

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MARY J CLAPP EDEVS

Located At 443 CONGRESS ST

Job ID: 2011-04-929-ALTCOMM

CBL: 027 - - B - 002 - 001 - - - -

has permission to Remodel 2nd & 3rd floor office for Planned Parenthood 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 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

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|---|--|---|---|
| Job No: 2011-04-929-ALTCOMM | Date Applied: 4/28/2011 | CBL: 027 - - B - 002 - 001 - - - - - | |
| Location of Construction: 443 CONGRESS ST (2nd & 3rd floor) | Owner Name: JJR 443 Congress, LLC | Owner Address: One City Center, 4th floor PORTLAND, ME 04101 | Phone: 207-522-0688 |
| Business Name: | Contractor Name: Nichols, Alan | Contractor Address: | Phone: 207-522-0688 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG - Building | Zone: B-3 |
| Past Use: Offices | Proposed Use: Offices – remodel for “Planned Parenthood of Northern New England” | Cost of Work: 500000.00 | 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: IB IBC 2009 Signature: JMB |
| Proposed Project Description: 443 Congress St. – remodel offices on 2nd & 3rd floor | | Pedestrian Activities District (P.A.D.) | 5/20/11 |

Permit Taken By: **Zoning Approval**

| | | | |
|---|---|--|--|
| <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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK w/ conditions 5/3/11 ABM</p> | <p>Zoning Appeal</p> <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> | <p>Historic Preservation</p> <p><input type="checkbox"/> Not in Dist 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: Any exterior work requires a separate review and approval The historic preservation</p> |
| | 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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-04-929-ALTCOMM

Located At: 443 CONGRESS

CBL: 027 - - B - 002 - 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. Separate permits shall be required for any new signage.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.

Fire

1. All construction shall comply with City Code Chapter 10.
2. Application requires State Fire Marshal approval.
3. 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.
4. Fire extinguishers are required. Installation per NFPA 10.
5. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
6. An AES master box is required.
7. 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.
8. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
9. 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.
10. Non-combustible construction of this structure requires all construction to be Non-combustible.
11. 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. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.

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. Statement of special inspections shall be submitted for new structural elements and spray fire proofing prior to this work taking place.
5. Com check for electrical and mechanical shall be submitted for energy compliance.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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. Framing Inspections
 2. Close in for framing, electrical, plumbing
 3. Final – Commercial, special inspections report required

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.

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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>443 Congress Street, Portland</u> | | |
| Total Square Footage of Proposed Structure/Area <u>~11,624 S.F. of remodel on 2nd & 3rd Floors</u> | Square Footage of Lot <u>N/A</u> | |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>CBL 027 8002001 027 2002</u> | Applicant "must be owner, Lessee or Buyer" Name <u>JJR 443 Congress, LLC</u> Address <u>One City Center, 4th Floor</u> City, State & Zip <u>Portland ME 04101</u> | Telephone: <u>207-522-0688</u> <u>(Alan Nichols)</u> |
| Lessee/DBA (If Applicable) <u>Planned Parenthood of Northern New England</u> | Owner (if different from Applicant) Name <u>APR 28 2011</u> Address <u>Dept. of Building Inspections</u> City, State & Zip <u>City of Portland Maine</u> | Cost Of Work: \$ <u>500,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>5,020.00</u> |
| Current legal use (i.e. single family) <u>Business Occupancy</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Business Occupancy</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Remodeling of Second and Third Floors of Clapp Memorial Building @ 443 Congress Street</u> | | |
| Contractor's name: <u>TBD</u> | | |
| Address: _____ | | |
| City, State & Zip _____ | | Telephone: _____ |
| Who should we contact when the permit is ready: <u>Alan Nichols</u> | | Telephone: <u>207-522-0688</u> |
| Mailing address: <u>JJR 443 Congress, LLC One City Center, 4th Floor, Portland ME 04101</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: 4/27/11

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

4/28/11

Job Summary Report
Job ID: 2011-04-929-ALTCOMM

Report generated on Apr 29, 2011 12:27:34 PM

| | | | | | |
|----------------------------------|--------------------------|------------------------------|------------------|---------------------------|------|
| Job Type: | Alter/Adds to Commercial | Job Description: | 443 Congress St. | Job Year: | 2011 |
| Building Job Status Code: | In Review | Pin Value: | 1281 | Tenant Name: | |
| Job Application Date: | | Public Building Flag: | N | Tenant Number: | |
| Estimated Value: | 500,000 | Square Footage: | | | |
| Related Parties: | | MARY J E CLAPP | | <i>Property Owner</i> | |
| | | - Alan Nichols | | <i>GENERAL CONTRACTOR</i> | |

Job Charges

| Fee Code Description | Charge Amount | Permit Charge Adjustment | Net Charge Amount | Payment Date | Receipt Number | Payment Amount | Payment Adjustment Amount | Net Payment Amount | Outstanding Balance |
|----------------------|---------------|--------------------------|-------------------|--------------|----------------|----------------|---------------------------|--------------------|---------------------|
|----------------------|---------------|--------------------------|-------------------|--------------|----------------|----------------|---------------------------|--------------------|---------------------|

