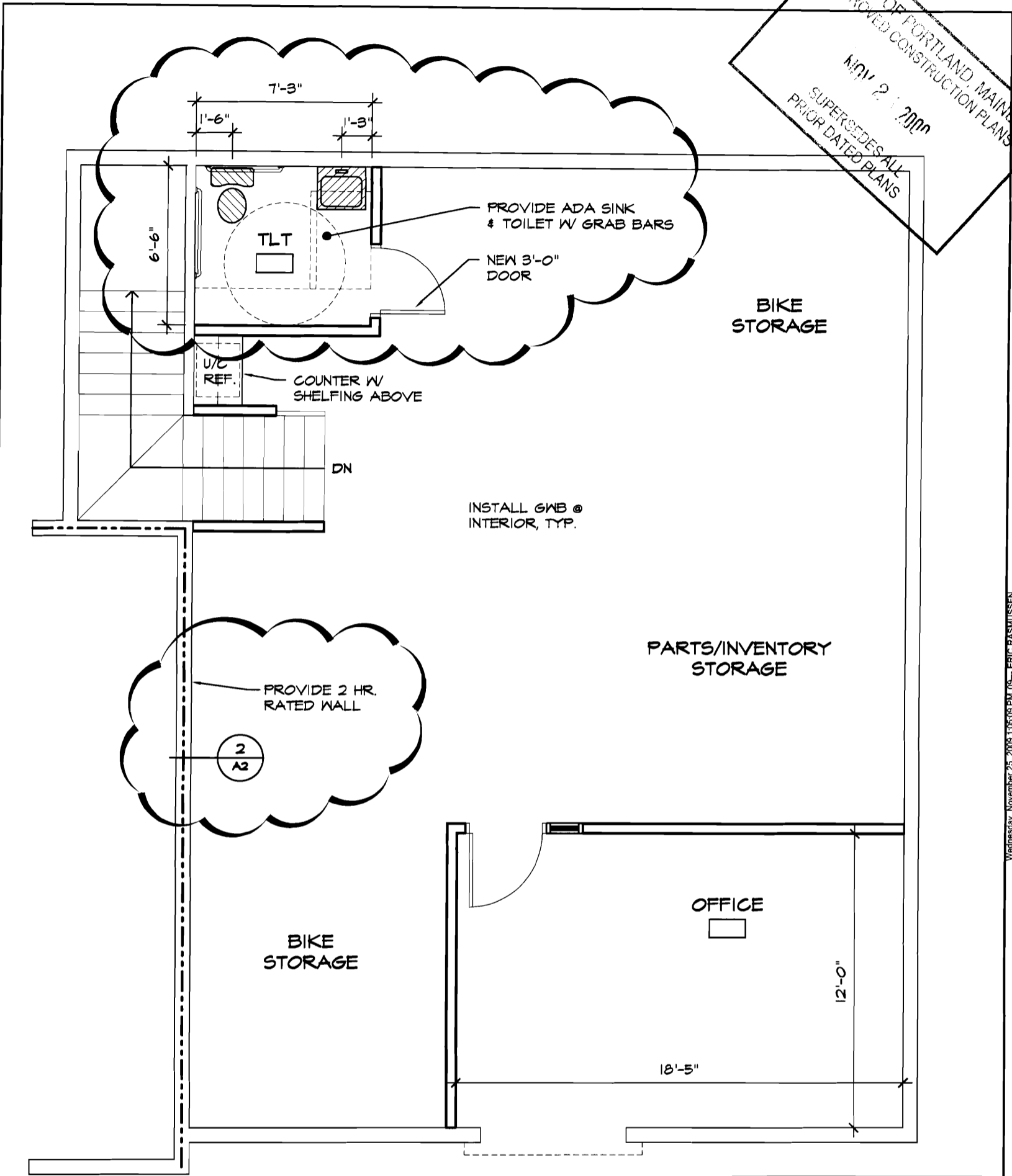
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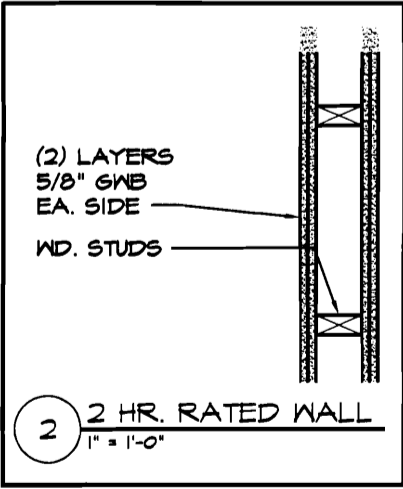
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 SECOND FLOOR PLAN
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