

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BLANCHARD BLOCK LLC /Scott Lindsay & Associates

Located at

111 COMMERCIAL ST

PERMIT ID: 2013-00203

CBL: 029 D003001

has permission to **Reconfiguration of 3rd and 4th floor office space - Remove walls, upgrade finishes** 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 procured prior to occupancy.

A handwritten signature in blue ink that reads "Jamie Bonke".

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: 2013-00203

Located at: 111 COMMERCIAL ST

CBL: 029 D003001

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00203	Date Applied For: 01/30/2013	CBL: 029 D003001
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Location of Construction: 111 COMMERCIAL ST	Owner Name: BLANCHARD BLOCK LLC	Owner Address: 136 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Scott Lindsay & Associates	Contractor Address: 92 Exchange St. /P.O. Box 7626 Portl	Phone (207) 773-8422
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Same: 1st floor is retail & restaurant with offices above	Proposed Project Description: Reconfiguration of 3rd and 4th floor office space - Remove walls, upgrade finishes
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/24/2013
Note: **Ok to Issue:**

- 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.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 03/01/2013
Note: **Ok to Issue:**

- 1) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
- 2) Interior finishes shall be classified and comply with the standards for occupancy group per IBC Chapter 8.
- 3) State law requires notification of hazardous materials and abatement by a licensed professional
- 4) Permit approved based upon information provided by the applicant or design professional, including the email from Scott L. responded to on 3/1/13. Any deviation from approved plans requires separate review and approval prior to work.
- 5) The glazed wall panels to be installed per the manufacturers specifications and shall meet the loading requirements of IBC Sec. 2403 and Chap. 16.
- 6) Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717.
- 7) 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.
- 8) 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.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 03/11/2013
Note: **Ok to Issue:**

- 1) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 2) Construction or installation shall comply with City Code Chapter 10.
- 3) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
- 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 extinguishers are required per NFPA 1.
- 6) All means of egress to remain accessible at all times.

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Business Name:	Contractor Name: Scott Lindsay & Associates	Contractor Address: 92 Exchange St. /P.O. Box 7626 Portl	Phone (207) 773-8422
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

- 7) Installation of a sprinkler system on the third and fourth floors is required due to unrated corridors. A separate Suppression System Permit is required. This review does not include approval of system design or installation.
- 8) A firefighter Building Marking Sign is required.
- 9) 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.
- 10 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 11 Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 12 ****The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.****
****A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.****
- 13 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.
- 14 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.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00203	Issue Date:	CBL: 029 D003001
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Location of Construction: 111 COMMERCIAL ST	Owner Name: BLANCHARD BLOCK LLC	Owner Address: 136 COMMERCIAL ST PORTLAND, ME 04101		Phone:
Business Name:	Contractor Name: Scott Lindsay & Associates	Contractor Address: 92 Exchange St. /P.O. Box 7626 Portland ME 04112		Phone (207) 773-8422
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial		Zone: B3
Past Use: 1st floor is retail & restaurant with offices above	Proposed Use: Same: 1st floor is retail & restaurant with offices above	Permit Fee: \$470.00	Cost of Work: \$45,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A 3/11/13		INSPECTION: Use Group: M/B Type: 3B MUBEC 2009 Signature: JMS 3/1/13
Proposed Project Description: Reconfiguration of 3rd and 4th floor office space - Remove walls, upgrade finishes		Signature: <i>[Signature]</i> (58)		
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: 01/30/2013	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <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>2/4/13</i>	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 Date: _____	Historic Preservation <i>with</i> <input 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: <i>requires SA</i> <i>Separate Review Approval</i>
	Date: _____		

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



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>111 Commercial street</u>		
Total Square Footage of Proposed Structure/Area <u>24,035 (existing)</u>		Square Footage of Lot <u>.0872 acres</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>029 D003 001</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Blanchard Block LLC</u> Address <u>P.O. Box 7626</u> City, State & Zip <u>Portland, ME 04112</u>	Telephone: <u>773-8422</u> <u>329-7281</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>45,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>470</u>
Current legal use (i.e. single family) <u>office / Business service</u> If vacant, what was the previous use? <u>general office</u> Proposed Specific use: <u>same</u> Is property part of a subdivision? <u>no</u> If yes, please name _____		

Remove several existing non-loadbearing "storefront" type partitions and/or replace or add in kind with combination drywall or glass non-loadbearing partitions in the third and fourth floor vacant spaces. Removal of existing acoustical ceiling system leaving heavy timber framing exposed. Replace existing finish flooring with new upgraded in kind flooring, lighting, millwork, and ceiling finishes (level 1).

