

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JJR 443 CONGRESS, LLC

Located At 443 CONGRESS ST

Job ID: 2011-07-1641-ALTCOMM

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

has permission to Renovate 1st fl offices – Tenant fit up for the Chamber of Commerce
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 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

[Signature] 7/27/11
Code Enforcement Officer / Plan Reviewer

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

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. Close In Electric, Framing, Plumbing prior to insulation or drywall
 2. Final/Certificate of Occupancy 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 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.



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: 2011-07-1641-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. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property is located in a Pedestrian Activities District(PAD) overlay zone which regulates first floor uses to retail-like and other uses listed in the zoning ordinance. The front windows shall not be blocked or have curtains that block visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to their implementation.
4. This permit is being issued with the condition that the windows along Congress Street will have window treatments that demonstrate to pedestrians the use of the space and draw them in.

Fire

1. All construction shall comply with City Code Chapter 10.
2. 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.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. 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.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. 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.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. 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.

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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. Tempered windows required in locations per IBC Sec. 2406.

Entered 205
66

2011 07 16 41

7/11/11



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. 443 Congress Street		
Total Square Footage of Proposed Structure/Area 4,700		Square Footage of Lot 8,616
Tax Assessor's Chart, Block & Lot Chart# 27 Block# B Lot#2	Applicant *must be owner, Lessee or Buyer* Name JJR 443 Congress, LLC Address One City Center, 4th fl. Portland, ME 04101 City, State & Zip	Telephone: (207) 400-3454
Lessee/DBA (If Applicable) RECEIVED Portland Chamber of Commerce JUL 11 2011	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 170,000 C of O Fee: \$ 75.00 Total Fee: \$ 1,795.00
Current legal use (i.e. single family) <u>Business/Office</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Business/Office</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Renovate into new office space.</u> <u>Existing toilet to remain on 1st floor, tenant has access to two additional toilet on lower level, not shown on plans.</u>		
Contractor's name: <u>Benchmark</u> Address: <u>34 Thomas Drive</u> City, State & Zip <u>Westbrook, ME 04092</u> Telephone: <u>(207) 591-7600</u> Who should we contact when the permit is ready: <u>Alan Nichols</u> Telephone: <u>(207) 522-0688</u> Mailing address: <u>One City Center, 4th Floor Portland ME, 04101 (C/O JJR 443 Congress)</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: 7-7-11

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



July 15, 2011

Ann Machado
Zoning Specialist
City of Portland
389 Congress Street
Portland, ME 04101

RE: 443 Congress Street First Floor Use - PAD District

Dear Ann,

I am writing to you in reference to the first floor tenant for 443 Congress Street. The Portland Chamber of Commerce will occupy the space. We believe this use will satisfy the Portland Code of ordinance requirements of ground floor use under Section 10 Visitor Information Services. The Portland Chamber is a community based service in which its members use the facility for public meetings. These meetings bring in many members of the business community to the space on a regular basis. The Chamber also provides new people coming into the Portland area with information and literature which they will be able to pick up at this location.

We have designed the floor plan so that pedestrian traffic can enter the front door where they can be greeted by the receptionist and look over the available literature. This area of use can viewed from the sidewalk. The conference room is not located adjacent to the sidewalk as we need a clear structural space for presentations which is only possible in the interior of the space.

Based upon the above use we feel that this tenant complies with the intent of the code in reference to the pedestrian activities district. Please call with any questions or concerns.

Sincerely,


David Lloyd
Architect

RECEIVED

JUL 15 2011

Dept. of Building Inspections
City of Portland Maine

From: David Lloyd <lloyd@archetypepa.com>
To: <amachado@portlandmaine.gov>
Date: 7/21/2011 3:27 PM
Subject: FW: chamber /Pad district/ 443 Congress
Attachments: chamber 1.jpg; Chamber 2.jpg; Chamber 3.jpg

Re: chamber /Pad district/ 443 Congress

Ann

Below is an e mail from building owner and attached photos of Chamber space existing window treatment they wish to repeat. I believe we between all items we are meeting the intent of PAD district requirements. Let me know

Thanks

David Lloyd
Archetype, P.A.
48 Union Wharf
Portland, ME 04101
Tele: (207) 772-6022
Fax: (207) 772-4056

