

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

COW PLAZA 2 LLC / Monaghan Woodworks Inc.

**Located at**

2 CANAL PLAZA

**PERMIT ID:** 2013-00360

**CBL:** 032 I033001

has permission to **Office space renovations on 2nd, 3rd, & 4th floors**

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 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.

A handwritten signature in black ink, appearing to read 'Jamie Bouke', written over a horizontal line.

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**PERMIT ID:** 2013-00360

**Located at:** 2 CANAL PLAZA

**CBL:** 032 I033001

Entered electronic file



# 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.

2013 00360

Location/Address of Construction: 2 Canal Plaza		
Total Square Footage of Proposed Structure/Area 25,806		Square Footage of Lot 10,254
Tax Assessor's Chart, Block & Lot Chart# 32 Block# I Lot# 33	Applicant * <b>must</b> be owner, Lessee or Buyer* Name Norman Hanson & DeTroy Address 415 Congress Street City, State & Zip Portland, ME 04101	Telephone: (207) 774-7000
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name COW PLAZA 2 LLC Address 100 COMMERCIAL ST City, State & Zip PORTLAND, ME 04101	Cost Of Work: \$ 875,000 ** C of O Fee: \$ 75.00 Total Fee: \$ 8845.00
Current legal use (i.e. single family) <u>Office</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Office</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Office space renovation</u>		
 RECEIVED FEB 22 2013 Dept. of Building Inspections City of Portland Maine		
Contractor's name: <u>Monaghan Woodworks</u>		
Address: <u>100 Commercial Street, Suite 311</u>		
City, State & Zip <u>Portland, ME 04101</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Brad Finlay, Monaghan Woodworks</u>		Telephone: _____
Mailing address: <u>100 Commercial Street, Suite 311, Portland ME 04101</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: Date: 2/14/13

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

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

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

<b>Permit No:</b> 2013-00360	<b>Date Applied For:</b> 02/22/2013	<b>CBL:</b> 032 I033001
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<b>Location of Construction:</b> 2 CANAL PLAZA	<b>Owner Name:</b> COW PLAZA 2 LLC	<b>Owner Address:</b> 100 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b> Norman Hanson DeTroy	<b>Contractor Name:</b> Monaghan Woodworks Inc.	<b>Contractor Address:</b> 100 Commercial St. Portland	<b>Phone:</b> (207) 775-2683
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Same: Bank on 1st floor with offices above	<b>Proposed Project Description:</b> Office space renovations on 2nd, 3rd, & 4th floors
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/22/2013  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jeanie Bourke      **Approval Date:** 03/22/2013  
**Note:**      **Ok to Issue:**

- 1) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479
- 2) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) The glazed wall panels to be installed per the manufacturers specifications and shall meet the loading requirements of IBC Sec. 2403 and Chap. 16.
- 5) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 6) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8.
- 7) State law requires notification of hazardous materials and abatement by a licensed professional

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Ben Wallace Jr      **Approval Date:** 04/02/2013  
**Note:**      **Ok to Issue:**

- 1) A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
- 2) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 3) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 4) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 5) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 6) 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.
- 7) All means of egress to remain accessible at all times.

<b>Location of Construction:</b> 2 CANAL PLAZA	<b>Owner Name:</b> COW PLAZA 2 LLC	<b>Owner Address:</b> 100 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b> Norman Hanson DeTroy	<b>Contractor Name:</b> Monaghan Woodworks Inc.	<b>Contractor Address:</b> 100 Commercial St. Portland	<b>Phone</b> (207) 775-2683
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

- 8) Fire extinguishers are required per NFPA 1.
- 9) The Type III Standpipe may be converted to a type I standpipe. The proposal for removing the hose cabinets shall be included as a part of the sprinkler permit application.
- 10 Application requires State Fire Marshal approval.
- 11 A separate Suppression System Permit is required. This review does not include approval of system design or installation.
- 12 Construction or installation shall comply with City Code Chapter 10.

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

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

Permit No: 2013-00360	Issue Date:	CBL: 032 1033001
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Location of Construction: 2 CANAL PLAZA	Owner Name: COW PLAZA 2 LLC	Owner Address: 100 COMMERCIAL ST PORTLAND, ME 04101	Phone:
Business Name: Norman Hanson DeTroy	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Portland ME 04102	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3
Past Use: Bank on 1st floor with offices above	Proposed Use: Same: Bank on 1st floor with offices above	Permit Fee: \$8,845.00	Cost of Work: \$875,000.00
Proposed Project Description: Office space renovations on 2nd, 3rd, & 4th floors		FIRE DEPT: 4/2/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: B Type: 2B MUBEL 2009 IBC Signature: JMB 3/22/13
		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: gg	Date Applied For: 02/22/2013	<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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 2/22/13</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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**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



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY  
OFFICE OF STATE FIRE MARSHAL  
45 COMMERCE DR STE 1  
AUGUSTA, ME 04333-0001

## Construction Permit

No.21215

*In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.*

**Each permit issued shall be displayed at the site of construction.**

**Building:** NORMAN HANSON AND DETROY  
**Location:** 2 CANAL PLZ, PORTLAND, ME 04101-4040  
**Owner:** NORMAN, HANSON AND DETROY  
**Owner Address:** PO BOX 4600, PORTLAND, ME 04112-4600

Occupancy Type: Business  
Secondary Use:  
Use Layout: Single Use  
Supervised Sprinkler System  
Monitored Fire Alarm System  
Construction Mode: Renovation  
Unprotected Noncombustable: Type II (000)  
Final Number of Stories: 4

**Permit Date:** 02/05/2013

**Expiration Date:** 08/04/2013

Handwritten signature of John E. Mayo in black ink.

COMMISSIONER OF PUBLIC SAFETY

Copy 1 - Owner



# Certificate of Design Application

From Designer: Archetype, PA  
 Date: 2/11/13  
 Job Name: Norman Hanson & DeTroy  
 Address of Construction: 2 Canal Plaza

## 2009 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) B

Type of Construction 2B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC \_\_\_\_\_

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

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) N/A

### Structural Design Calculations

\_\_\_\_\_ 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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### 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,  $I_w$  (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)

N/A

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

\_\_\_\_\_ Design option utilized (1614.1)  
 \_\_\_\_\_ Seismic use group ("Category")  
 \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_{D1}$  (1615.1)  
 \_\_\_\_\_ Site class (1615.1.5)

\_\_\_\_\_ Live load reduction  
 \_\_\_\_\_ 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,  $R_f$  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)