

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MILK STREET ASSOCIATES

Located At 5 MILK ST

Job ID: 2012-04-3808-ALTCOMM

CBL: 029-A-003-001

has permission to Renovate 1st fl bank space, divide 1 office into 2, kitchenette alterations, remove door from entry stairs 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

 5/15/12

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: 2012-04-3808-ALTCOMM	Date Applied: 4/19/2012	CBL: 029- A-003-001	
Location of Construction: 5 MILK ST	Owner Name: MILK STREET ASSOCIATES	Owner Address: PO BOX 7525 PORTLAND, ME 04112	Phone:
Business Name:	Contractor Name: Fore River Company - Bruce Kistler	Contractor Address: P.O. Box 7525, Portland, ME 04112	Phone: (207) 772-8246 x207
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: B-3
Past Use: ground floor is a bank with 1 st floor above and other upper levels are offices	Proposed Use: Same: ground floor is a bank with offices on upper floors - to subdivide one private offices into two offices with other alterations on the 1 st floor	Cost of Work: \$4,000.00	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: 3 IBC 2009 Signature: JMB 5/15/12
Proposed Project Description: interior renovations	Pedestrian Activities District (P.A.D.) work on 1 st floor which is above the ground floor		

Permit Taken By: Gayle 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 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.	Zoning Approval		
	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Date: <u>5</u> <u>4</u> <u>24</u> / <u>12</u>	Zoning Appeal <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	Historic Preservation - within - <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 Any exterior work requires separate reviews & approvals

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

~~5-15-12 DWM/BKL (carton)~~

6-15-12 DWM Scott 415-9073 Plumbing OK

6-19-12 DWM/BKL Close-in OK

8-21-12 ~~GF~~ OK Temp C/O

- 1) Add additional entry handrail
- Emergency light

12-11-12 ~~GF~~ Handrail OK

CLOSED

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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3808-ALTCOMM

Located At: 5 MILK ST

CBL: 029- A-003-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
4. This property is also located in a Pedestrian Activities District (PAD) which regulates uses on the sidewalk level. It is understood that your ground floor is occupied by Camden Bank. It is understood that the first floor is above the ground floor.

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 E 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.

2012 04 3808

66



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>5 MILK STREET - 1ST FLOOR</u>			<u>B-3 a</u>
Total Square Footage of Proposed Structure/Area <u>A SMALL PORTION OF A FLOOR IN A 27,600+ SF BLDG</u>		Square Footage of Lot <u>8100+1</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>029</u> - Block# <u>A</u> - Lot# <u>003-001</u>		Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>FORE RIVER COMPANY</u> Address <u>P.O. Box 7525</u> City, State & Zip <u>PORTLAND, ME 04112</u>	
Telephone: <u>772-8286 x207</u>		<u>Historic</u>	
Lessee/DBA (If Applicable) RECEIVED APR 19 2012 Dept. of Building Inspections		Owner (if different from Applicant) Name <u>MILK STREET ASSOCIATES</u> Address <u>P.O. Box 7525</u> City, State & Zip <u>Portland, ME 04112</u>	
Cost Of Work: \$ <u>3,500</u>		C of O Fee: \$ _____	
Total Fee: \$ <u>30.00</u>			
Current legal use (City of Portland Maine) <u>OFFICE</u>			
If vacant, what was the previous use? _____			
Proposed Specific use: <u>OFFICE</u>			
Is property part of a subdivision? <u>NO</u> If yes, please name _____			
Project description: <ul style="list-style-type: none"> • SUBDIVIDE ONE PRIVATE OFFICE INTO TWO OFFICES • RECONFIGURE KITCHENETTE AREA • REMOVE AN INTERIOR DOOR & PARTITION AND REDPEN AN EXISTING PRIVATE STAIRWAY 			
<u>60.00 BANK USE</u>			
<u>Ground floor</u>			
<u>1st floor</u>			
<u>Are different</u>			
Contractor's name: <u>FORE RIVER COMPANY</u>			
Address: <u>(SEE ABOVE)</u>			
City, State & Zip _____		Telephone: _____	
Who should we contact when the permit is ready: <u>BEVIE 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, 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: R L B Date: 4/19/12