Cell: (207) 831-8627
lloyd@archetypepa.com
<http://www.archetype-architects.com>

From: josh@northlandus.com [mailto:josh@northlandus.com]
Sent: Thursday, July 21, 2011 2:01 PM
To: David Lloyd; rex@northlandus.com; Alan Nichols
Subject: Re: chamber /Pad district/ 443 Congress

David -

I have spoke with Godfrey about their intention to put up window signage at 443. According to him, they are planning on replicating all their existing signage EXCEPT the green "sayings" at the bottom of the windows. I have attached some photos of what they currently have. They are using a south portland sign company who is already pulling these signs together for them. Godfrey is out until mid-next week, but could meet with us and Ann later in the week if necessary. We need to get this permit through though – as we need to get Benchmark rolling.

As further "backup" I would note the following:

1. I spoke with Joe Malone to confirm, but they had marketed the space for more than six months prior to us hiring Joe Porta as a broker. During

those 6 months, they had no viable retail use step forward. Up until we signed the lease with the chamber in June (after 4 months of our ownership), we had no viable retail tenant make an offer, or show real interest. I would be willing to go to planning and get a waiver on this if necessary.

2. The chamber is in a Pad district now according to Joe Malone.

3. I would continue to argue that the chamber and convention and visitors bureau (who share space with the chamber) are Pad eligible uses.

A

J

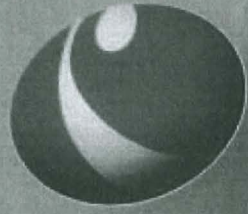
On 7/21/11 12:17 PM, "David Lloyd" <lloyd@archetypepa.com> wrote:

Gentlemen

I just talked to Ann Machado zoning specialist 874 8709. She has informed me that we need to add graphics in the windows along Congress street approximately 75% of the widows to meet the intent of the PAD district requirements . Something on the glass, not posters in windows basically letting public know that the chamber is located here, possible mission statements , chamber facts ETC. This needs also to be designed and submitted to Deb Andrews for her review and approval . I would recommend Rob to do this assignment. Let me know how you want to proceed .

David

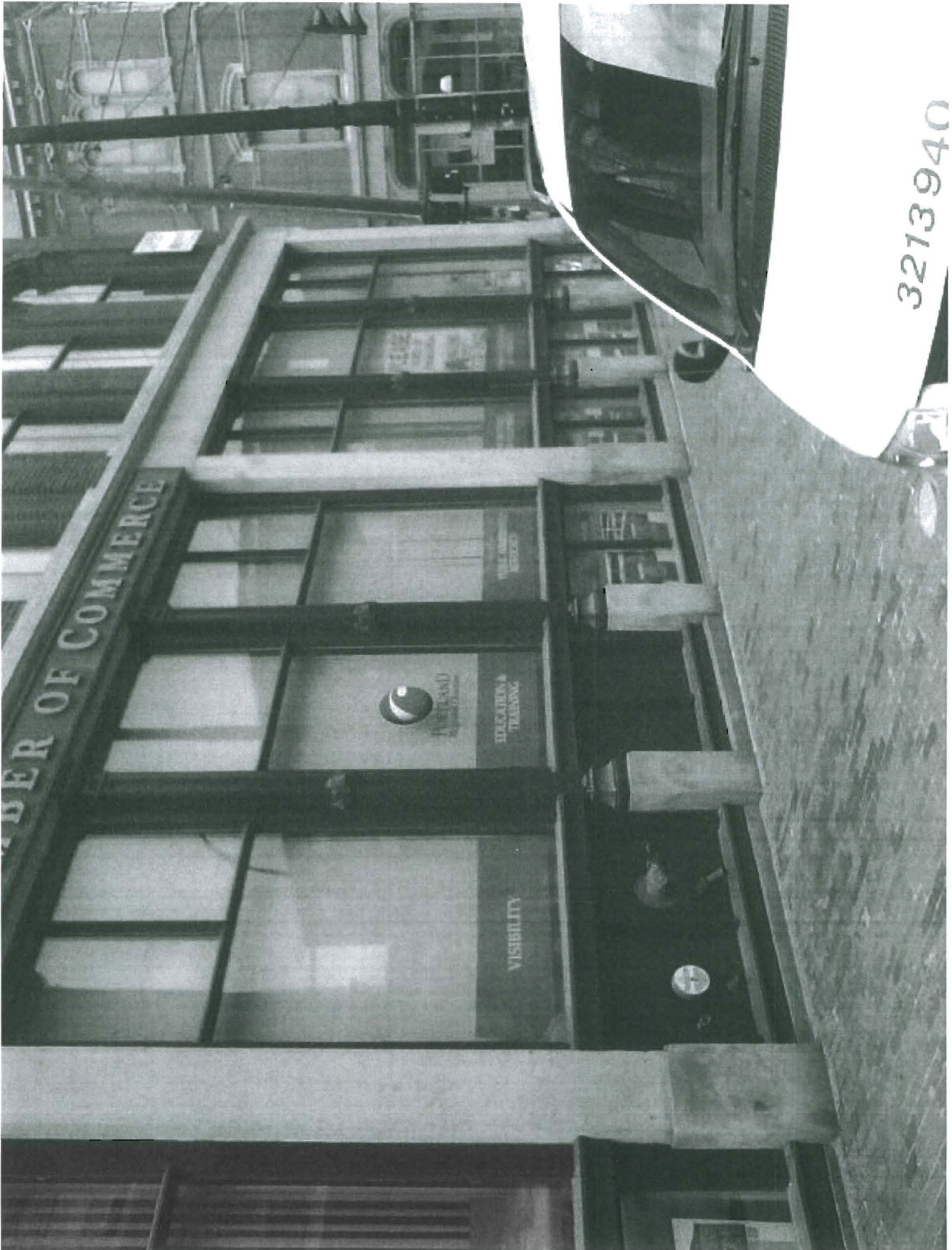
Josh Benthien
Partner
Northland Enterprises
o: 207.400.3454
c: 207.321.9741



