



PERMIT ISSUED

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

MAR

7 2011

CITY OF PORTLAND

City of Portland

BUILDING PERMIT

This is to certify that **A & M Partners/Stefan Scarks**

Located At **396 CONGRESS**

PERMIT #2011-02-395

has permission to **Do 3rd floor interior alterations**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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.

Sub per BW

Fire Prevention Officer

[Signature]

Code Enforcement Officer / Plan Reviewer

3/01/11

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CARD.

MAR 1 2011

| | | | |
|--|--|--|---|
| Job No: 2011-02-395-OPB | Date Applied: 2/3/2011 | CBL: 032 - - G - 001 - 001 - - - - - | City of Portland Phone: 730-1023 |
| Location of Construction: 396 CONGRESS - 3 rd floor (400) | Owner Name: A & M PARTNERS INC | Owner Address: 120 EXCHANGE ST PORTLAND, ME - MAINE 04103 | |
| Business Name: | Contractor Name: | Contractor Address: | Phone: |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG - Building | Zone: B-3 |
| Past Use: Third Floor - office | Proposed Use: Same : Third Floor - office - interior alterations | Cost of Work: 19000.00 | CEO District: |
| | | Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>[Signature]</i> (58) | Inspection: Use Group: B Type: IBC-2009 Signature: <i>[Signature]</i> |
| Proposed Project Description: 396 Congress 3rd Floor - interior alterations | | Pedestrian Activities District (P.A.D.) | |

| | | | |
|---|--|---|--|
| Permit Taken By: | Zoning Approval | | |
| 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. | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan ___ Maj ___ Min ___ MM Date: Ok w/condition <i>2/11/11 Agm</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 <input type="checkbox"/> Not in Dist 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: Any exterior work requires a separate review <i>approval that historic preservation</i> |
| | 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 | PHON |



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>400 Congress 3rd Floor Portland, ME</u> | | |
| Total Square Footage of Proposed Structure/Area 10,000 <u>9,800 sq ft</u> | Square Footage of Lot <u>N/A</u> | Number of Stories <u>N/A</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>32-61</u> <u>(396 Congress St)</u> | Applicant * must be owner, Lessee or Buyer* Name <u>Stefan Scarus/AiM Partners</u> Address <u>120 Exchange St</u> City, State & Zip <u>Portland, ME 04101</u> | Telephone: <u>207-730-1023</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address <u>Same</u> City, State & Zip | Cost Of Work: \$ <u>18,250</u> C of O Fee: \$ _____ Total Fee: \$ <u>210</u> |
| Current legal use (i.e. single family) <u>office space</u> Number of Residential Units <u>N/A</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>office space</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Interior Alterations 3rd Floor</u> | | |
| Contractor's name: <u>AiM Partners</u> Address: <u>120 Exchange St</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>874-6959</u> Who should we contact when the permit is ready: <u>Stefan Scarus</u> Telephone: <u>207-730-1023</u> Mailing address: <u>Same</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.

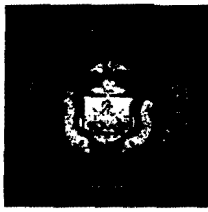
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 authorized me to prepare this application 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
MAR 10 2011
Dept. of Building Inspections
City of Portland Maine

Signature: [Handwritten Signature] Date: 2/3/11

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life - www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-02-395-OPB

Located At: 396 CONGRESS

CBL032 - - G - 001 - 001 - - - - -

Conditions of Approval:

Fire

1. All construction shall comply with City Code Chapter 10.
2. 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.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. 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.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Zoning

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.