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



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
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- 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
- 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)



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Receipts Details:

Tender Information: Check , BusinessName: Fore river management, Check Number: 61823
Tender Amount: 60.00

Receipt Header:



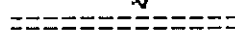
Cashier Id: gguertin
Receipt Date: 4/19/2012
Receipt Number: 43046

Receipt Details:

Referance ID:	6170	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	60.00	Charge Amount:	60.00
Job ID: Job ID: 2012-04-3808-ALTCOMM - interior renovations			
Additional Comments: 5 Milk street			

Thank You for your Payment!

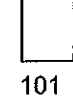
Partition Legend:

-  = New Partiton (refer section)
-  = Existing partiton to be removed
-  = Existing partiton to remain

Door Schedule

Mark	Size			type / material	frame
	width	height	thickness		
101	3'-0"	6'-8"	1 3/4"	SC wood (ptd)	wood

Note: Refer to plan for door swing.
Existing doors to remain and are not "marked".



Install new light switch, partition and door

Existing 2 Hr rated Fire Stair

Reconfigure Kitchenette

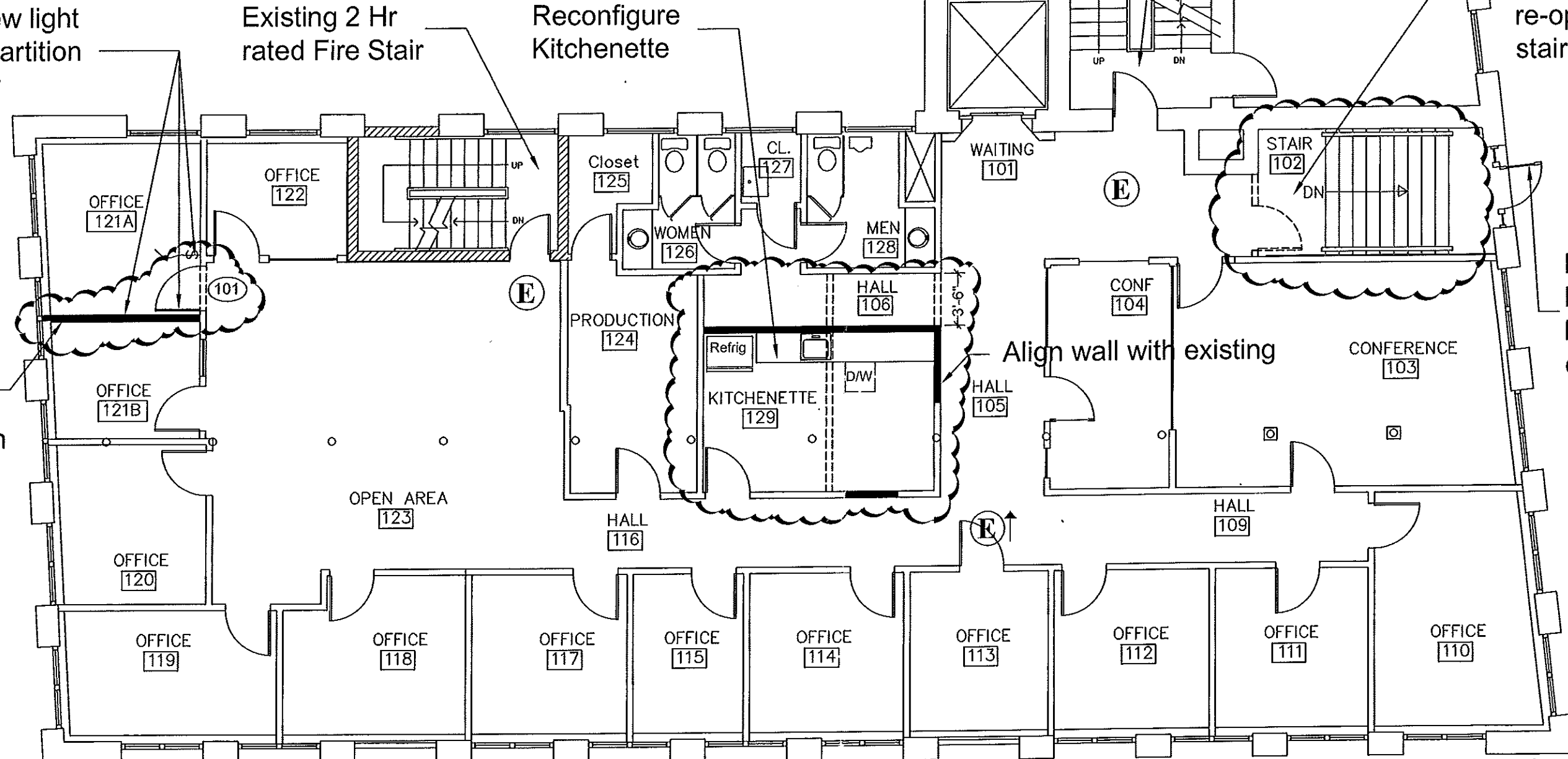
Existing 2 Hr rated Fire Stair

Remove partition and door and re-open existing stair to Pearl St.

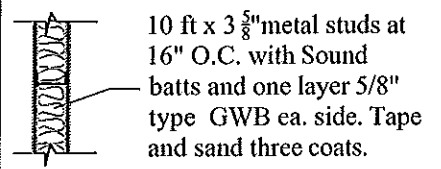
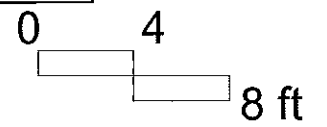
Align wall with mullion

Align wall with existing

Existing 40 Pearl St. Door (no changes).



1st Floor Plan



New Wall Section
nts

General Notes:

