

Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION PERMIT

PERMIT ISSUED  
Permit Number: 100515  
MAY 27 2010  
CITY OF PORTLAND

This is to certify that SOUTHERN MAINE PROPERTIES CO  
has permission to interior renovations to 323 Marginal Way for MPBC  
AT 315 MARGINAL WAY CBL 023 E002001

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 lathed or otherwise closed-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. R. Gauthier  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 5/26/10  
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: 10-0515	Issue Date:	CBL: 023 E002001
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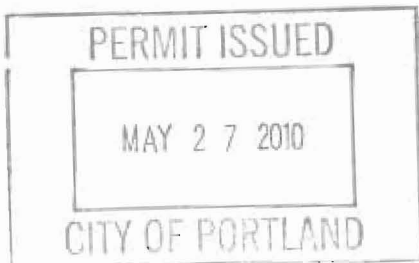
Location of Construction: 315 MARGINAL WAY	Owner Name: SOUTHERN MAINE PROPRTIE	Owner Address: BOX 7525 DTS, 5 MILK ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-5

Past Use: Commercial - Office	Proposed Use: Commercial - Office - interior renovations to 323 Marginal Way for "Maine Public Broadcasting Corporation"	Permit Fee: \$380.00	Cost of Work: \$36,000.00	CEO District: 1
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Proposed Project Description: interior renovations to 323 Marginal Way for MPBC	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type IBC-2003
	Signature: <i>(Signature)</i>	Signature: <i>(Signature) 5/26/10</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: Idobson	Date Applied For: 05/13/2010	<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>	<b>Special Zone or Reviews</b> <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"/> Date: <i>MS stillio</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 Date: _____
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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

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

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

Permit No: 10-0515	Date Applied For: 05/13/2010	CBL: 023 E002001
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Location of Construction: 315 MARGINAL WAY	Owner Name: SOUTHERN MAINE PROPRTIE	Owner Address: BOX 7525 DTS, 5 MILK ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office - interior renovations to 323 Marginal Way for "Maine Public Broadcasting Corporation"	Proposed Project Description: interior renovations to 323 Marginal Way for MPBC
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/17/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) Separate permits shall be required for any new signage.</li> <li>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 05/26/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) 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.</li> <li>2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> <li>3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</li> </ol>			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 05/19/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.</li> <li>2) 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.</li> <li>3) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.</li> <li>4) Fire extinguishers required. Installation per NFPA 10</li> <li>5) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.</li> <li>6) Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.</li> <li>7) All construction shall comply with NFPA 1 and 101.</li> </ol>			

Comments: 5/17/2010-mes: moving from a different part of the same building as shown
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## **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 Inspection 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 with construction.**

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

**Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.**



# 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>323 MARGINAL WAY</u>			
Total Square Footage of Proposed Structure/Area <u>3431 SF</u>		Square Footage of Lot <u>1.55 +/- AC</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>23</u> Block# <u>E</u> Lot# <u>2</u>		Applicant * <u>must</u> be owner, Lessee or Buyer' Name <u>Southern Maine Properties Co.</u> Address <u>P.O. Box 7525</u> City, State & Zip <u>Portland, ME 04112</u>	Telephone: <u>772-6404</u>
Lessee/DBA (If Applicable) <u>MAINE PUBLIC BROADCASTING Corporation</u>		Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>36,000</u> C of O Fee: \$ Total Fee: \$ <u>380</u>
Current legal use (i.e. single family) <u>OFFICE</u>			
If vacant, what was the previous use? <u>OFFICE</u>			
Proposed Specific use: <u>OFFICE</u>			
Is property part of a subdivision? <u>NO</u> If yes, please name _____			
Project description: <u>RENOVATIONS for MPBC to relocate to a different portion of building (from 309 Marginal Way to 323 Marginal Way)</u>			
Contractor's name: _____			
Address: _____			
City, State & Zip _____		Telephone: _____	
Who should we contact when the permit is ready: <u>BRUCE KISTLER</u>		Telephone: <u>772-8286 x207</u>	
Mailing address: <u>P.O. Box 7525 Portland, ME 04112</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.