Building

1. Permit approved based on the plans submitted with revisions dated 3/1/11. Any deviations will require a separate permit and approval.
2. Separate permits are required for plumbing, electrical, HVAC systems, sprinkler and fire alarm systems.
3. All penetrations through rated assemblies to be sealed with approved methods per IBC 2009 Sec. 712.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Close In Elec/Plmb/Framing
2. Final at completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

Job Summary Report
Job ID: 2011-02-395-OPB

Report generated on Feb 10, 2011 12:59:13 PM

| | | | | | |
|----------------------------------|---------------------------------|------------------------------|------------------------|-----------------------|------|
| Job Type: | Office & Professional Buildings | Job Description: | 396 Congress 3rd Floor | Job Year: | 2011 |
| Building Job Status Code: | Initiate Plan Review | Pin Value: | 624 | Tenant Name: | |
| Job Application Date: | | Public Building Flag: | N | Tenant Number: | |
| Estimated Value: | 19,000 | Square Footage: | | | |
| Related Parties: | | & M PARTNERS A | | <i>Property Owner</i> | |

Job Charges

| Fee Code Description | Charge Amount | Permit Charge Adjustment | Net Charge Amount | Payment Date | Receipt Number | Payment Amount | Payment Adjustment Amount | Net Payment Amount | Outstanding Balance |
|----------------------|---------------|--------------------------|-------------------|--------------|----------------|----------------|---------------------------|--------------------|---------------------|
| Job Valuation Fees | \$210.00 | | \$210.00 | | | | | | \$210.00 |

Location ID: 4712

Location Details

| Alternate Id | Parcel Number | Census Tract | GIS X | GIS Y | GIS Z | GIS Reference | Longitude | Latitude |
|--------------|---------------|--------------|-------|-------|-------|---------------|------------|----------|
| A00170 | 032 G 001 001 | | M | | | | -70.257013 | 43.65846 |

| Location Type | Subdivision Code | Subdivision Sub Code | Related Persons | Address(es) |
|---------------|------------------|----------------------|-----------------|--------------------------|
| 1 | | | | 396 CONGRESS STREET WEST |

| Location Use Code | Variance Code | Use Zone Code | Fire Zone Code | Inside Outside Code | District Code | General Location Code | Inspection Area Code | Jurisdiction Code |
|---------------------------|---------------|-------------------|----------------|---------------------|-------------------|-----------------------|----------------------|---------------------------|
| OFFICE & BUSINESS SERVICE | | DOWNTOWN BUSINESS | | | Historic District | | DISTRICT 2 | CENTRAL BUSINESS DISTRICT |

Structure Details

Structure: Loc id 000004711 Alt id 001201

Occupancy Type Code:

| Structure Type Code | Structure Status Type | Square Footage | Estimated Value | Address |
|---------------------------------|-----------------------|----------------|-----------------|--|
| Office & Professional Buildings | 6 | 56889,36 | | 396 CONGRESS STREET WEST 400 CONGRESS STREET WEST |

| Longitude | Latitude | GIS X | GIS Y | GIS Z | GIS Reference | User Defined Property Value |
|-----------|----------|-------|-------|-------|---------------|-----------------------------|
| 0 | 0 | M | | | | |

Structure: Loc id 000050490 Alt id A00170

Occupancy Type Code:



February 28, 2011

To Whom It May Concern,

Regarding the occupancy of 20,000+/- sf on the third and fourth floors at 400 Congress Street, Kepware Technologies does not anticipate a plan to locate greater than 110 employees in the identified office space. Employees on each floor will have access to facilities on either floor. Currently, Kepware's employee base is approximately 75% male and 25% female.

Please feel free to contact me for further information.

Sincerely,

Brett Austin
CFO

RECEIVED

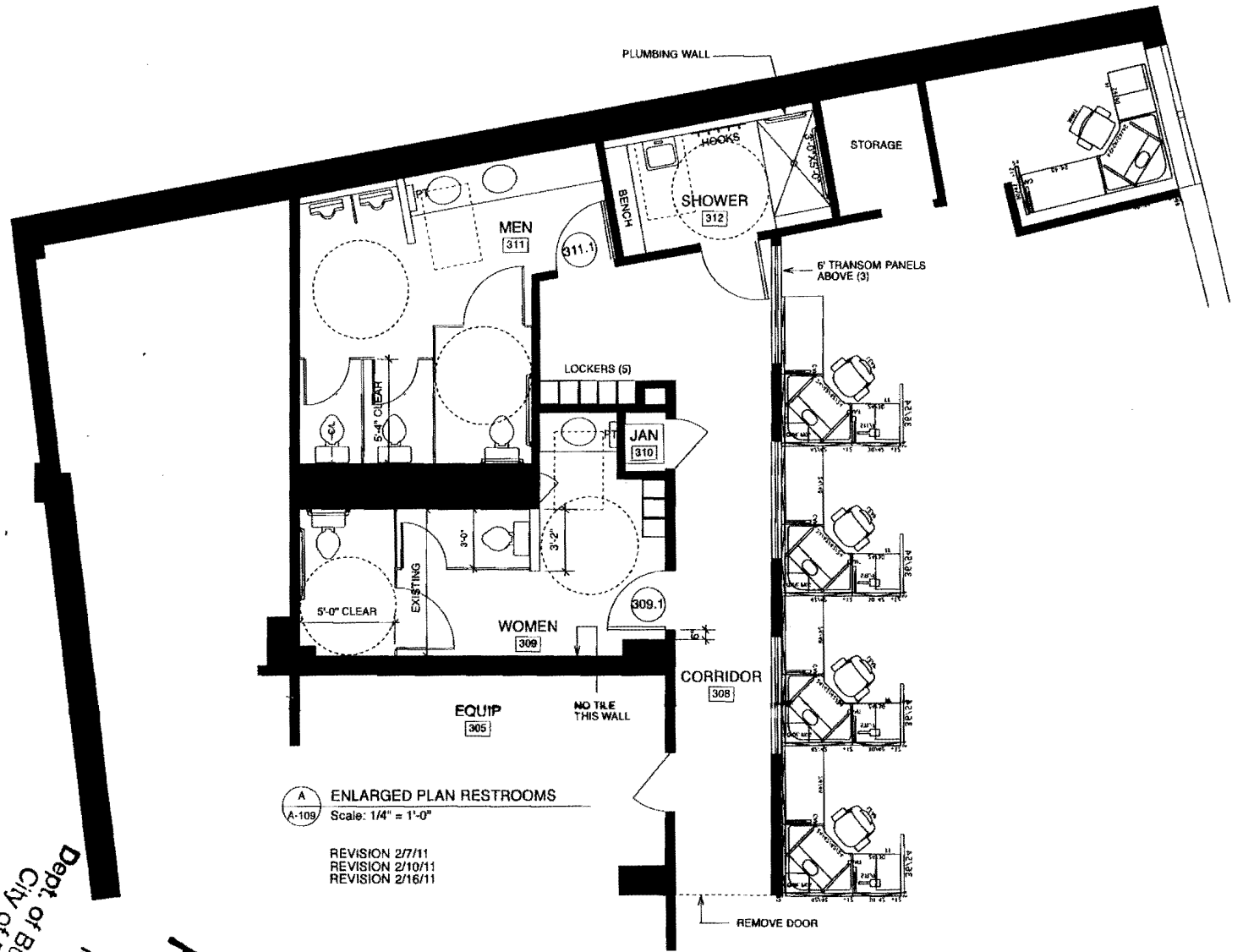
MAR - 1 2011

Dept. of Building Inspections
City of Portland Maine

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City of Portland Maine

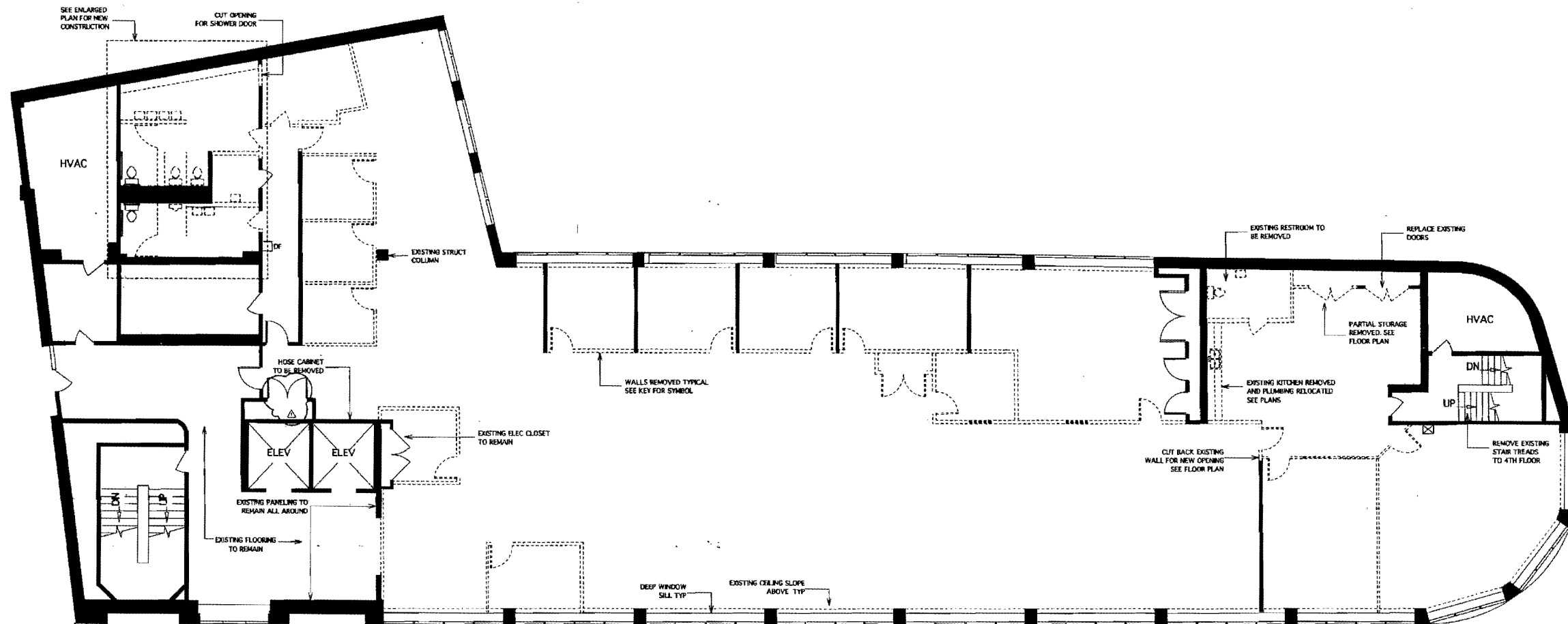
MAR - 1 2011

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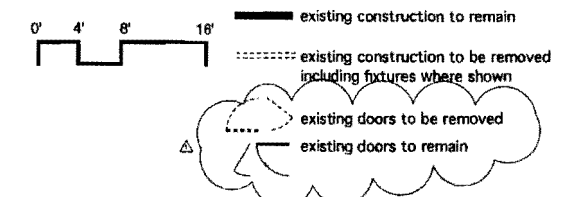


A ENLARGED PLAN RESTROOMS
A-109 Scale: 1/4" = 1'-0"

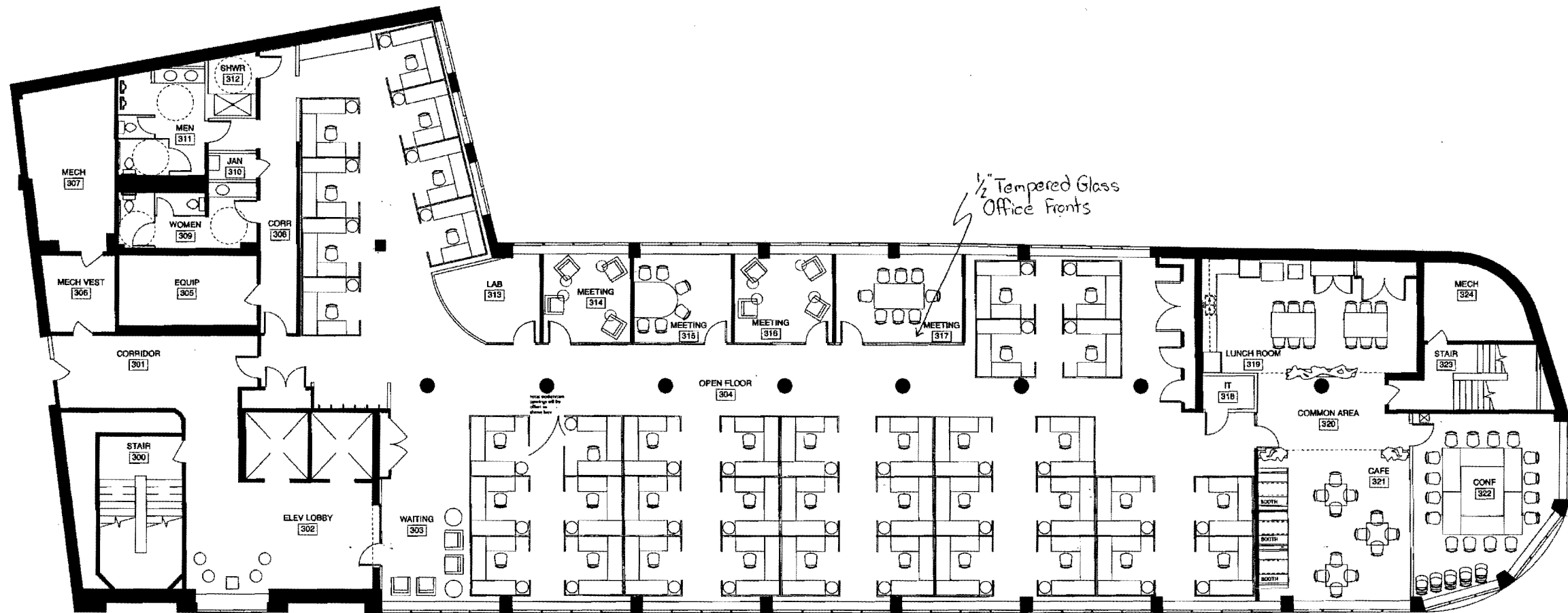
REVISION 2/7/11
REVISION 2/10/11
REVISION 2/16/11



KEPWARE
 400 Congress
 1 3rd FLOOR DEMO PLAN
 D-109 Scale: 1/8" = 1'-0"
 REVISION: 7/23/10
 REVISION: 8/10/10



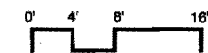
Note: All walls to be removed are non load bearing.



KEPWARE
400 Congress

3RD FLOOR FURNITURE PLAN
A-102

Scale: 1/8" = 1'-0"
REVISION: 7/23/10
REVISION: 8/10/10

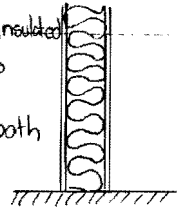


Existing Construction
New Construction

Note: All new walls non load bearing

Typical Wall Section:

- Aluminum Framing Insulated
- 3 5/8" Studs secured to deck above
- 5/8" Drywall applied both sides, painted



3-23-11

O/C to close in 3RD floor still need ceiling
insp. will install a few nail plates.



PORTLAND MAINE

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*Director of Planning and Urban Development
Penny St. Louis*

*Inspection Services, Director
Tammy M. Munson*

COPY

May 17, 2011

A & M PARTNERS INC
120 Exchange St
Portland, ME 04103

CBL: 032 G001001
Located at 396 Congress St.

Mail

Dear Stefan Scarks,

This letter verifies that Construction performed under Building Permit # 10-1225 and 2011-02-395 issued by the City of Portland at the above address has been completed. Inspections have been recorded and the work appears to be in accordance with the applicable code requirements. This does not certify that the property is free of building code violations.

If you have any questions, feel free to contact me at this office.

Sincerely,

Nicholas Adams
Code Enforcement Officer
207-874-8789

COPY