Location ID: 3704

Location Details

| Alternate Id | Parcel Number | Census Tract | GIS X | GIS Y | GIS Z | GIS Reference | Longitude | Latitude |
|--------------|---------------|--------------|-------|-------|-------|---------------|------------|-----------|
| C38400 | 027 B 002 001 | | M | | | | -70.258758 | 43.658026 |

| Location Type | Subdivision Code | Subdivision Sub Code | Related Persons | Address(es) |
|---------------|------------------|----------------------|-----------------|--------------------------|
| 1 | | | | 443 CONGRESS STREET WEST |

| Location Use Code | Variance Code | Use Zone Code | Fire Zone Code | Inside Outside Code | District Code | General Location Code | Inspection Area Code | Jurisdiction Code |
|---------------------------|---------------|-------------------|----------------|---------------------|-------------------|-----------------------|----------------------|---------------------------|
| OFFICE & BUSINESS SERVICE | | DOWNTOWN BUSINESS | | | Historic District | | DISTRCT 4 | CENTRAL BUSINESS DISTRICT |

Structure Details

Structure: Loc id 00003703 Alt id 000046

Occupancy Type Code:

| Structure Type Code | Structure Status Type | Square Footage | Estimated Value | Address |
|---------------------------------|-----------------------|----------------|-----------------|--------------------------|
| Office & Professional Buildings | 6 | 8624,88 | | 443 CONGRESS STREET WEST |

| Longitude | Latitude | GIS X | GIS Y | GIS Z | GIS Reference | User Defined Property | Value |
|-----------|----------|-------|-------|-------|---------------|-----------------------|-------|
| 0 | 0 | M | | | | | |

Structure: Medical office

Occupancy Type Code:

66



Certificate of Design Application

From Designer: Morris Switzer ~ Environments for Health
 Date: April 21, 2011
 Job Name: Second + Third Floor Renovation for Planned Parenthood
 Address of Construction: 443 Congress Street

2003 International Building Code

*Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2009 Use Group Classification (s) B Occupancy

Type of Construction IB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO - PER NFPA 13

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

| Floor Area Use | Loads Shown |
|------------------|----------------------------------|
| <u>offices</u> | <u>50 psf + 15 psf partition</u> |
| <u>corridors</u> | <u>80 psf</u> |
| <u>stairs</u> | <u>100 psf</u> |

Wind loads (1603.1.4, 1609) N/A

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance factor, w_b , table 1604.5, 1609.5)
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623) N/A

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_u & S_D (1615.1)
- _____ Site class (1615.1.5)

- _____ Live load reduction
- _____ Roof live loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load P_f
- _____ If $P_g > 10$ psf, snow exposure factor, C_e
- _____ If $P_g > 10$ psf, snow load importance factor, I_s
- _____ Roof thermal factor, C_t (1608.4)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R_d and deflection amplification factor, C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612) N/A

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

Other loads

- _____ Concentrated loads (1607.4)
- _____ 15 psf Partition loads (1607.5)
- _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details *for new communicating stair (non exit)*
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules *interior only*
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003 *N/A*
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

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 building s.f.)*
- 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. *(existing - N/A)*

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.



April 22, 2011

PROJECT: Second and Third Floor Renovation
443 Congress Street
Portland, Maine

For Planned Parenthood of Northern New England
Project No. 201021

OWNER: JJR 443 Congress, LLC
c/o Northland Enterprises
One City Center, 4th Floor
Portland, Maine 04101
Contact: Alan Nichols
Telephone: (207) 522-0688

ARCHITECT: MorrisSwitzer~Environments for Health
Portland Office: 183 Middle Street, Suite 300
Portland, Maine 04101
Telephone: (207) 773-8841
Facsimile: (207) 773-8840
Contact: Bruce Anderson

BUILDING USE: "B" occupancy – 2009 IBC
New Business Occupancy – 2006 NFPA 101 (Life Safety Code)

BUILDING AREA: Approximately 5,817 square feet per floor
Approximately 40,719 total square feet (seven stories)

FIRE PROTECTION: Construction Type: IB (2009 IBC Table 503)
Type II (222) (2006 NFPA 101)

Fire Suppression System: Design according to NFPA 13

Fire Alarm System: Supervisory alarm system



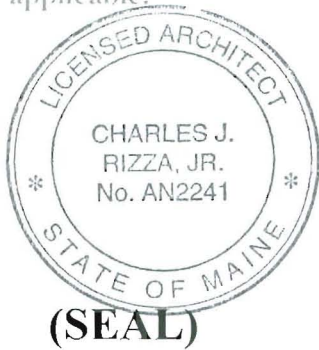
Accessibility Building Code Certificate

Designer: Morris Switzer - Environments for Health, LLC

Address of Project: 443 Congress Street, Portland

Nature of Project: Renovation of 2nd & 3rd Floors for
JJR 443 Congress, LLC

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]*
Charles Rizza, Jr. AIA

Title: Director

Firm: Morris Switzer

Address: 185 Middle Street
Portland

Phone: 713.8841

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: April 21, 2011

From: Morris Switzer ~ Environments for Health, LLC

These plans and / or specifications covering construction work on:

2nd & 3rd Floors @ 443 Congress Street, Portland
for JJR 443 Congress, LLC

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 *International Building Code* and local amendments. 2009



(SEAL)

Signature:

Title: Charles Rizza, Jr. AIA Director

Firm: Morris Switzer

Address: 185 Middle Street
Portland

Phone: 773-8841

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