

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

SCARKS MICHAEL K /A & M Partners

**Located at**

970 BAXTER BLVD & 500 WASHINGTON  
AVE

**PERMIT ID:** 2013-00039

**CBL:** 429 I001001

has permission to **Alterations to existing office space at 970 Baxter and 500 Washington Ave.  
Minimal demo of existing non-load bearing interior partions, construction for new  
office layout**

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 closoed-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.

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**PERMIT ID:** 2013-00039

**Located at:** 970 BAXTER BLVD & 500

**CBL:** 429 I001001

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (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.**

**REQUIRED INSPECTIONS:**

Close-in Plumbing/Framing  
Electrical Close-in  
Above Ceiling Inspection  
Final - Electric  
Final - Fire  
Final - 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.

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 2013-00039	<b>Date Applied For:</b> 01/07/2013	<b>CBL:</b> 429 I001001
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<b>Location of Construction:</b> 970 BAXTER BLVD & 500 WASH	<b>Owner Name:</b> SCARKS MICHAEL K	<b>Owner Address:</b> 38 PINERIDGE RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> A & M Partners	<b>Contractor Address:</b> 120 Exchange Street Portland	<b>Phone</b> (207) 879-1358
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> same - 3rd floor- office	<b>Proposed Project Description:</b> Alterations to existing office space at 970 Baxter and 500 Washington Ave. Minimal demo of existing non-load bearing interior partions, construction for new office layout
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 01/09/2013
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		

<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 01/30/2013
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		

- 1) Interior finishes shall be classified and comply with the standards for occupancy group per IBC Chapter 8.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
- 3) Partition walls are to be fastened and braced adequately for stability.
- 4) 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.
- 5) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ben Wallace Jr	<b>Approval Date:</b> 02/21/2013
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		

- 1) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 2) All means of egress to remain accessible at all times.
- 3) Application requires State Fire Marshal approval.
- 4) 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. This review does not include approval of fire alarm system design or installation.
- 5) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 6) Construction or installation shall comply with City Code Chapter 10.
- 7) Fire extinguishers are required per NFPA 1.
- 8) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 9) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 10) A furniture plan for the office cubicals shall be submitted for approval and shall be installed prior to final inspection.

<b>Location of Construction:</b> 970 BAXTER BLVD & 500 WASH	<b>Owner Name:</b> SCARKS MICHAEL K	<b>Owner Address:</b> 38 PINERIDGE RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> A & M Partners	<b>Contractor Address:</b> 120 Exchange Street Portland	<b>Phone</b> (207) 879-1358
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

11 A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.

12 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.

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 2013-00039	Issue Date:	CBL: 429 1001001;
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Location of Construction: 970 BAXTER BLVD & 500 Washington Ave (3rd floor)	Owner Name: SCARKS MICHAEL K	Owner Address: 38 PINERIDGE RD SACO, ME 04072	Phone: 429-1-007
Business Name:	Contractor Name: A & M Partners	Contractor Address: 120 Exchange Street Portland ME 04101	Phone (207) 879-1358
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2
Past Use: Commercial - 3rd floor - office	Proposed Use: Commercial - Office - 3rd floor.	Permit Fee: \$410.00	Cost of Work: \$39,000.00
Proposed Project Description: Alterations to existing office space at 970 Baxter and 500 Washington Ave. Minimal demo of existing non-load bearing interior partitions, construction for new office layout		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A 2/21/13	INSPECTION: Use Group: B Type: 2 MUBEC 2009
		Signature: [Signature] (SB)      Signature: [Signature] 4/30/13	
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: 01/07/2013	<b>Zoning Approval</b>
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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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>OK Date: 1/9/13 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 District 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	PHONE

4-11-13 INSP BY BKL

5-2-13 GF - BKL BLDG - PASS  
ELER - FAIL

5-29-13 GF / BKL ABOVE  
CEILING - PASS

6-7-13 GF / BKL - E-LTS NOT PROPER (LABELS)  
MOVE IN - GFCI LABELS  
PHASE (1) - REV. SEATING

8-6-13 BKL - PASS ABOVE CEILING

10-14-13 GF - Follow UP Request,  
BKL  
Kitchen In e.



# 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>970 Baxter Blvd / 500 Washington Ave</u>		
Total Square Footage of Proposed Structure/Area <u>13334</u>		Square Footage of Lot <u>N/A - internal modifications to existing</u>
Tax Assessor's Chart, Block & Lot Chart# <u>429</u> Block# <u>I</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Stefan Scarfs</u> Address <u>120 Exchange St</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>(207)-730-1023</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>38,250.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>410</u>
Current legal use (i.e. single family) <u>Commercial office</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>No change</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Alterations to existing office space occupied by tenant. Minimal demo of existing non-load bearing interior partitions; construction of walls for new office layout. Plumbing/Electrical on separate permit.</u>		
Contractor's name: <u>AJM Partners</u> Address: <u>120 Exchange St</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>(207) 879-1358</u> Who should we contact when the permit is ready: <u>Stefan Scarfs (207) 730-1023</u> Telephone: _____ Mailing address: <u>120 Exchange St Portland ME 04102</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.

RECEIVED  
JAN 07 2013

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.

Dept. of Building Inspections  
City of Portland, Maine

Signature: \_\_\_\_\_ Date: 1/7/12

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