

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

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BU  
**PERMIT**  
 CTION

PERMIT ISSUED  
 Permit Number: 1090225

This is to certify that 130 LIMITED LIABILITY COMPANY / Management

has permission to Commercial - Office "Hanover Insurance" - prior restoration to 1st floor

AT 31 PEARL ST

CP 029 TE016001 PORTLAND

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 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 red-in. 24 HOURS 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. Dick Gauthier

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

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

Other \_\_\_\_\_

Department Name

Ch. M. 4/3/09  
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 09-0225	Issue Date: 4/3/09	CBL: 029 E016001
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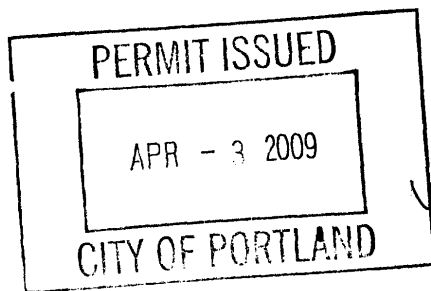
Location of Construction: 31 PEARL ST	Owner Name: 130 LIMITED LIABILITY COMP	Owner Address: 42 MARKET ST	Phone:
Business Name:	Contractor Name: ELC Management	Contractor Address: 42 Market St. Portland	Phone: 2077741000
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial - Office "Hanover Insurance" interior renovation to 3rd floor	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B Type: SB IBC-2003	

Proposed Project Description: Commercial - Office "Hanover Insurance" interior renovation to 3rd floor	Signature: (KG)	Signature: (CL)
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: 03/23/2009	<b>Zoning Approval</b>
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<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 information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <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"/>	<p><b>Zoning Appeal</b></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	<p><b>Historic Preservation</b></p> <input checked="" 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
	<p>Date: 3/24/09</p>	<p>Date:</p>	<p>Date:</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	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> 09-0225	<b>Date Applied For:</b> 03/23/2009	<b>CBL:</b> 029 E016001
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<b>Location of Construction:</b> 31 PEARL ST	<b>Owner Name:</b> 130 LIMITED LIABILITY COMP	<b>Owner Address:</b> 42 MARKET ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> ELC Management	<b>Contractor Address:</b> 42 Market St. Portland	<b>Phone</b> (207) 774-1000
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Office "Hanover Insurance" interior renovation to 3rd floor	<b>Proposed Project Description:</b> Commercial - Office "Hanover Insurance" interior renovation to 3rd floor
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/24/2009

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

- 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 04/03/2009

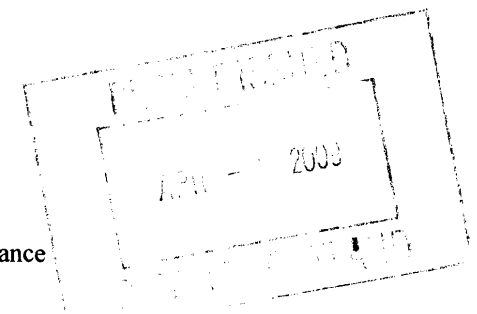
**Note:****Ok to Issue:** 

- 1) Fire Alarm systems shall be installed per Sec. 907 of the IBC 2003
- 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 2003 Section 712.
- 3) The tables and chairs must not block any means of egress of any building, even during storage.
- 4) 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.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 03/26/2009

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

- 1) Fire Alarm system shall be maintained.  
If system is to be off line over 4 hours a fire watch shall be in place.  
Dispatch notification required 874-8576.
- 2) Emergency lights are required to be tested at the electrical panel.
- 3) Fire extinguishers required. Installation per NFPA 10
- 4) Emergency lights and exit signs are required
- 5) The fire alarm system shall comply with NFPA 72.  
Compliance letter is required.
- 6) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 7) All construction shall comply with NFPA 101

