

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Permit No: **980253**

Location of Construction: 100 Middle St Tower B		Owner: 100 Middle St Office Tower		Phone:		Permit No: 980253	
Owner Address: 100 Middle St 4th floor		Lessee/Buyer's Name: Citizens Financial 1st floor - Tower B		Phone:		Business Name:	
Contractor Name: Middle Street office Tower B Associates SAA		Address: 772-8896		Phone:		Permit Issued: MAR 20 1998	
Past Use: Office		Proposed Use: Same		COST OF WORK: \$ 74,000.00		PERMIT FEE: \$ 390.00	
Proposed Project Description: Make Interior Renovations 1st floor Tower B				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature:	
Permit Taken By: Mary Cresik				Date Applied For: 17 March 1998			

PERMIT ISSUED
MAR 20 1998
CITY OF PORTLAND

Zone: CBL: 029-E-026

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *Bill McIlugh* ADDRESS: DATE: 17 March 1998 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

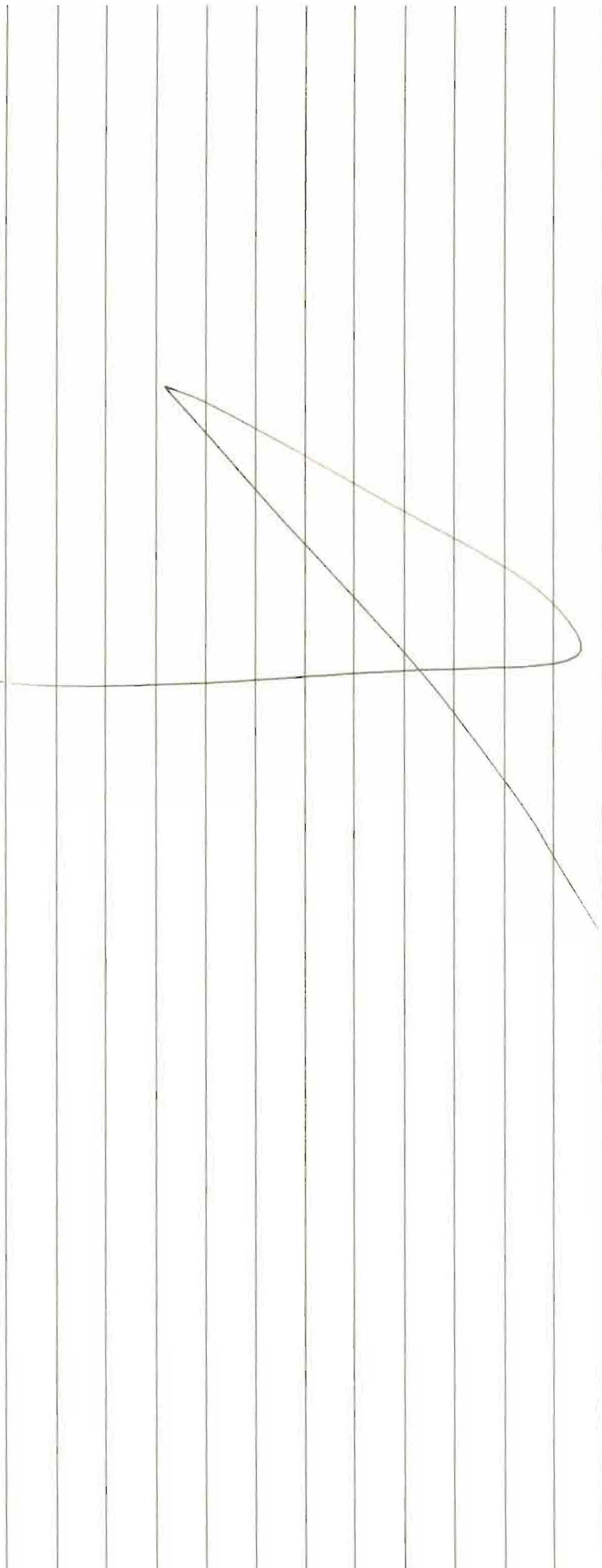
Date: *3/17/98*

CEO DISTRICT 2

COMMENTS

4/3/98 left message re: preconstruction meeting on

4/28/98 completed. CSO Please. *[Signature]*



Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

BUILDING PERMIT REPORT

DATE: 3/19/98 ADDRESS: 100 Middle St Tower B
REASON FOR PERMIT: renovations
BUILDING OWNER: 100 Middle St office tower
CONTRACTOR: Sum
PERMIT APPLICANT: Bill McHugh
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 1A

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *17, *18, *19, *20, *24, *26, *27, *29

- 1 This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 3 Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
- 7 Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" . except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
- 11 The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.

X-24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

25. All requirements must be met before a final Certificate of Occupancy is issued.

X-26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

X-27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

28. Please read and implement the attached Land Use-Zoning report requirements.

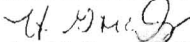
X-29. All materials must be Noncombustible (studs),

30. _____

31. _____

32. _____

P. Samuel Hoffses, Code Enforcement


cc: Lt. McDougall, PFD
Marge Schmuckal

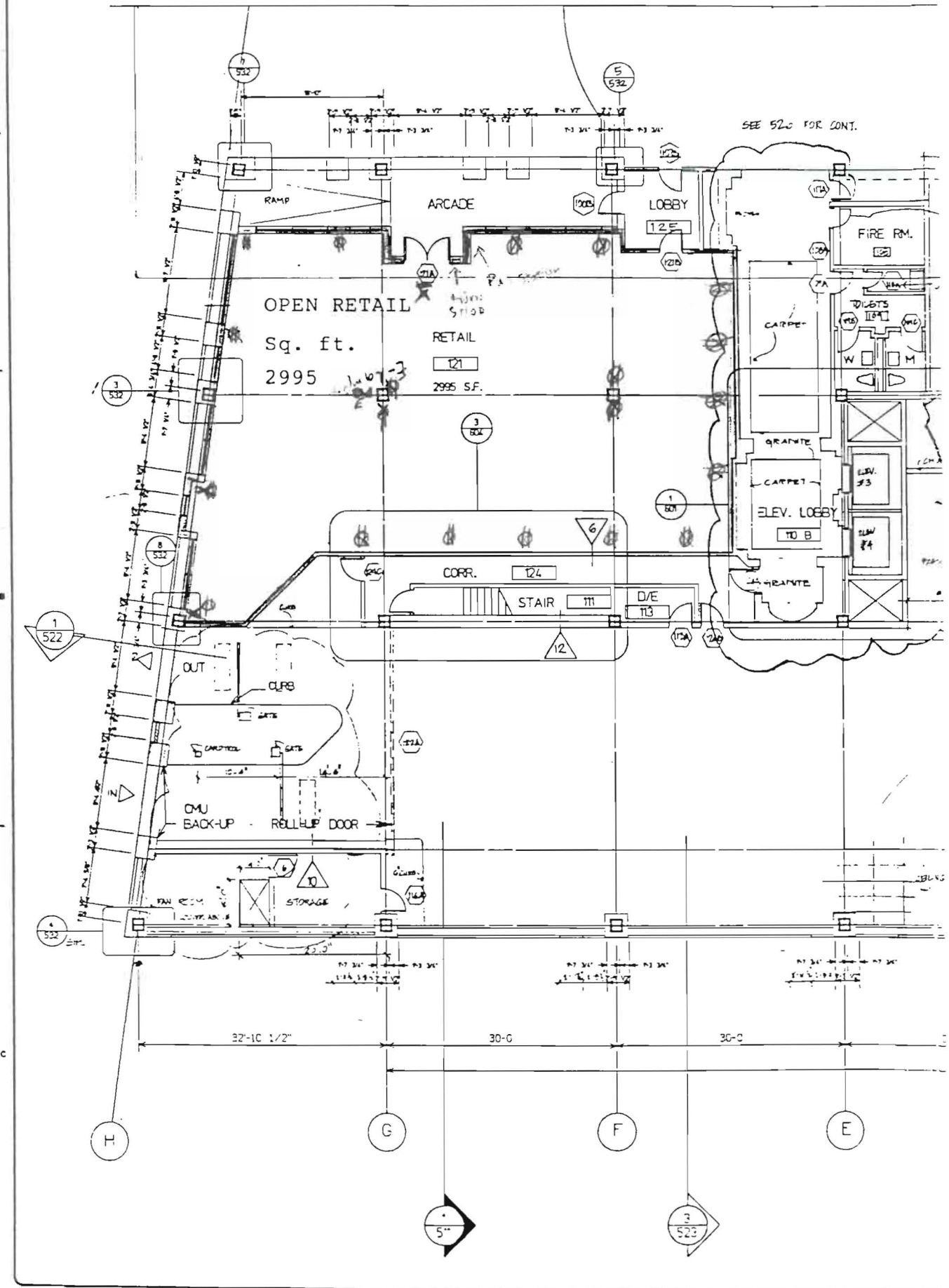
QUICK SELECTOR FOR FIRE AND SOUND RATED SYSTEMS - GYPSUM WALLBOARD

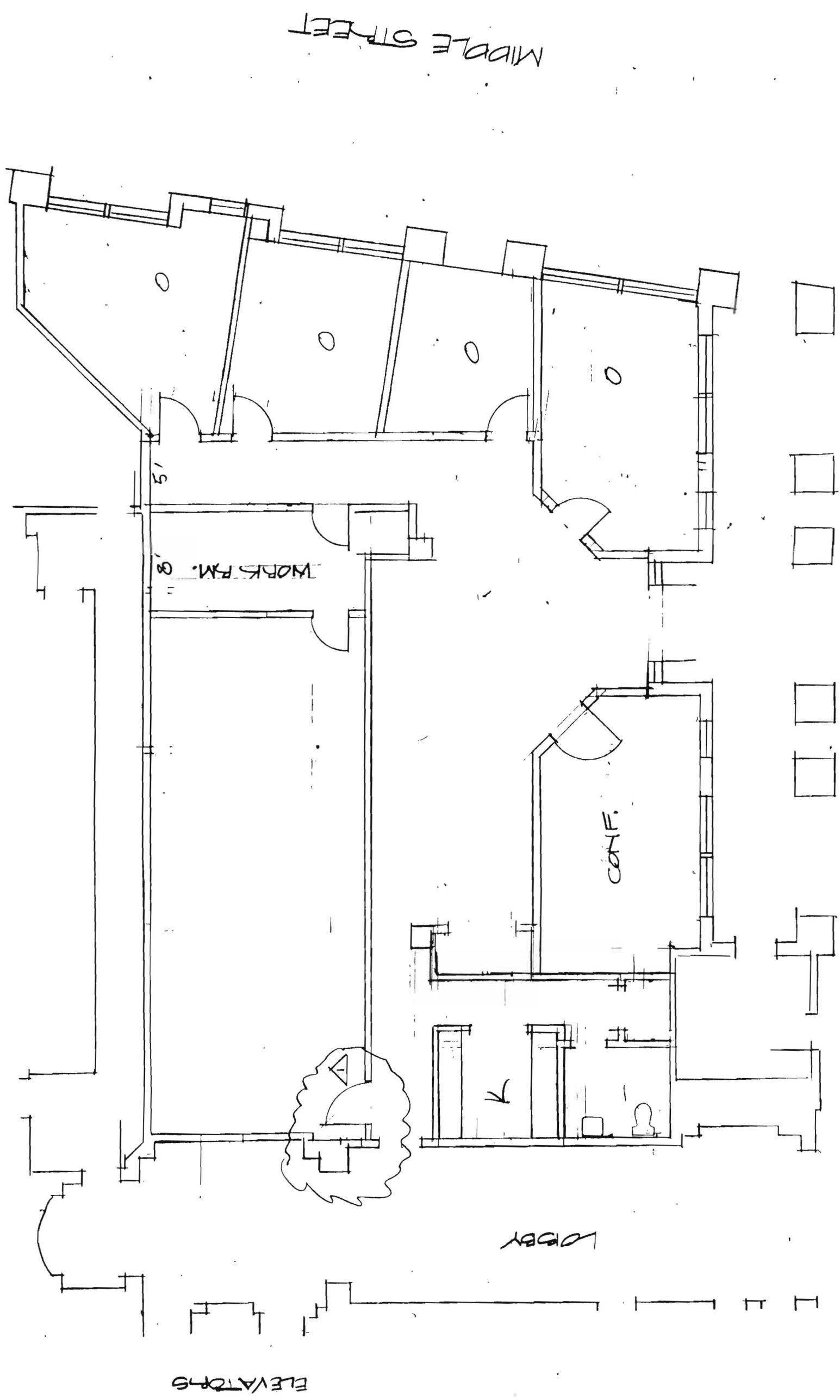
Partitions/Steel Framing

No.	Fire Rating	Ref. Desgn No.	Description	STC	Test No.
SINGLE LAYER--1 5/8" (41.3 mm) STUDS					
FIRE - SOUND					
1	1 hr	FM W1B-1 hr OSU T-3296 GA WP 1340	5/8" (15.9 mm) Fire-Shield Gypsum Wallboard or 5/8" Fire-Shield MR Board screw attached vertically to both sides 1 5/8" (41.3 mm) screw studs, 24" o.c. (610 mm). Wallboard joints staggered. 2 1/2" (63.5 mm) glass fiber in cavity.	38	NGC 2384
2	1 hr	UL U420 GA WP 5015	Chase wall, 5/8" (15.9 mm) Fire-Shield Gypsum Wallboard screw attached vertically to both sides. Air space 9 1/2" (241.3 mm) between inside wallboard faces. Sound rating with 3 1/2" (88.9 mm) mineral wool or glass fiber. 1 5/8" (41.3 mm) screw studs, 24" o.c. (610 mm) cross braced at third points with 5/8" (15.9 mm) wallboard gussets 9 1/2" x 12" (241.3 mm x 305 mm) or 9 1/2" (241.3 mm) long stud track.	52	TL 76-155
SINGLE LAYER--2 1/2" (63.5 mm) STUDS					
3	1 hr.	FM Based on W1B-1 hr OSU Based On T-3296 GA WP 1340	5/8" (15.9 mm) Fire-Shield Gypsum Wallboard or 5/8" (15.9 mm) Fire-Shield MR Board screw attached vertically to both sides 2 1/2" (63.5 mm) screw studs, 24" o.c. (610 mm) Wallboard joints staggered. With 2 1/2" (63.5 mm) of mineral wool or glass fiber in cavity.	40	NGC 2438
Typ. wall construction				45	NGC 2391
4	1 hr.	UL V401 FM W2A-1 hr (WP-51) GA WP 1070	1/2" (12.7 mm) Fire-Shield G Gypsum Wallboard screw attached vertically to both sides 2 1/2" (63.5 mm) screw studs, 24" o.c. (610 mm). 2" (51 mm) mineral wool [2 1/2 pcf (40 kg/m ³)] in stud cavity. Wallboard joints staggered.	45	NGC 2179
	1 hr	UL V401 FM W2B-1 hr (WP-731) GA WP 1071	1/2" (12.7 mm) Fire-Shield G Gypsum Wallboard screw attached horizontally to both sides, 2 1/2" (63.5 mm) screw studs 24" o.c. (610 mm). 2" (51 mm) mineral wool [3 pcf (48 kg/m ³)] in stud cavity. Horizontal joints not staggered with those on the opposite side of partition.		
5		UL U468 FM 2B-1 hr	1/2" (12.7 mm) Fire-Shield G Gypsum Wallboard applied vertically, screw attached 8" o.c. (203 mm) around perimeter, 12" o.c. (305 mm) in field, on 2 1/2" (63.5 mm) screw studs, 24" o.c. (610 mm). All Wallboard joints staggered. Wall cavity filled with Owens-Corning Fire-Core 60, Type FB Insulation		
SINGLE LAYER--3 5/8" (92.1 mm) STUDS					
6	1 hr	FM W1A-1 hr (WP 45) GA WP-1200 OSU T-1770	5/8" (15.9 mm) Fire-Shield Gypsum Wallboard or 5/8" (15.9 mm) Fire-Shield MR Board screw attached horizontally to both sides 3 5/8" (92.1 mm) screw studs, 24" o.c. (610 mm). All wallboard joints staggered. 5/8" (15.9 mm) Fire-Shield Gypsum Wallboard screw attached vertically to both sides 3 5/8" (92.1 mm) screw studs, 24" o.c. (610 mm) Wallboard joints staggered.	42	NGC 2385
			2 1/2" (63.5 mm) mineral wool or glass fiber in cavity.	47	NGC 2386
7	45 min.	FM Based on W2A-1 hr (WP-51)	1/2" (12.7 mm) Fire-Shield G Gypsum Wallboard screw attached vertically to both sides 3 5/8" (92.1 mm) screw studs, 24" o.c. (610 mm). 2" (51 mm) glass fiber in stud cavity Wallboard joints staggered	45	NGC 2146
8	1 hr.	UL Based on V401 FM Based on W2A-1 hr (WP-51) GA WP1070	1/2" (12.7 mm) Fire-Shield G Gypsum Wallboard screw attached vertically to both sides 3 5/8" (92.1 mm) screw studs, 24" o.c. (610 mm). 2" (51 mm) mineral wool [2 1/2 pcf (40 kg/m ³)] in stud cavity Wallboard joints staggered.	45	NGC 2149



⊕ = Reception





MIDDLE STREET

WORKS RM. 8'