Contractor's name: <u>Scott A. Lindsay + Assoc. Inc</u>	Telephone: <u>773-8422</u>
Address: <u>P.O. Box 7626 Portland, ME 04112</u>	Telephone: <u>329-7281</u>
City, State & Zip: _____	Telephone: _____
Who should we contact when the permit is ready: <u>Scott Lindsay</u>	Telephone: <u>329-7281</u>
Mailing address: <u>P.O. Box 7626, 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.

RECEIVED
JAN 30 2013
Dept. of Building Inspections
City of Portland, Maine

Signature: 	Date: <u>1/30/13</u>
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This is not a permit; you may not commence ANY work until the permit is issued

1014

Jeanie Bourke - Re: 111 Comm street

From: Jeanie Bourke
To: Scott Lindsay
Date: 3/1/2013 9:03 AM
Subject: Re: 111 Comm street

Good Morning Scott,

Thank you for the prompt follow up, I will approve the building code review and route the application to the fire department. The following is a synopsis of our conversation this morning:

1. The Level 1 renovation reference in the project description is not applicable to the IEBC classification, Per IEBC, this alteration is Level 2.
2. Most of the ceilings will be exposed timbers, some ACT will be installed in the common corridor and bathrooms.
3. Since you plan on installing a sprinkler system, the common corridors are not required to be rated.

Jeanie

Jeanie Bourke
 CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
 389 Congress St. Rm 315
 Portland, ME 04101
 jmb@portlandmaine.gov
 Direct: (207) 874-8715
 Office: (207) 874-8703

>>> Scott Lindsay <scott@scottalindsay.com> 2/28/2013 5:02 PM >>>

Hi Jeanie,

Thanks for the call. I left you a voice mail and thought I would follow up with a quick note:

Glass partitions are 1/2" tempered glass panels 96" in height,widths will vary based on wall layouts, but 36"-48" most likely.

Pending ceiling heights greater than 96" ,2x4 wood studs/drywall wrapped soffits may be used to infill to higher ceilings.

Any other partions will be 2x4 with drywall.

The stairwells do have rated doors.

The building is currently not sprinkled, but I am working with Sprinkler Systems Inc. and plan to install a system for the current vacant spaces and common areas , with an overall plan to do the entire building as vacancy dictates.

The third and fourth floors will most likely(leasing will dictate) be occupied by 2 or 3 tenants per floor.

There is currently a monitored (cunningham security)fire system in place with heats and smokes.

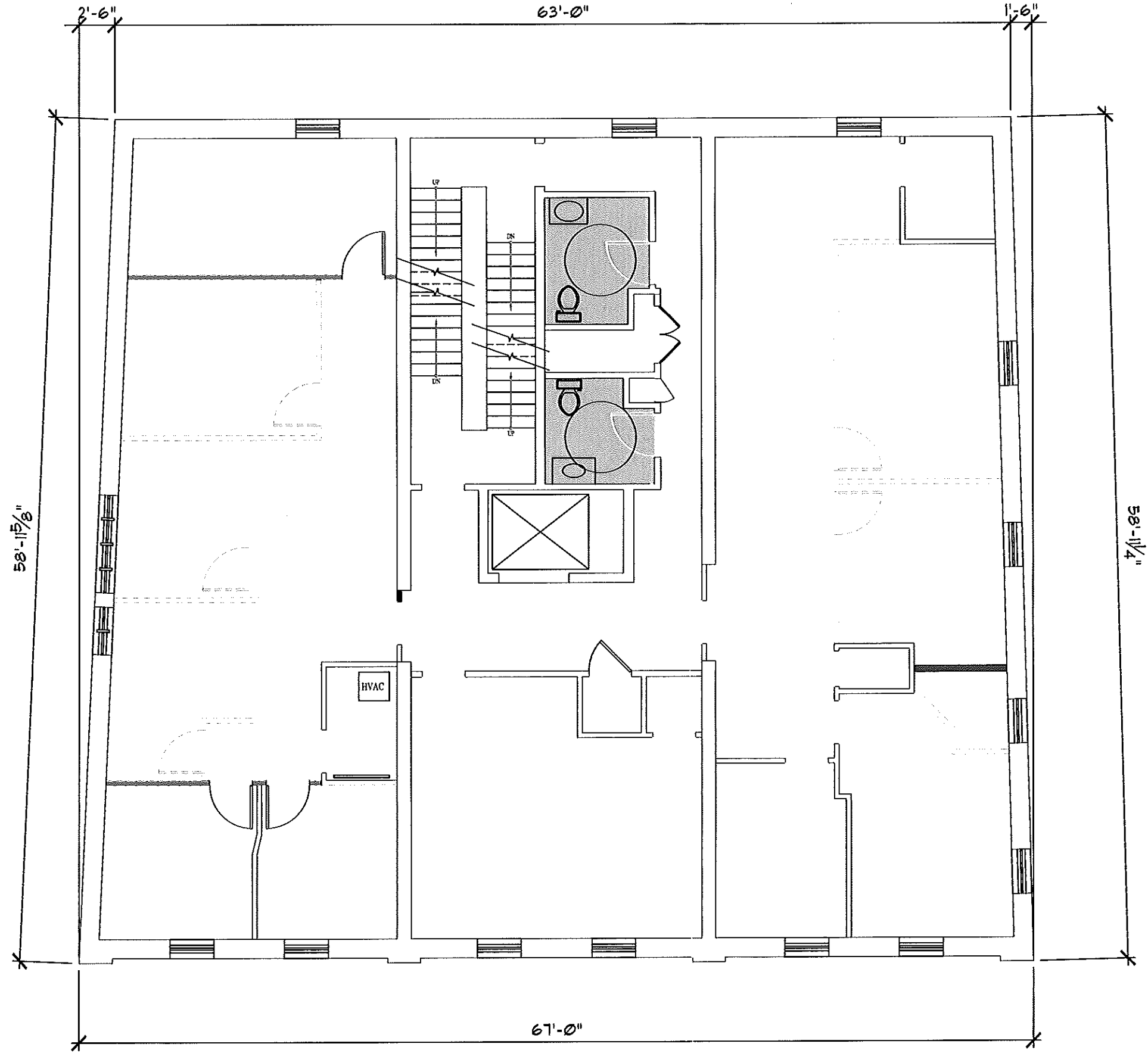
Please let me know if you would like anymore information etc.

Thank you.

Scott Lindsay

Sent from my iPhone

RECEIVED
 MAR 01 2013
 Dept. of Building Inspections
 City of Portland Maine



- REMOVE EXISTING PARTITIONS
- NEW PARTITION
- GLASS PARTITION
- NEW BATHROOM FINISHES

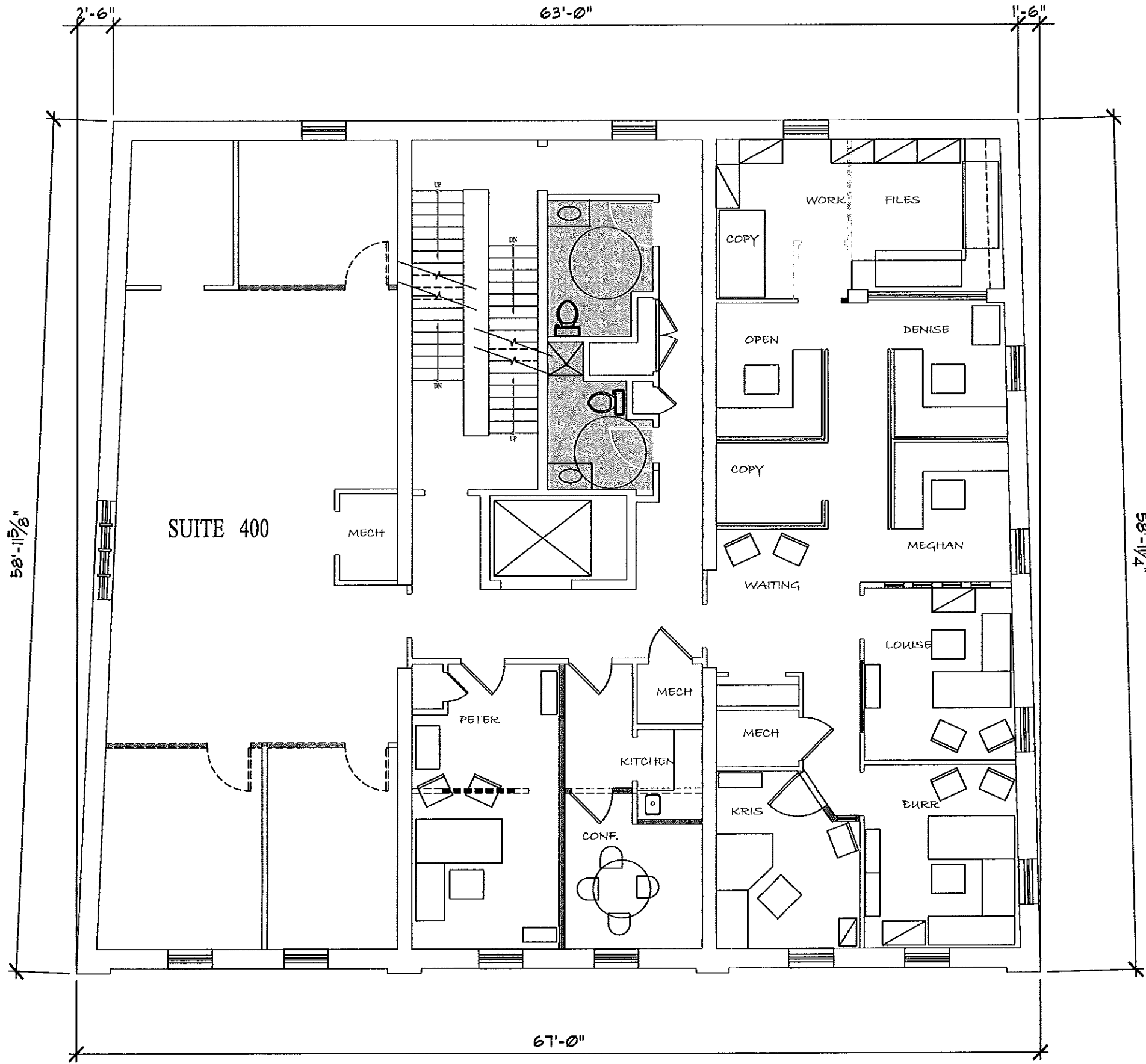
A-3

EXISTING CONDITIONS
 THIRD FLOOR
 PLAN

SCALE: 1/8" = 1'-0"
 JAN 28, 2013

M Designs
 Falmouth, Maine
 207-233-5517 CELL
 MDESIGNS@MAINEER.COM

Project:
 BLANCHARD BLOCK LLC
 111 COMMERCIAL STREET
 PORTLAND, MAINE 04101



- REMOVE EXISTING PARTITIONS
- NEW PARTITION
- GLASS PARTITION
- NEW BATHROOM FINISHES AND FIXTURES
- LOW WALLS 48" WITH 12' GLASS TOP SCREEN

EXISTING CONDITIONS
 FOURTH FLOOR
 PLAN

SCALE: 1/8" = 1'-0"
 JAN 28, 2013

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 207-233-5517 CELL
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