PORTLAND
Regional Chamber

1100 NE Oregon Street, Suite 1000
Portland, Oregon 97232
503.255.1234
www.portlandchamber.com





3213940



Certificate of Design Application

From Designer: David Lloyd, Archetype, PA
 Date: 6/29/11
 Job Name: Chamber of Commerce
 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) Business Group B

Type of Construction Type III

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC being installed per area renovated

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) N/A

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) N/A

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- _____ Live load reduction
- _____ Roof live loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608.1)
- _____ 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)

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance factor, I_w , 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)

Flood loads (1803.1.6, 1612)

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

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D & S_{D1} (1615.1)
- _____ Site class (1615.1.5)

Other loads

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



Certificate of Design

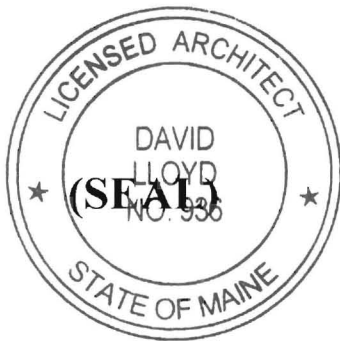
Date: 6/29/11

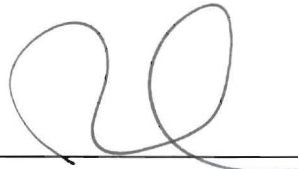
From: David Lloyd, Archetype, PA

These plans and / or specifications covering construction work on:

First floor, 443 Congress Street

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



Signature: 

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

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



Accessibility Building Code Certificate

Designer: Archetype, PA

Address of Project: 443 Congress Street

Nature of Project: Business

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: 

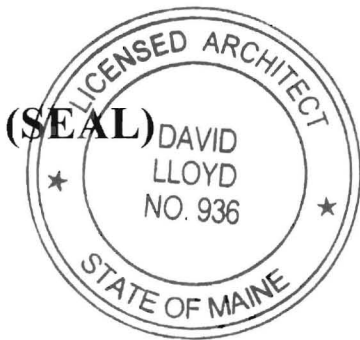
Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022



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



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

July 11 2011

Received from 55 R. [unclear] LLC

Location of Work 442 Commercial St.

Cost of Construction \$ _____ Building Fee: 1,750.00

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 45.00

Total: 1,795.00

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 027 B 007

Check #: 1097 Total Collected \$ _____

*cash 45.00
 check 1,750.00
 Total 1,795.00*

**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy