

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

Location of Construction: 15 Franklin St		Owner: M & A Partners	Phone: 775-2100	Permit No: 981021
Owner Address: 120 Exchange St Ptd, ME 04101		Lessee/Buyer's Name: Ogden Environmental	Phone:	BusinessName:
Contractor Name: Owner		Address:		Phone:
Past Use: Vacant	Proposed Use: Office	COST OF WORK: \$ 40,000.00	PERMIT FEE: \$ 220.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED SEP 11 1998 CITY OF PORTLAND </div>
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 38 BOCA 90	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
Proposed Project Description: Tenant buildout for office use (3rd floor)		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: B-3 CBL: 029-M-004 Zoning Approval: <i>[Signature]</i> <input type="checkbox"/> 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"/>
Permit Taken By: MG	Date Applied For: 02 September 1998			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

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..

*Submit alterations
Approved
as per
6/17/98
H.P.
Committee
decision*

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

03 September 1998

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE:	

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: *[Signature]*
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT 1

COMMENTS

9/14 Called left message

9/17 Lou Wood discussed Historic review call back Framing insp, OK
David Hoyal request elevation drawings for H.R. DC

11/13/98 Final OK request Engineers Specs for Trusses before
CO issued.

11/14/98 Truss Specs rec'd

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

✓

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 15 FRANKLIN ST 3RD FLOOR			
Total Square Footage of Proposed Structure 26000 +/-		Square Footage of Lot 26000 +/-	
Tax Assessor's Chart, Block & Lot Number Chart# 029 Block# N Lot# 004		Owner: M+A PARTNERS, INC.	Telephone#: 7752100
Owner's Address: 120 EXCHANGE ST	Lessee/Buyer's Name (If Applicable) N/A Ogden Environmental		Cost Of Work: \$40000 Fee \$220
Proposed Project Description:(Please be as specific as possible) TENANT BUILDOUT FOR OFFICE USE			
Contractor's Name, Address & Telephone OWNER			Rec'd By: MA
Current Use: VACANT		Proposed Use: OFFICE	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventillation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

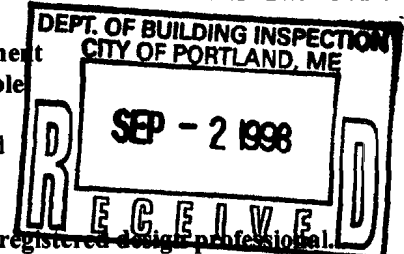
Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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 of applicant: Mitch Dubu	Date: 9/2/98
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

Job 007738	Truss FD1	Truss Type ROOF TRUSS	City 19	Ply 1	Y520104
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MAINLY TRUSSES, FAIRFIELD, ME 04937 4.0-32 © Jun 9 1998 MITek Industries, Inc. Wed Aug 26 08:45:53 1998 Page 1

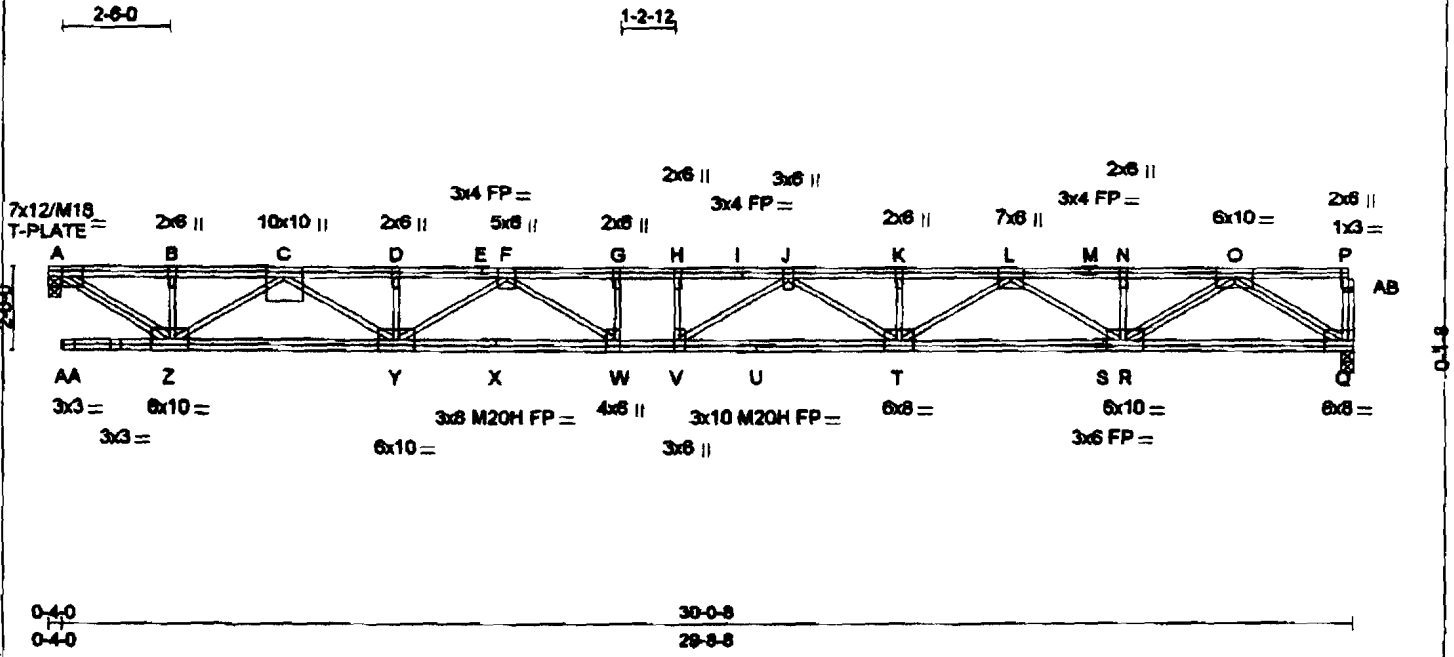


Plate Offsets (X,Y): [A-U-1-7,edge], [G-U-3,edge], [W-U-1-8,edge]

LOADING (psf)	SPACING 2-0-0	CSI	DEPL (in) (loc) Vdefl	PLATES GRIP
TCLL 45.0	Plates Increase 1.15	TC 0.30	Vert(TL) -0.45 T-V >792	M20 16W/123
TCOL 15.0	Lumber Increase 1.15	BC 0.56	Vert(TL) -0.70 T-V >504	M20H 14W/108
BCLL 0.0	Rep Stress Incr YES	WB 0.99	Horz(TL) 0.00 Q n/a	Weight: 188 lb
BCOL 10.0	Code BOCA/ANSI95	(Metric)	1st LC LL Min Vdefl = 360	

LUMBER
 TOP CHORD 4 X 2 SPF-S 2100F 1.8E
 BOT CHORD 4 X 2 SPF-S 2100F 1.8E
 WEBS 4 X 2 SPF-S Stud "Except"
 A-Z 4 X 2 SPF No.2, C-Y 4 X 2 SPF No.2, A-Z 4 X 2 SPF No.2

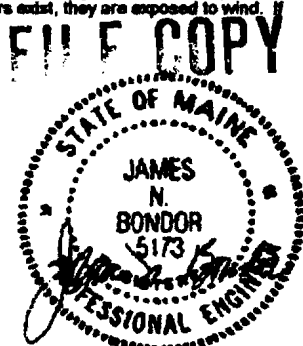
BRACING
 TOP CHORD Sheathed or 6-0-0 on center purlin spacing, except end verticals.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 on center bracing, Except 6-0-0 on center bracing: Z-AA.

REACTIONS (lb/size) Q=2078/0-3-8, A=2067/0-3-8
 Max Horz A=-91(load case 2)
 Max Uplift Q=-530(load case 2), A=-526(load case 2)

FORCES (lb) - First Load Case Only
 TOP CHORD Q-AB=129, P-AB=127, A-B=2877, B-C=2889, C-D=8799, D-E=8799, E-F=8799, F-G=8663, G-H=8663, H-I=8663, I-J=8663, J-K=7919, K-L=7919,
 L-M=4974, M-N=4974, N-O=4983, O-P=4
 BOT CHORD Z-AA=-1, Y-Z=8063, X-Y=7934, W-X=7934, V-W=8663, U-V=8582, T-U=8582, S-T=8892, R-S=8892, Q-R=2723
 WEBS O-Q=3328, A-Z=3473, Q-R=2734, B-Z=380, N-R=309, C-Z=2915, L-R=2085, C-Y=2101, L-T=1466, D-Y=327, K-T=286, F-Y=1375, J-T=779, F-W=883,
 J-V=122, G-W=300, H-V=82

- NOTES**
- 1) Required 2x6 strongbacks, on edge, spaced at 18-0-0 on center and fastened to each truss with 3-16d nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.
 - 2) This truss has been designed for the loads generated by 90 mph winds at 25 ft above ground level located 100 mi from the hurricane oceanfront. ASCE 7-93 components and cladding external pressure coefficients for the interior (1) zone and 5.0 psf top chord and 5.0 psf bottom chord dead load are being used. The design assumes occupancy category I, terrain exposure C and internal pressure coefficient condition I. The building dimensions are 45 ft by 24 ft. If end verticals or cantilevers exist, they are exposed to wind. Porches, eaves, they are not exposed to wind. The lumber DOL increase is 1.33, and the plate grip increase is 1.33.
 - 3) CAUTION, Do not erect truss backward.
 - 4) All plates are M20 plates unless otherwise indicated.
 - 5) Gap between inside of top chord bearing and first diagonal or vertical web shall not exceed 0.500in.
 - 6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 530 lb uplift at joint Q and 526 lb uplift at joint A.
 - 7) This truss has been designed with ANSI/TPI 1-1986 criteria.