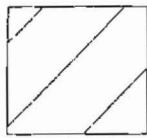


I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

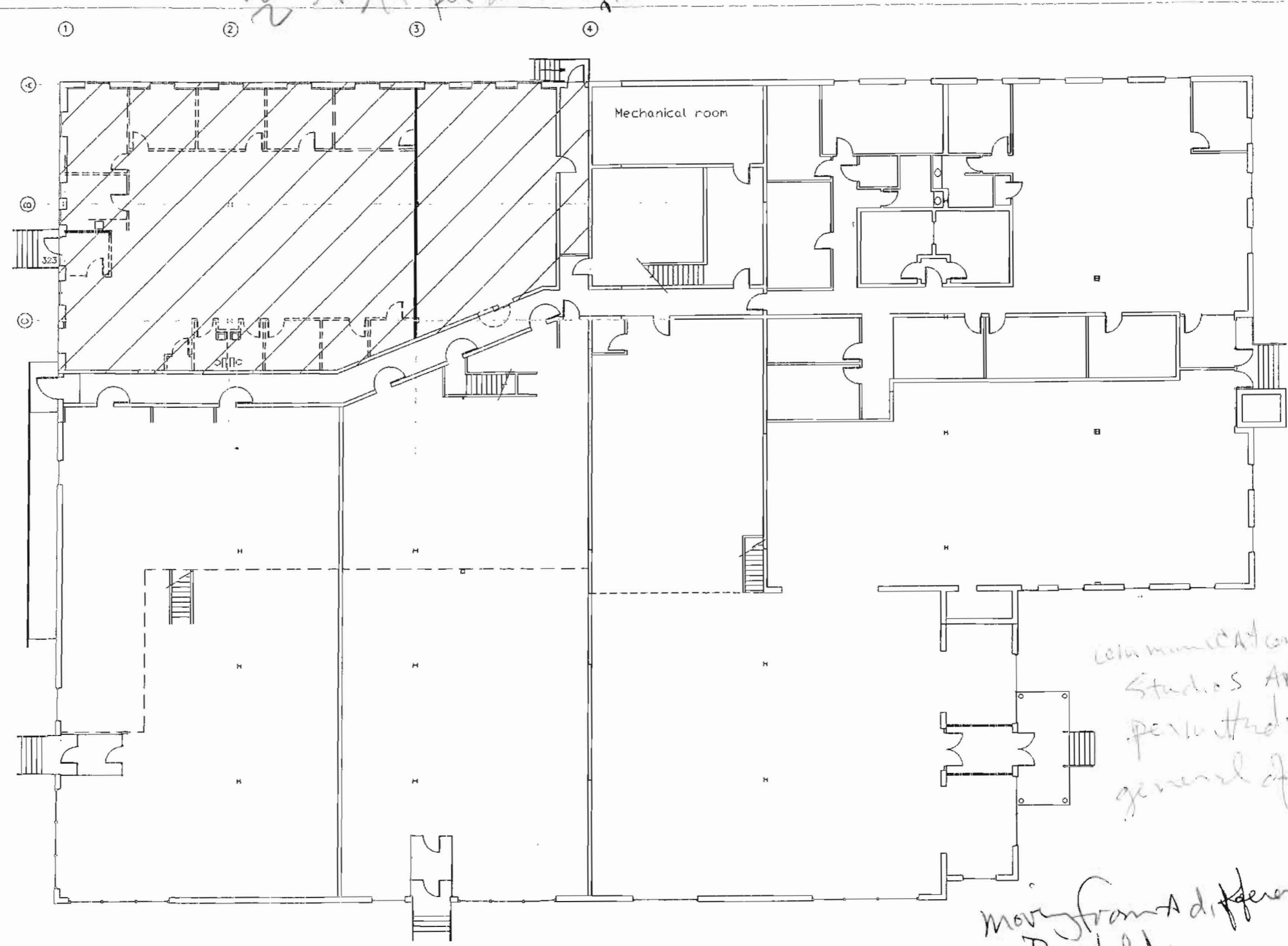
Signature: [Signature] Date: 5/13/10

This is not a permit; you may not commence ANY work until the permit is issued  
MAY 13 2010

~ 3431 sq ft per sheet 10/16

**Legend:**

-  = Area to be renovated.
-  = Existing finishes to be remain.
-  = Existing finishes to be removed.

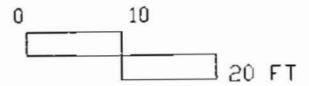


communication & Broadcast  
 Studios Area  
 permitted use -  
 general offices

Moving from a different part of  
 The bldg

**323 Marginal Way Building and Demolition Plan**

5/3/10



**Sheet A-0**

General Notes:

All work to be in compliance with all applicable codes and ordinances.

No changes to existing roof or exterior walls insulation.

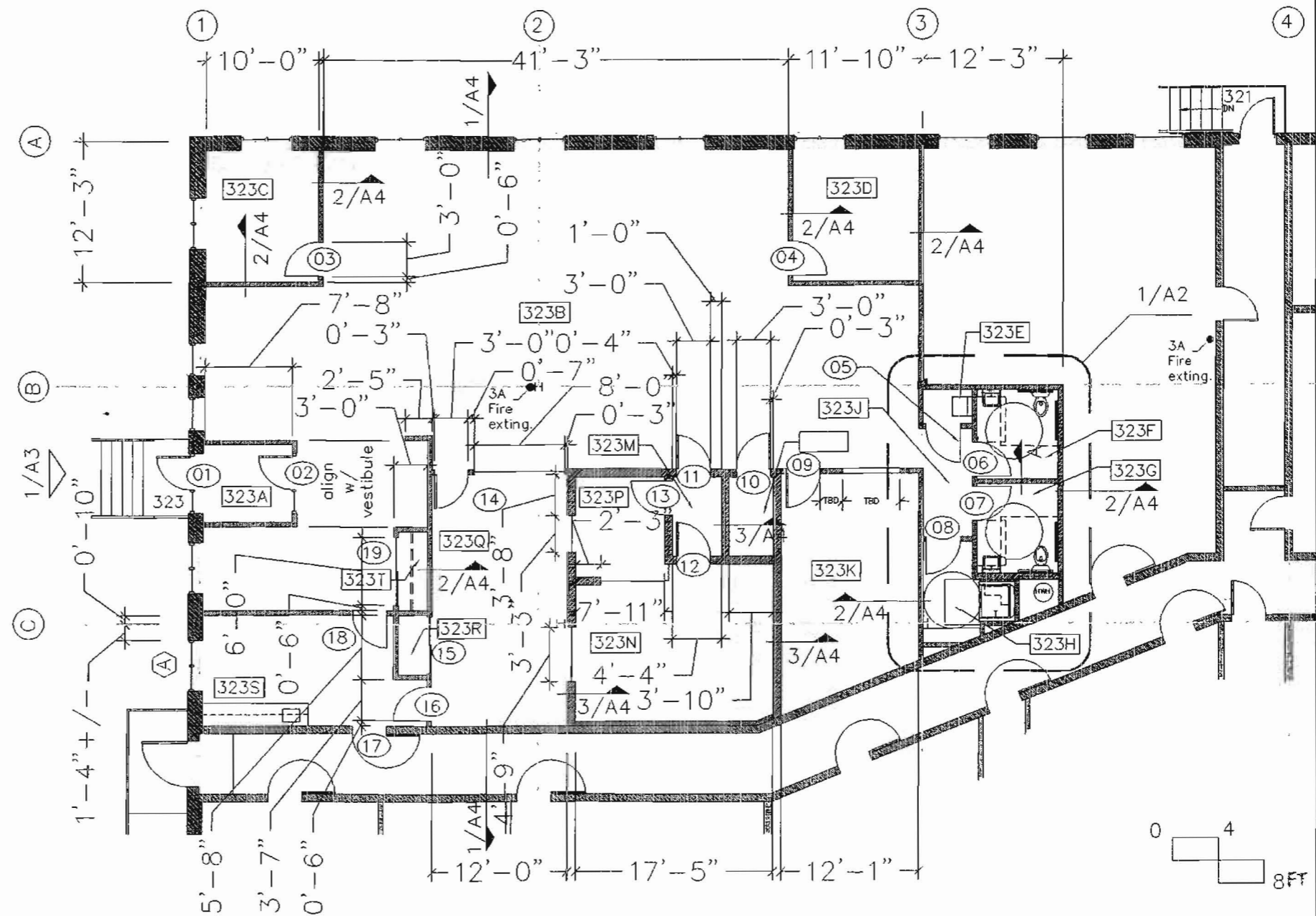
Contractor to coordinate work with landlord to minimize disruption to other tenants.

Building is fully sprinklered and monitored to NFPA.

Existing HVAC system to remain.

All dimension to outside face of finish.

Notify owner of any discrepancies.

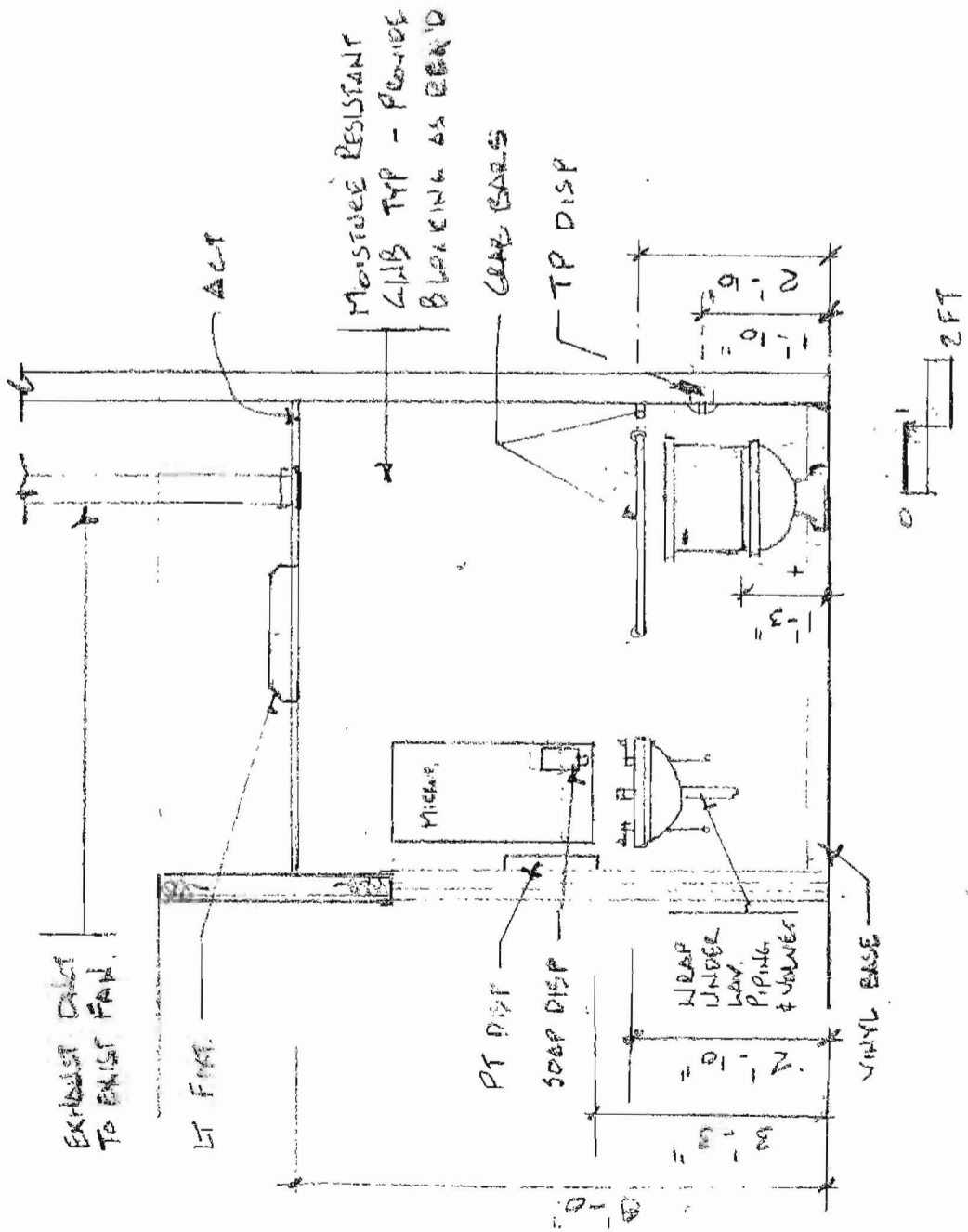


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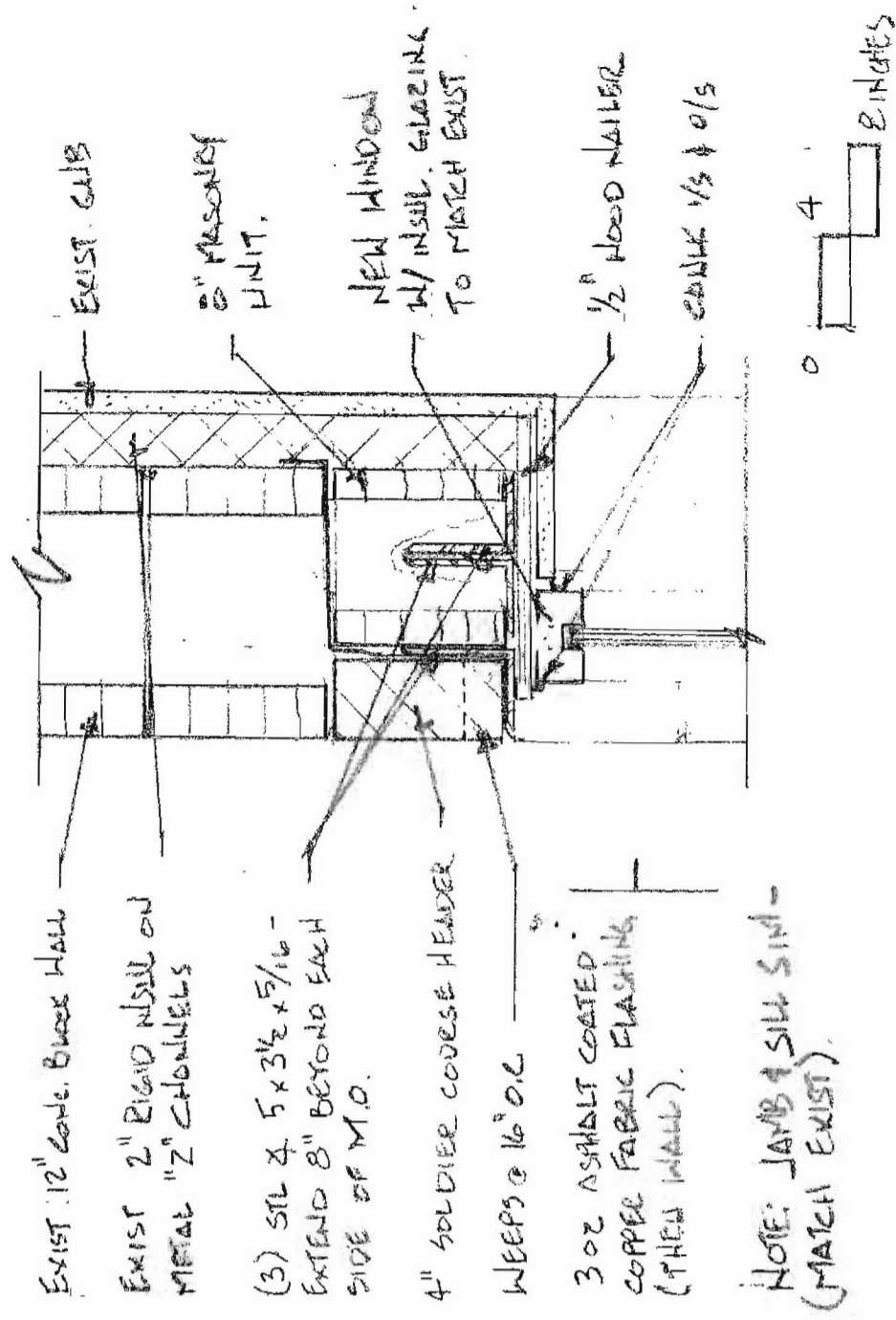
323 Marginal Way Floor Plan

5/3/10

**Sheet A-1**



2 TOILET ROOM ELEVATION (TRP)

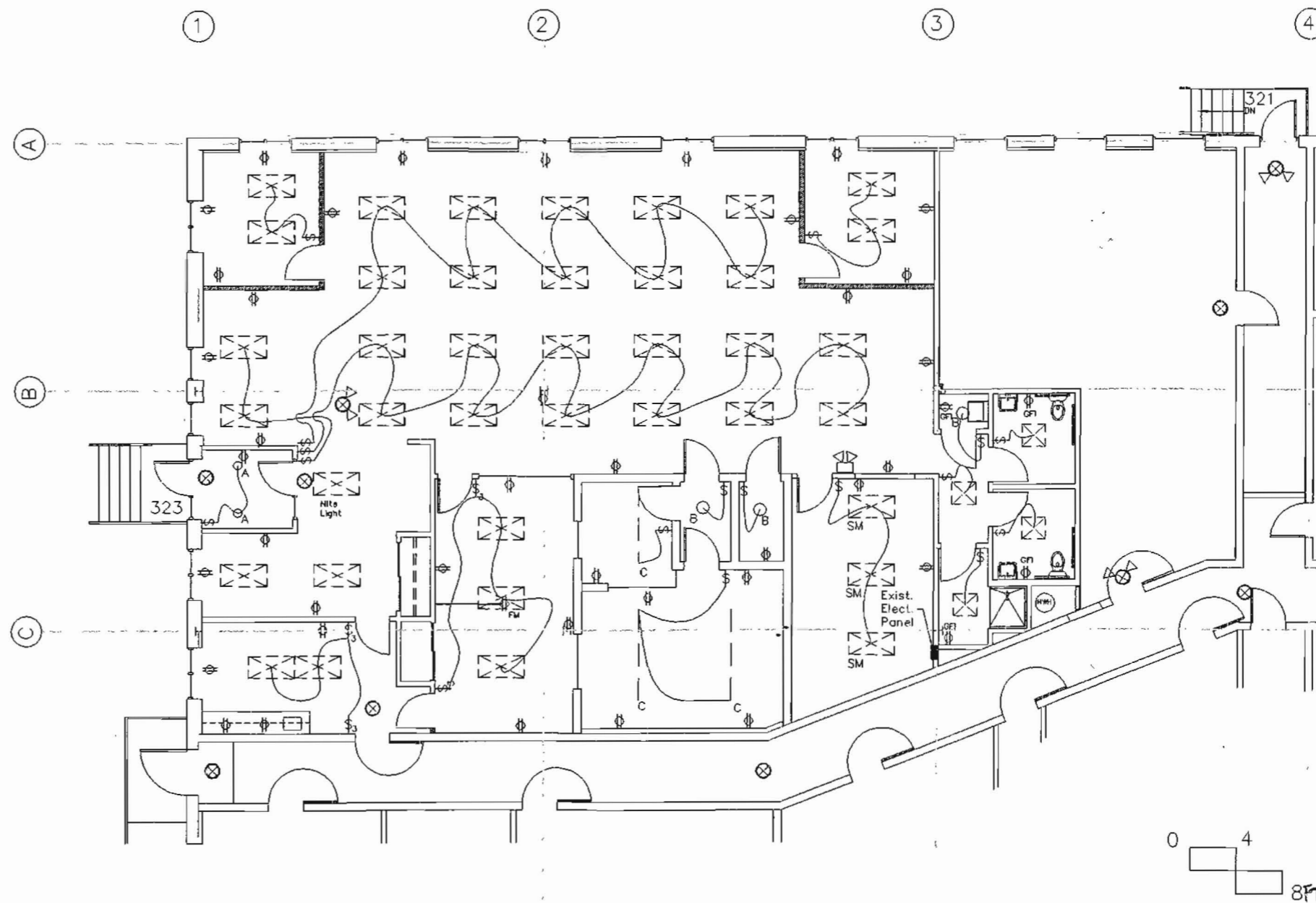


1 WINDOW SECTION DETAIL



Electrical Legend:

- = Electrical panel
- ⌘ = 2'x4'recessed florescent 18 cell parabolic troffer (3 - T-5 Lamps) to replace existing troffers
- ⌘<sub>SM</sub> = 2'x4'recessed florescent 18 cell parabolic troffer (3 - T-5 Lamps) to replace existing troffers
- ⌘ = 2'x2'recessed florescent troffer.
- ⊙<sub>A</sub> = Existing recessed fluorescent can.
- ⊙<sub>B</sub> = surface mt. incandescent 2 - lamp type fixture. Lightolier Triplex 13 Cat # 5002 or equal.
- = Lightolier incandecent track lighting track surface (ACT) mount (Black)
- ⊙<sub>A</sub> = Combination LED Exit light & emergency lights.
- ⊙ = LED Exit light.
- ⊕ = Light switch.
- ⌘ = Emergency Light
- ⌘<sub>GFI</sub> = GFI Duplex receptacle.
- ⌘<sub>3</sub> = (3) way light switch.
- ⌘ = Duplex Receptacle.
- ⌘<sub>FM</sub> = Floor Mounted Duplex Receptacle.



①

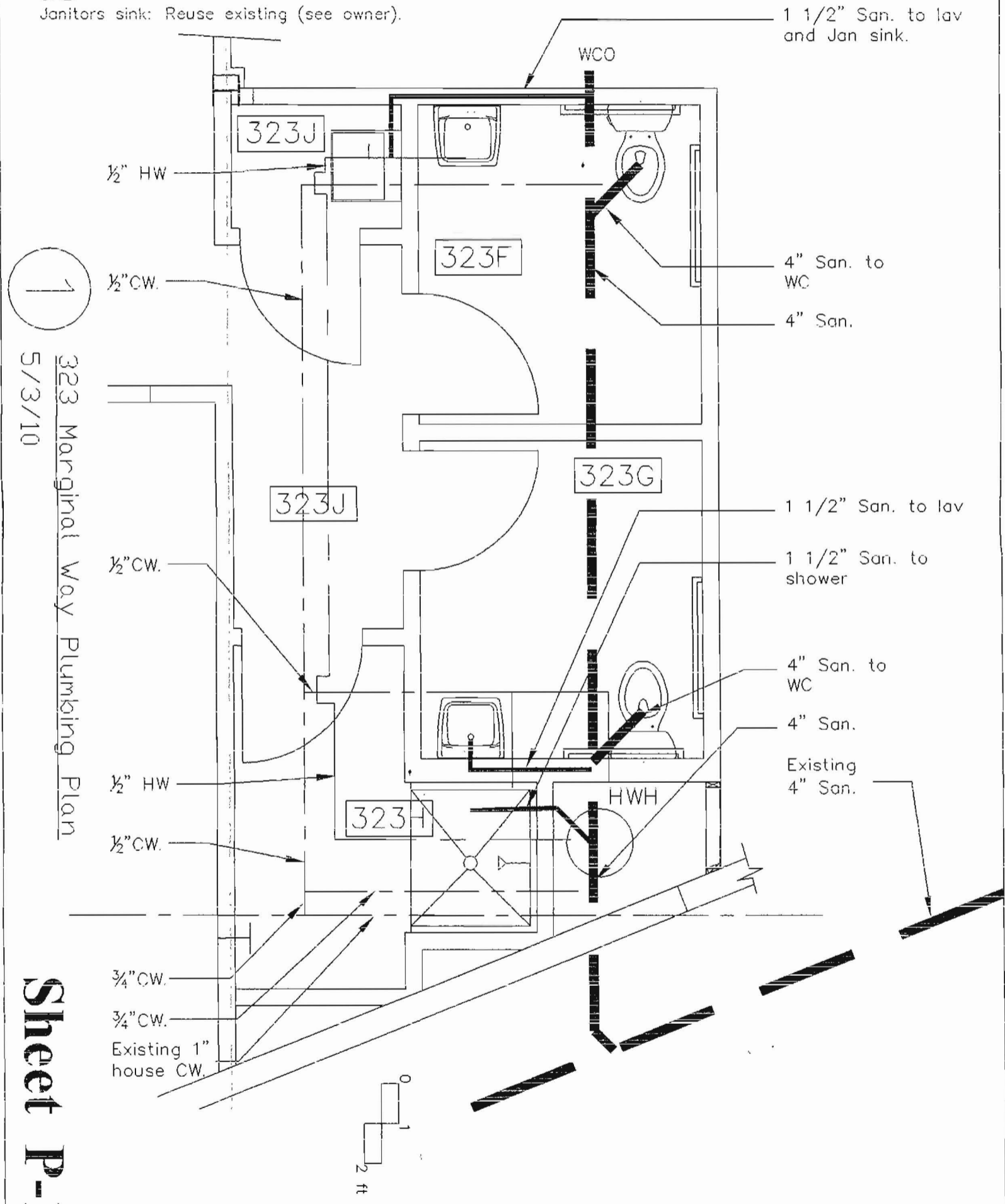
323 Marginal Way Electrical Plan

5/3/10

**Sheet E-1**

**Relocated Toilet Rooms Plumbing Notes:**

Tie into existing house cold water supply line provide shut-off valve. Insulate all CW lines.  
 Water Closets: provide 4" san, 2" vtr, and 1/2" CW line w/ shut-off to each water closet.  
 Lavatory, Jan Sink, and shower: Provide 1 1/2" san, 1 1/4" vtr, 1/2" CW and 1/2" HW with individual shut-offs to each.  
 Reuse existing 4" vtr. Slope vent line to drain.  
 HWH: 40 gal electric. provide 3/4" CW supply with shut-offs on inlet and outlet.  
 WC to be: American Standard "Cadet FloWise" Right Height Pressure assist toilet and seat (White). or approved equal (OAE).  
 Lavatory to be: American Standard "Comrade" Wall mounted sink 0124.024 (white) with American Standard Relaint 3 faucet with single control faucet 7385.040 (polished chrome) OAE  
 Shower to be Kohler K-12111-C Freewill Barrier free Shower Module with folding seat with vinyl curtain. OAE.  
 Janitors sink: Reuse existing (see owner).




1


323 Marginal Way Plumbing Plan  
5/3/10

Sheet P-1

SAT 9 of 10

**Legend:**


 = Travel Distance to an exit (100 ft max. allowable).

 = Travel Distance to a Fire extinguisher (75 ft max allowable).

• = Fire extinguisher – min req'd 2A (2A will serve 4000 sf).

 = Combination LED Exit light & emergency lights.

⊗ = LED Exit light.

 = Emergency Light

Fire and egress data: (Existing Building):

Applicant: Southern Maine Properties Co.  
PO Box 7525  
Portland, Maine 04112  
(207) 772-6404

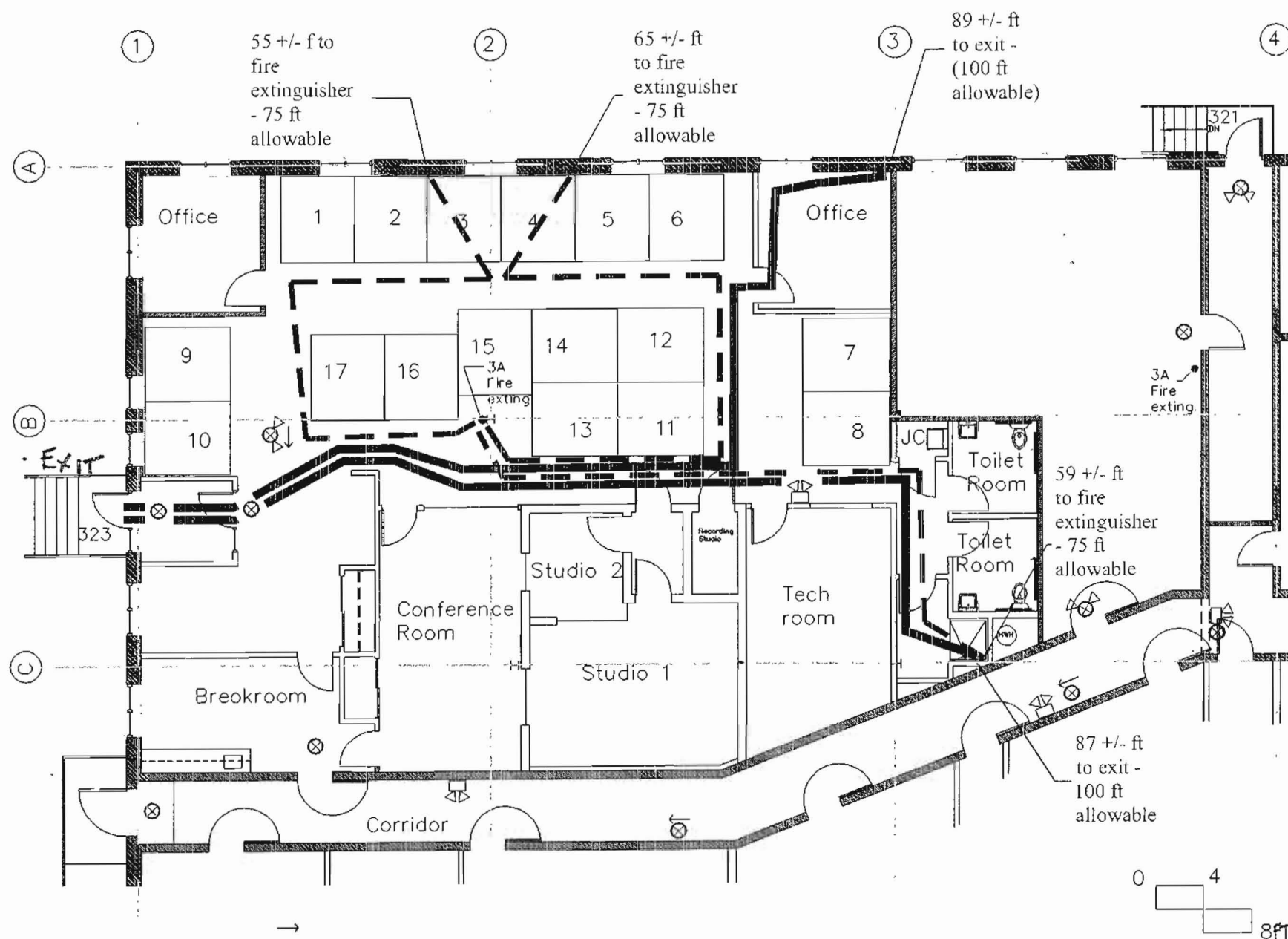
Project Architect: None.

Sprinklers: Existing bldg has full coverage – wet sprinkler monitored system to NFPA.

Occupancy: Existing Business & Existing Mercantile.

Tenant area = 3,431 +/- sf

Occupancy Load based on 1 Occ/100 sf:  
= 35 occupants only one exit is required.



323 Marginal Way Egress Plan

5/3/10

**Sheet EG-1**