

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

## BUILDING INSPECTION

# PERMIT

Permit Number: 090592

Please Read Application And Notes, If Any, Attached

This is to certify that ELC LIMITED LIABILITY COMPANY /

has permission to Interior fit-out Not to include rooms

AT 130 MIDDLE ST CB# 029 E001001

provided that the person or persons, firm or corporation accounting 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 enclosed-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. K. [Signature]

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name \_\_\_\_\_

**PERMIT ISSUED**  
JUN 25 2009  
**CITY OF PORTLAND**

*[Signature]*  
Director - Building & Inspection Services 6/25/09

**PENALTY FOR REMOVING THIS CARD**

**BUILDING PERMIT INSPECTION PROCEDURES**

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

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

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

  X   **Underground electrical or plumbing inspection prior to pouring concrete**

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

**NOTE: There is a \$75.00 fee per inspection at this point.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**



Signature of Applicant/Designee

  4/25/09  

Date



Signature of Inspections Official

  6/25/09  

Date

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

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

Permit No: 09-0592	Issue Date:	CBL: 029 E001001
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Location of Construction: 130 MIDDLE ST	Owner Name: ELC LIMITED LIABILITY COMP	Owner Address: 42 MARKET ST	Phone:
Business Name: Androscoggin bank	Contractor Name: TBD	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: <i>Change of use</i> Alterations - Commercial	Zone: B-3

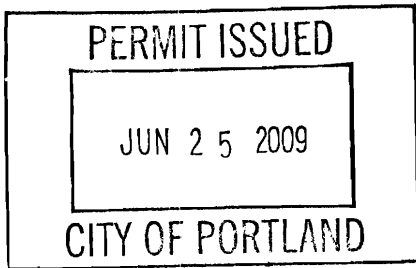
Past Use: Commercial - Office	Proposed Use: Commercial - Bank - Interior fit-out Not to include restrooms <i>Change of use</i>	Permit Fee: \$1,120.00	Cost of Work: \$110,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>2A</i> <i>IBC-2003</i>	

Proposed Project Description: Interior fit-out Not to include restrooms - <i>Change of use - office to bank.</i>	Signature: <i>[Signature]</i>	Signature: <i>JMB 6/25/09</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: <i>ABU</i>		Date: <i>6/12/09</i>

Permit Taken By: Ldobson	Date Applied For: 06/10/2009	<b>Zoning Approval</b>
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied <i>ABU</i>
Date: <i>6/12/09</i> <i>ABU</i>	Date:	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

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

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

<b>Permit No:</b> 09-0592	<b>Date Applied For:</b> 06/10/2009	<b>CBL:</b> 029 E001001
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<b>Location of Construction:</b> 130 MIDDLE ST	<b>Owner Name:</b> ELC LIMITED LIABILITY COMP	<b>Owner Address:</b> 42 MARKET ST	<b>Phone:</b>
<b>Business Name:</b> Androscoggin bank	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial - Bank - Change of use from office to bank - Interior fit-out Not to include restrooms	<b>Proposed Project Description:</b> Change of use from office to bank - Interior fit-out Not to include restrooms
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/12/2009

**Note:** **Ok to Issue:**

- 1) This permit is being issued with the condition that the first two offices (#103 & #104) facing Pearl Street beyond the waiting area shall be used to service customers and not back operations or bank management.
- 2) This property is located in a Pedestrian Activities District (PAD) 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 out visibility from the sidewalk. Your use shall not change without review and approval PRIOR to its implementation.
- 3) Separate permits shall be required for any new signage.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/25/2009

**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 06/16/2009

**Note:** **Ok to Issue:**

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required.
- 3) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 4) Emergency lights and exit signs are required
- 5) A single source supplier should be used for all through penetrations.
- 6) Any cutting or welding operations require a separate permit from the Fire dept.
- 7) All construction shall comply with NFPA 101

**Comments:**

6/12/2009-amachado: Spoke to Ed Theriault. Located in PAD district. 75% of street level frontage multiplied by a 20' depth must meet a PAD use. For a bank this means space used for customer services like tellers in this area.

<b>Location of Construction:</b> 130 MIDDLE ST	<b>Owner Name:</b> ELC LIMITED LIABILITY COMP	<b>Owner Address:</b> 42 MARKET ST	<b>Phone:</b>
<b>Business Name:</b> Androscoggin bank	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

6/12/2009-amachado: Met with Ed Theriault. He explained that the whole area will have an open concept with glass walls. You will be able to see into the whole space from the sidewalk. The offices along Pearl Street will be for customers to meet with bank representatives to discuss transactions in privacy. See letter submitted by Edmond Theriault., dated 6/12/09.

6/12/2009-amachado: Emailed Ed Theriault. This is also a change of use from office to bank. The \$75 fee must be paid for the certificate of occupancy before the permit is issued.



# 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: <b>130 MIDDLE STREET</b>		
Total Square Footage of Proposed Structure/Area <b>4446 / 35019 Total building</b>	Square Footage of Lot <b>1.39 Acres</b>	Number of Stories <b>4</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <b>12273 / 111                      029 E001</b>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <b>ANDROS COGGIN BANK</b> Address City, State & Zip	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <b>ELC LIMITED LIABILITY COMPANY</b> Address <b>42 MARKET ST</b> City, State & Zip <b>PORTLAND ME 04101</b>	Cost Of Work: \$ <b>110,000</b> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <b>OFFICE</b> Number of Residential Units <b>—</b> If vacant, what was the previous use? <b>"</b> Proposed Specific use: <b>BANK</b> Is property part of a subdivision? _____ If yes, please name _____ Project description: <b>INTERIOR FIT-OUT FOR NEW TENANT NOT INCLUDING TOILET ROOMS</b>		
Contractor's name: <b>to be determined</b>		
Address: _____		
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: <b>Ed Theriault</b>		Telephone: <b>842-6260</b>
Mailing address: <b>118 Congress Street, Portland, ME</b>		

**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:	Date: <b>6/10/09</b>
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**This is not a permit; you may not commence ANY work until the permit is issue**

**THERIAULT/LANDMANN ASSOCIATES**

consulting · architecture · engineering · interior design · construction management  
118 Congress Street, Portland, Me 04101 Tel. (207) 842-6260 · Fax (207) 842-6271 · Email [Admin@E-TLA.com](mailto:Admin@E-TLA.com)

June 12, 2009

Ms. Ann Machado, Zoning Specialist  
City of Portland  
Planning and Development Department  
389 Congress Street  
Portland, Maine 04101-3509

JUN 12 2009

Ms Machado:

As we discussed during our meeting on Friday of this week our proposed project located at 130 Middle Street in Portland is designed to meet the needs of a "Dialog" bank branch office. Dialog banking is considerably different than a typical banking facility, they are much more of a retail operation.

Specific to this location all of the employees are of the same or similar level of training and are focused on serving anyone who enters the facility regardless of the customer requirements and all spaces and offices are interchangeable. The offices are used primarily as an area of privacy for the bank's customer and will not be used as back operations or management offices.

I hope this gives you a good understanding of how the space will be used and that it clearly meets the zoning requirements of giving the pedestrians views of an active retail operation.

Respectfully yours,

Edmond M. Theriault  
Theriault/Landmann Associates



# Accessibility Building Code Certificate

Designer: CLYDE BLACKWELL

Address of Project: 130 MARKET STREET

Nature of Project: TENANT FIT-OUT FOR  
ANDROSCOGGIN BANK

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: Clyde Blackwell

Title: ARCHITECT

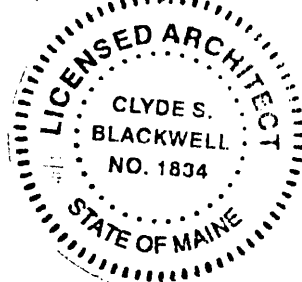
Firm: THERVAULT LANOMANN ASSOC.

Address: 118 CONGRESS ST

PORTLAND ME 04101

Phone: (207) 942 6260

(SEAL)



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





# Certificate of Design

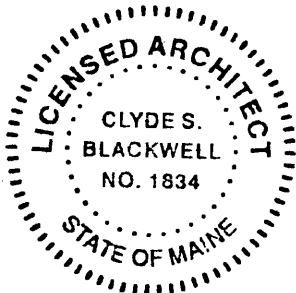
Date: JUNE 10 2009

From: CLYDE BLACKWELL

These plans and / or specifications covering construction work on:

TENANT FIT-OUT FOR ANDROSCOGGIN BANK  
130 MIDDLE ST.

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



(SEAL)

Signature: Clyde Blackwell

Title: ARCHITECT

Firm: THERIAULT LANDMANN ASSOC

Address: 118 CONGRESS STREET

Phone: (207) 842-6260

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design Application

From Designer:

CLYDE BLACKWELL

Date:

JUNE 10 2009

Job Name:

ANDROSCOGGIN BANK

Address of Construction:

130 MIDDLE ST.

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) B = BUSINESS BANK

Type of Construction TYPE II A

Is there a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC? No Supervisory alarm system? YES

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Geotechnical/Soils report required? (See Section 1802.2) N.A. EXISTING BUILDING

Structural Design Calculations NO STRUCTURAL WORK TO BE PERFORMED Live load reduction

N.A. 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

\_\_\_\_\_ 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,  $R$ , 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)

\_\_\_\_\_ Flood Hazard area (1612.3)

\_\_\_\_\_ Elevation of structure

### 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)

### 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,  $w$   
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)

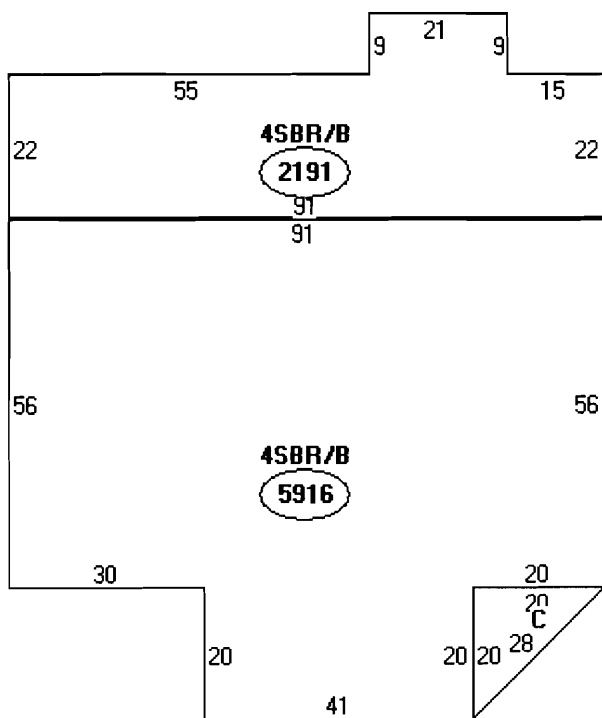
### Earth design data (1603.1.5, 1614-1623)

\_\_\_\_\_ Design option utilized (1614.1)

\_\_\_\_\_ Seismic use group ("Category")

\_\_\_\_\_ Spectral response coefficients,  $S_D$ s &  $S_I$  (1615.1)

\_\_\_\_\_ Site class (1615.1.5)



Descriptor/Area  
 A: 4SBR/B  
 5916 sqft  
 B: 4SBR/B  
 2191 sqft  
 C: OA/OA  
 200 sqft

$$\begin{aligned}
 37.5 \times 20 &\approx 750 \\
 25 \times 22.5 &= 562.5 \\
 \hline
 &1312.5 \phi
 \end{aligned}$$

$$78 \times 20 = 1560 \quad 75\% = 1170 - 20 = 58.5$$

75% of street level frontage of a building  
 must be utilized - floor area occupied 75%  
 of street level frontage multiplied by 20' deep

**Ann Machado - Re:**

**From:** Ann Machado  
**To:** Ed Theriault  
**Date:** 6/12/2009 11:40 AM  
**Subject:** Re:

Ed -

Thank you for the letter detailing what we talked about this morning. As long as those first two offices are used to serve customers then it meets the PAD requirement.

This permit also needs to be a change of use since it is going from office to bank. A change of use requires a certificate of occupancy which is a separate \$75 fee. The permit will not be issued until the \$75 is paid.

I have moved the permit on from zoning. It now has to be reviewed by the fire inspector and then the building code inspector before it is ready to be issued.

Feel free to contact me if you have any questions.

Ann Machado  
Zoning Specialist  
(207) 874-8709

>>> Ed Theriault <etheriault@e-tla.com> 06/12 10:38 AM >>>

Ann:

As discussed, I have attached a letter regarding the space at 130 Middle Street.