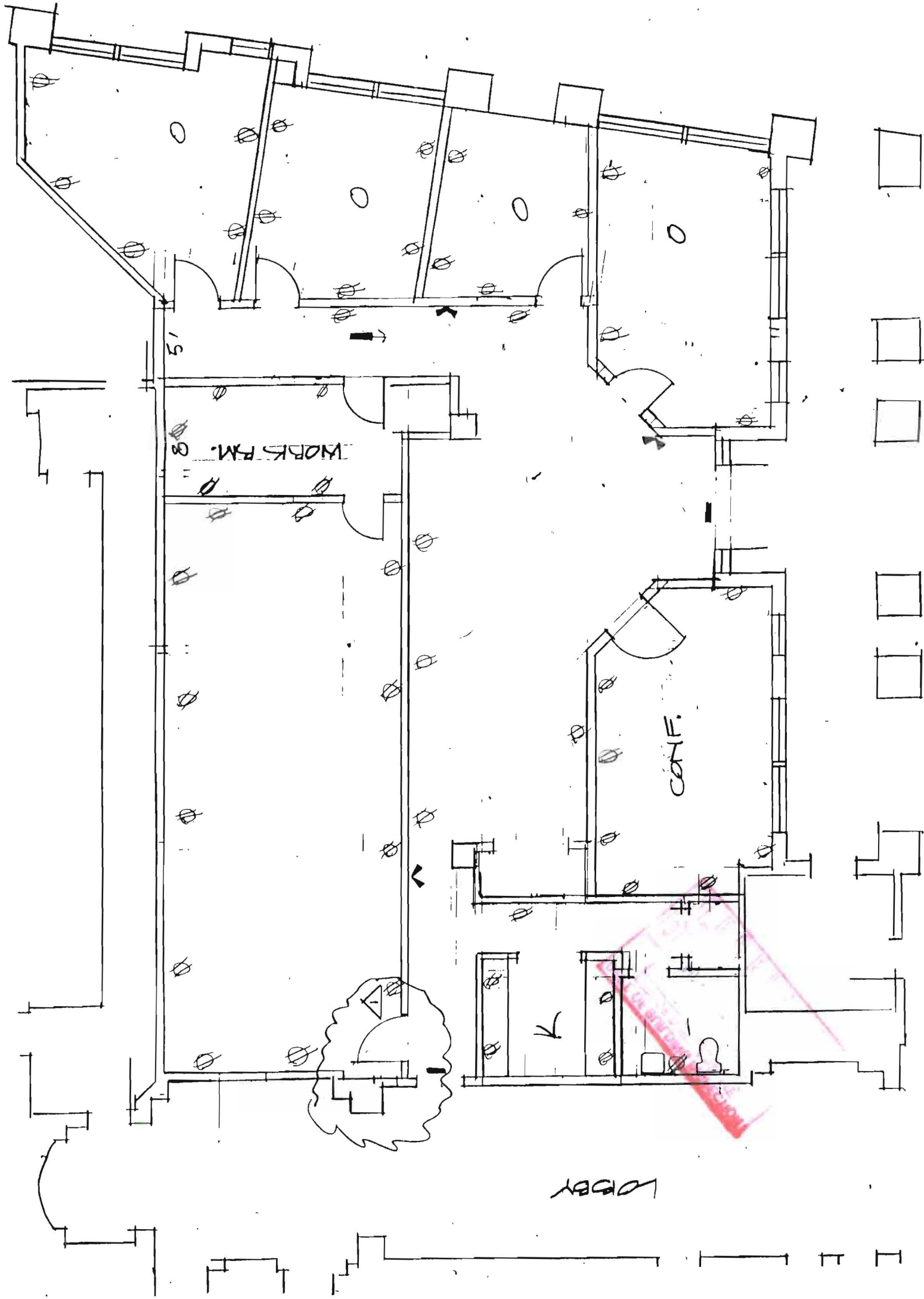
CONF.

LOBBY

ELEVATORS

COURTYARD

1ST FLOOR - 100 MIDDLE ST.
 CITIZENS MORTGAGE
 ARCHETYPE 1/8" = 1'-0" 2-26-90
 3-6-90



MIDDLE STREET

Key Notes

- x Exit Sign 277v Batt Backup
- E Emerg. Lts 277v
- Φ Duplex Recept 20A

1st FLOOR - 100 MIDDLE ST.
 CITIZENS MORGAGE
 ARCHETYPE 1/8" = 1'-0" 2-26-90

COURTYARD

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LOBBY

CONF.

WORKS RM.