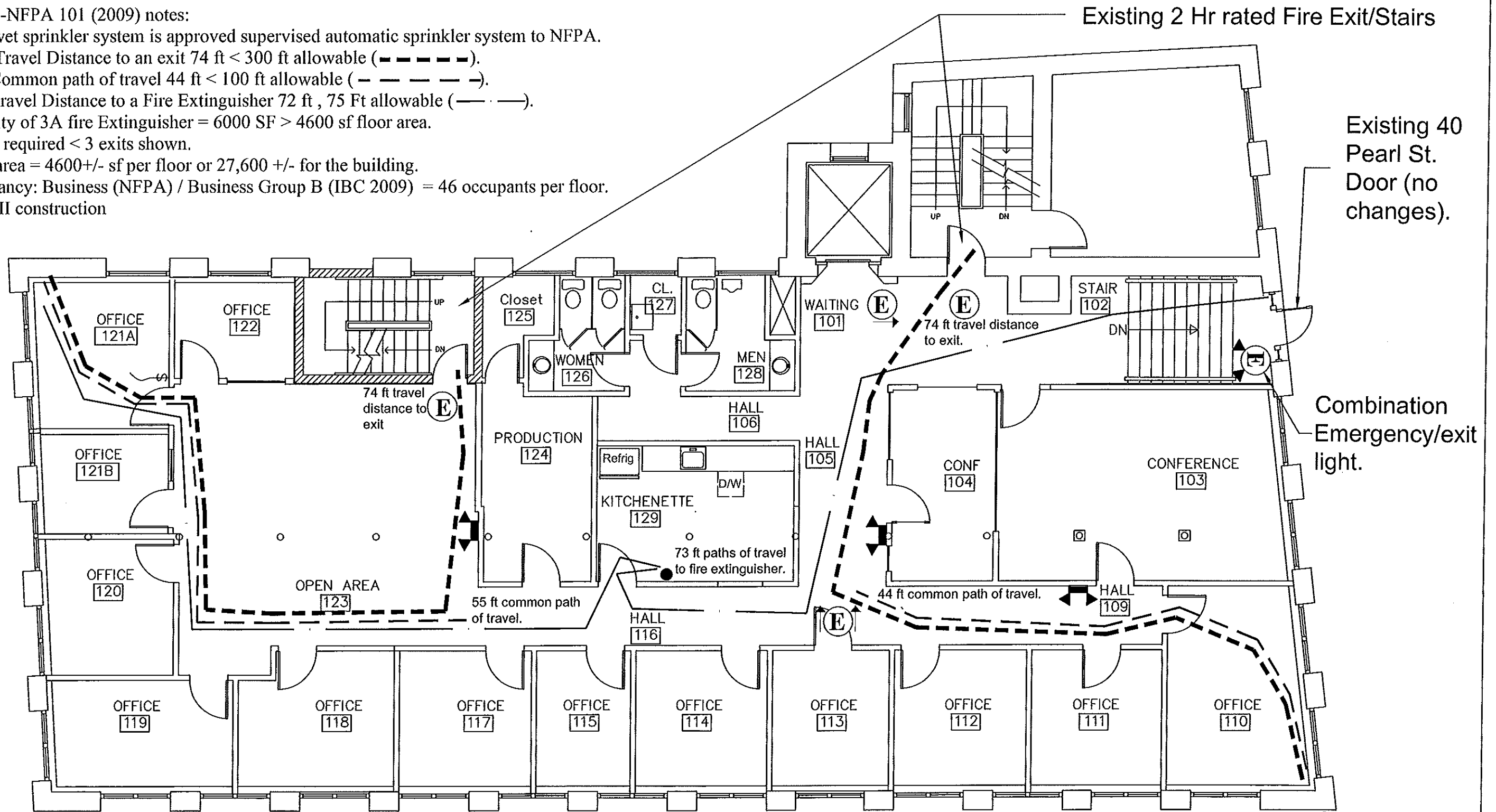
- Bldg wet sprinkler system is approved supervised automatic sprinkler system to NFPA.
- Existing toilet rooms to remain.
- No structural work.
- No exterior work or work to building envelope.
- Refer LS-1 for additional information.
- Field verify and notify owner of any discrepancies.

**1st Floor Renovations
5 Milk Street**

A-1
4/17/12

Life Safety -NFPA 101 (2009) notes:

- Bldg wet sprinkler system is approved supervised automatic sprinkler system to NFPA.
- Max. Travel Distance to an exit 74 ft < 300 ft allowable (- - - - -).
- Max Common path of travel 44 ft < 100 ft allowable (- - - - -).
- Max Travel Distance to a Fire Extinguisher 72 ft , 75 Ft allowable (— · —).
- Capacity of 3A fire Extinguisher = 6000 SF > 4600 sf floor area.
- 2 exits required < 3 exits shown.
- Floor area = 4600+/- sf per floor or 27,600 +/- for the building.
- Occupancy: Business (NFPA) / Business Group B (IBC 2009) = 46 occupants per floor.
- Type III construction



Legend:

- ⬆️ (E) ⬆️ = Exit sign with directional arrows if applicable.
- ⬆️ (E) ⬆️ = Combination Exit Sign and Emergency Light.
- ⬆️ ⬆️ = Emergency Light
- = 3A capacity Fire Extinguisher

Applicant/ Building Owner:
 Milk Street Associates LLC
 PO Box 7525
 Portland, Maine 04112

Phone: (207) 772-8286 x207

Project Architect: none

1st Floor Life Safety Plan

1st Floor Renovations
5 Milk Street

LS-1
 4/17/12