**Comments:**

3/23/2009-Ldobson: Held for additional information Large plans cross sections



# 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>27 PEARL STREET 3RD FLOOR</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>029      E-016      001</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>130 LLC</u> Address <u>42 MARKET ST.</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>774-1000</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>130 LLC</u> Address <u>42 MARKET ST</u> City, State & Zip <u>Portland, Me. 04101</u>	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>200.00</u>
Current legal use (i.e. single family) <u>COMMERCIAL</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>INTERIOR RENOVATIONS TO 3RD FLOOR</u>		
Contractor's name: <u>ELC, INC</u> Address: <u>42 MARKET ST</u> City, State & Zip <u>PORTLAND ME 04101</u>		Telephone: <u>774-1000</u> <u>Brad Finley 756-5410</u>
Who should we contact when the permit is ready: <u>SCOTT NORTHGRAVE</u> Mailing address: <u>42 MARKET STREET PORTLAND ME 04101</u>		Telephone: <u>774-1000</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](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: Scott Northgrave Date: 3-18-09

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

29.3.16



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

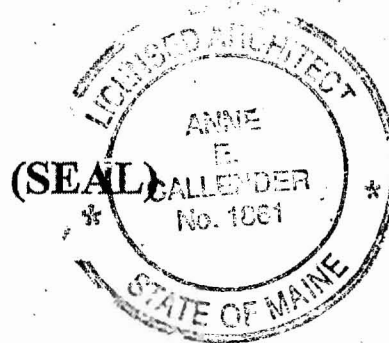
ACCESSIBILITY CERTIFICATE

Designer: Whipple - Callender Architects, Anne Callender

Address of Project: 27 Pearl Street, Portland, ME

Nature of Project: Tenant fit-up renovation. Addition of 3 rooms for tenant classroom, conference, and kitchen. And enlarging one room for computer classroom.

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.



Signature: *Anne Callender*

Title: Architect

Firm: Whipple - Callender Architects

Address: 19 Commercial Street  
Portland, ME 04101

Phone: 207-775-2696 x 105

**NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.**



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: Whipple - Callender Architects, Anne Callender

RE: Certificate of Design

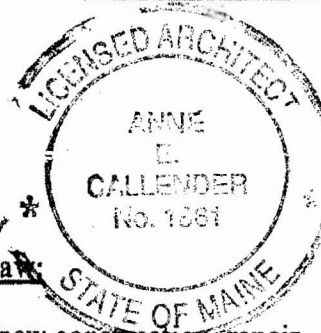
DATE: March 20, 2009

These plans and / or specifications covering construction work on:

Tenant fit-up renovations

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: *A. Callender*

Title: Architect

Firm: Whipple - Callender Architects

Address: 19 Commercial Street  
Portland, ME 04101

**As per Maine State Law:**

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

FROM DESIGNER: Whipple - Callender Architects

DATE: March 20, 2009

Job Name: Hanover Insurance renovation plan

Address of Construction: 27 Pearl Street, Portland, ME

**2003 International Building Code**

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

Building Code and Year \_\_\_\_\_ Use Group Classification(s) BUSINESS

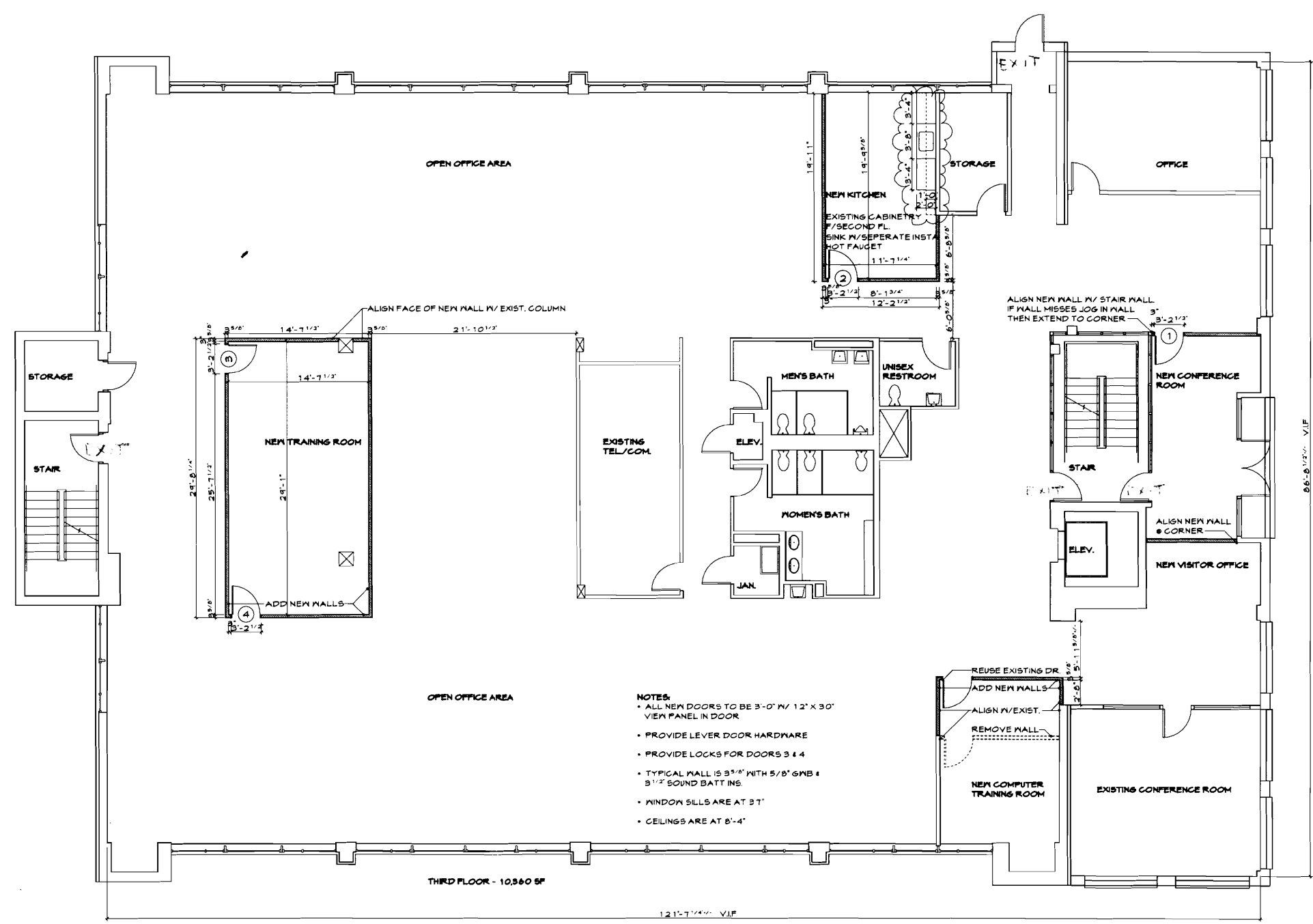
Type of Construction \_\_\_\_\_

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC. Existing

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3) N/A

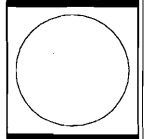
Supervisory alarm system? YES Geotechnical/Soils report required? ( See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS	_____	Live load reduction (1803.1.1, 1807.9, 1607.10)
_____ Submitted for all structural members (106.1, 106.1.1)	_____	Roof live loads (1803.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)	_____	Roof snow loads (7603.7.3, 1608)
Uniformly distributed floor live loads (7603.11, 1807)	_____	Ground snow load, $P_g$ (1608.2)
Floor Area Use	Loads Shown	_____ If $P_g > 10$ psf, flat-roof snow load, $P_f$ (1608.3)
Existing Floor	_____	_____ If $P_g > 10$ psf, snow exposure factor, $C_e$ (Table 1608.3.1)
_____	_____	_____ If $P_g > 10$ psf, snow load importance factor, $I_s$ (Table 1604.5)
_____	_____	_____ Roof thermal factor, $C_t$ (Table 1608.3.2)
_____	_____	_____ Sloped roof snowload, $P_s$ (1608.4)
Wind loads (1803.1.4, 1809)	_____	_____ Seismic design category (1616.3)
_____ Design option utilized (1609.1.1, 1609.6)	_____	_____ Basic seismic-force-resisting system (Table 1617.6.2)
_____ Basic wind speed (1809.3)	_____	_____ Response modification coefficient, $R$ , and deflection amplification factor, $C_d$ (Table 1617.6.2)
_____ Building category and wind importance factor, $I_w$ (Table 1604.5, 1609.5)	_____	_____ Analysis procedure (1616.6, 1617.5)
_____ Wind exposure category (1608.4)	_____	_____ Design base shear (1617.4, 1617.5.1)
_____ Internal pressure coefficient (ASCE 7)	_____	Flood loads (1803.1.6, 1612)
_____ Component and cladding pressures (1608.1.1, 1609.6.2.2)	_____	_____ Flood hazard area (1612.3)
_____ Main force wind pressures (7603.1.1, 1609.6.2.1)	_____	_____ Elevation of structure
Earthquake design data (1809.1.5, 1614 - 1623)	_____	Other loads
_____ Design option utilized (1614.1)	_____	_____ Concentrated loads (1607.4)
_____ Seismic use group ("Category") (Table 1604.5, 1616.2)	_____	_____ Partition loads (1607.5)
_____ Spectral response coefficients, $S_Ds$ & $S_{D1}$ (1615.1)	_____	_____ Impact loads (1607.8)
Site class (1615.1.5)	_____	_____ Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



1 THIRD FLOOR PLAN  
A1.1 SCALE: 3/16" = 1'-0"

HANOVER INSURANCE  
27 PEARL STREET  
PORTLAND, MAINE



WHIPPLE  
CALLENDER  
ARCHITECTS

19 Commercial St  
Portland  
ME 04101  
207-775-2696  
www.whipplecallendar.com

NO.	DATE	DESCRIPTION
1	2/11/04	KITCHEN CABINET ENL.

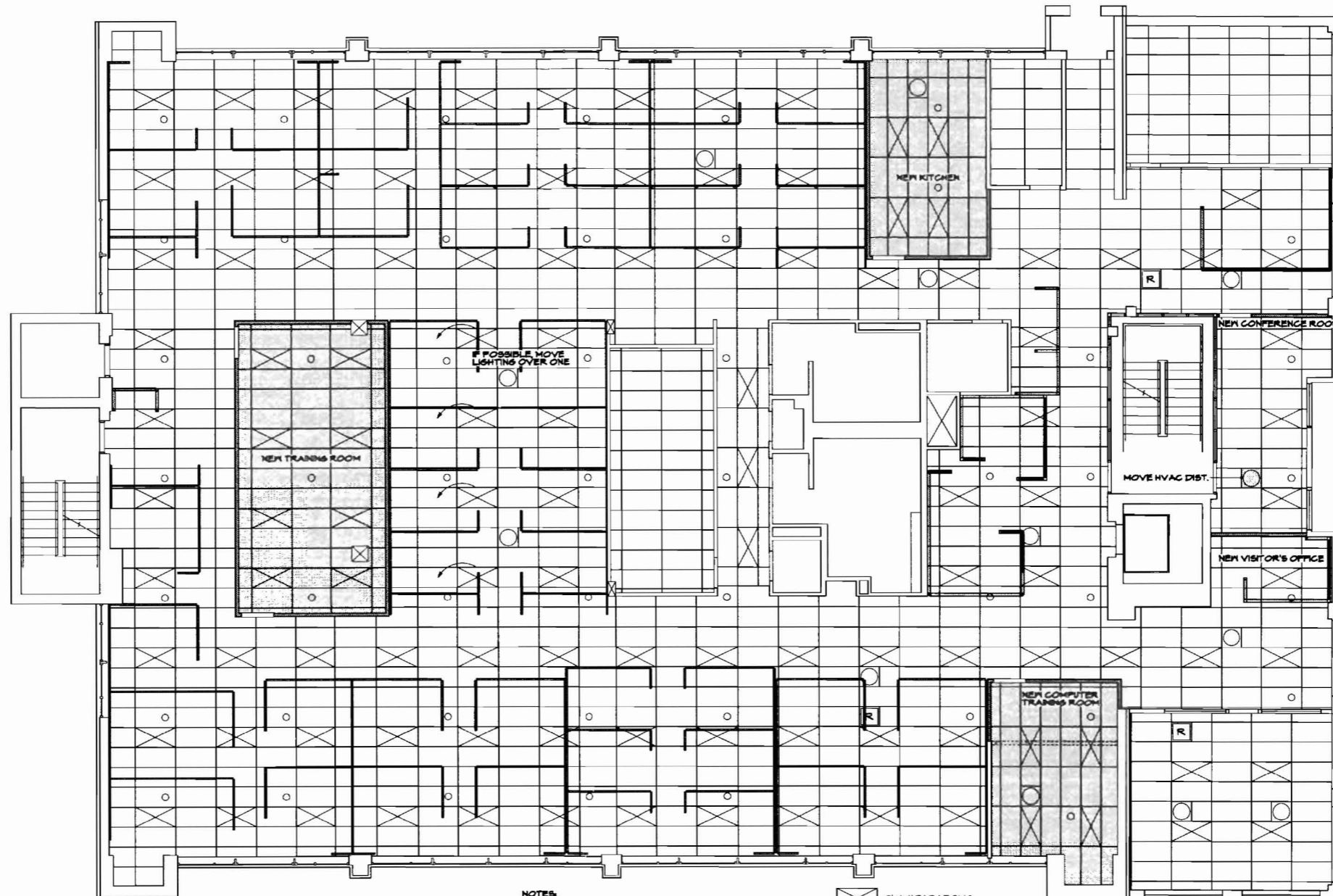
DATE: 2/13/04  
CHECKED BY: AC  
DRAWN BY: JM  
JOB: HAN  
SHEET TITLE: THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

A1.1

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1 THIRD FLOOR CEILING PLAN  
 A1.4 SCALE: 3/16" = 1'-0"

NOTES:  
 • ADJUST SPRINKLER HEADS FOR PROPER COVERAGE IN NEW ROOMS  
 • GREYED AREA CEILINGS TO BE RE-HUNG. REUSE EXISTING LIGHTING FOR NEW CONFIGURATIONS

- 2' x 4' PARABOLIC
- RETURN
- HVAC DISTRIBUTION
- SPRINKLER HEAD

HANOVER INSURANCE  
 27 PEARL STREET  
 PORTLAND, MAINE

WHIPPLE  
 CALLENDER  
 ARCHITECTS

14 Commercial St  
 Portland  
 ME 04101  
 207.775-2646  
 www.whipplecalender.com

NO.	DESCRIPTION	DATE	NAME

DATE: 3/18/04  
 CHECKED BY: AC  
 DRAWN BY: JM  
 JOB: HAN  
 SHEET TITLE: THIRD FLOOR CEILING PLAN  
 SCALE: 3/16" = 1'-0"

A1.4

A1.4 3RD FL. CEILING PLAN. P:0422 at 3/11/04 at 4:02 PM by Jess Moreno File Path: L:\C\Projects\2008 Projects\HAN Hanover Insurance\HAN\_ARCH\GAD Mod\HAN\_JESS.p1

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