LOAD CASE(S) Standard



August 26, 1998

*W/L BLYTHE WAREHOUSE
 15 FROVILLIN ST.
 PORTLAND ME.*



MiTek Industries Inc

807 SOUTHWESTERN RUN
SUITE 2
YOUNGSTOWN OH 44514
USA
FAX (216) 629 8241
TELEPHONE (216) 629 8040

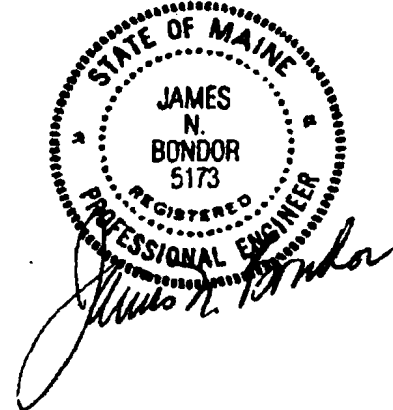
Re: 007738

The truss drawing(s) referenced below have been prepared by MiTek Industries, Inc. under my direct supervision based on the parameters provided by Mainely Trusses

Pages or sheets covered by this seal: Y520104 thru Y520104

My license renewal date for the state of Maine is DECEMBER 31, 1999.

FILE COPY



James N. Bondor
Bondor, James

August 26, 1998

The seal on these drawings indicate acceptance of professional engineering responsibility solely for the truss components shown. The suitability and use of this component for any particular building is the responsibility of the building designer, per ANSI/TPI-1995 Sec. 2.

REXAM

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Susan Wroth, Chair
Edward Hobler, Vice Chair
Camillo Breggia
Robert Parker
Rick Romano
Steve Sewall
Cordelia Pitman

June 19, 1998

Michael Scarks
A&M Partners, Inc.
120 Exchange Street
Portland, Maine 04104

Re: Rooftop Addition; 15 Franklin Street

Dear Mr. Scarks:

On June 17, 1998, the City of Portland's Historic Preservation Committee voted unanimously to approve your application for a Certificate of Appropriateness. The approval is for construction of rooftop addition at 15 Franklin Street, as presented in revised drawings distributed at the public hearing.

The approval is subject to the following condition:

1. That the deck and railing proposed atop the principal rooftop addition be eliminated from that plans.

All improvements shall be carried out as shown on the revised plans and specifications distributed at the 6/17/98 meeting, except as modified to comply with the condition of approval described above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve

(12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Wroth". To the right of the signature is a circular stamp containing the initials "DW".

Susan Wroth, Chair
Historic Preservation Committee

cc: Approval Letter File
Deborah Andrews, Senior Planner (2 copies)
David Lloyd, Archetype

BUILDING PERMIT REPORT

DATE: 6 Sept. 98 ADDRESS: 15 Franklin St. #29-N-#04
REASON FOR PERMIT: Tenant buildout For office space
BUILDING OWNER: M & A Partners
CONTRACTOR: Owners
PERMIT APPLICANT: _____
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 3.B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *6, *8, *9, *10, *11, *14, *20, *24, *26, *28, *30, *31, 17, 18, 19

- X 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)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X 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). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X 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-1, 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". (Sections 1021 & 1022.0)
- X 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 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. (Section 1014.0)
- X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
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

CBL: 029-N-004

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 15 Franklin St

Issued to M & A Partners

Date of Issue November 17, 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981021, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

3rd floor partial

Limiting Conditions:

APPROVED OCCUPANCY

Office
Use Group B
Construction Type 3B
BOCA '96

This certificate supersedes
certificate issued

Approved:

11/17/98
(Date)

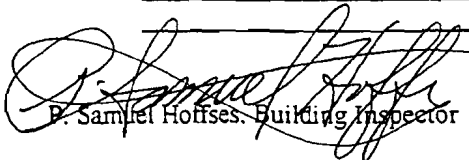
Eric Corbett
Inspector

Samuel J. [Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

not more than 44 inches (1113mm) 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. (Section 1018.6)

- 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. Section 1010.1
- *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.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- 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 basementsIn 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) Section 920.3.2
- (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. Section 921.0
- (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. (crawl spaces & attics)
- *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.
- *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).
- *27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. ~~Your building plan did not have the seal of an Structural Engineer OR The design Criteria For~~
- 30. ~~The Alpine wood Trusses - Please submit This information before work begins -~~
- 31. ~~30. Any exterior work would require Historic Preservation approval -~~
- 31. ~~Separate permits are required for any signage.~~


P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator