

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

Permit Number: 100099

Please Read Application And Notes, If Any, Attached

This is to certify that ONE CITY CENTER ASSOCIATES LLC / Dirigo Management
has permission to Tenant fit-up on 5th floor & 5 new offices and large work area on the 2nd floor
AT 1 CITY CTR 2nd & 5th floors CB# 032 L002001

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 covered-in. 24 HOUR 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. R. Gault

Health Dept. FEB 26 2010

Appeal Board

Other

CITY OF PORTLAND
Department Stamp

James Burke 2/25/10
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: 10-0099	Issue Date:	CBL: 032 L002001
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Location of Construction: 1 CITY CTR 2nd & 5th floors	Owner Name: ONE CITY CENTER ASSOCIATE	Owner Address: ONE CITY CENTER	Phone:
Business Name:	Contractor Name: Dirigo Management Company	Contractor Address: One City Center Portland	Phone: 2078711080
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

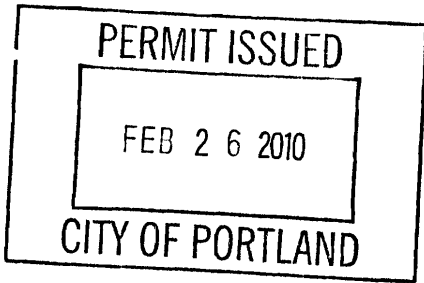
Past Use: Commercial Office 2nd & 5th floors	Proposed Use: Commercial Office 2nd & 5th floors- Tenant fit-up on 5th floor & 5 new offices and large work area on the 2nd floor	Permit Fee: \$2,520.00	Cost of Work: \$250,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: B Type: 2B DBC-2003	

Proposed Project Description: Tenant fit-up on 5th floor & 5 new offices and large work area on the 2nd floor	Signature: <i>(Signature)</i>	Signature: <i>(Signature) 2/25/10</i>
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: Idobson	Date Applied For: 02/04/2010	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ol</i> Date: <i>2/4/10</i>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date:	Date:	Date:



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

Permit No: 10-0099	Date Applied For: 02/04/2010	CBL: 032 L002001
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Location of Construction: 1 CITY CTR 2nd & 5th floors	Owner Name: ONE CITY CENTER ASSOCIATE	Owner Address: ONE CITY CENTER	Phone:
Business Name:	Contractor Name: Dirigo Management Company	Contractor Address: One City Center Portland	Phone (207) 871-1080
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Office 2nd & 5th floors- Tenant fit-up on 5th floor & 5 new offices and large work area on the 2nd floor	Proposed Project Description: Tenant fit-up on 5th floor & 5 new offices and large work area on the 2nd floor
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 02/04/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 02/25/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 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. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 02/18/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 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. 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. Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve. Fire extinguishers required. Installation per NFPA 10 Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit. Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress. A single source supplier should be used for all through penetrations. All construction shall comply with NFPA 1 and 101. 			

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

~~A Pre-construction Meeting will take place upon receipt of your building permit.~~

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Signature of Inspections Official

Date

2/25/10

Date

All Purpose 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: One City Center, Portland, ME - 2ND + 5th Floors

Total Square Footage of Proposed Structure _____	Square Footage of Lot _____
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Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>L</u> Lot# <u>002</u>	Owner: <u>One City Center Assoc. C/O Duigo Management Co. One City Center</u>	Telephone: <u>207-871-1080</u>
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Lessee/Buyer's Name (If Applicable) <u>Portland Press Herald</u>	Applicant name, address & telephone: <u>Al Knight Duigo Management Co. One City Center Portland, ME 04101 871-1080</u>	Cost Of Work: \$ <u>250,000.</u> Fee: \$ <u>2,520.</u>
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Current use: Vacant + office

If the location is currently vacant, what was prior use: office

Approximately how long has it been vacant: 5th floor - 2 years

Proposed use: Same - office

Project description: Construct 2 new offices + 2 work areas on the 5th floor and 5 new offices and large work area on the 2ND floor.

Contractor's name, address & telephone: <u>Al Knight Duigo Management Co. One City Center Portland, ME. 04101</u>	<div style="border: 1px solid black; padding: 5px; display: inline-block;">RECEIVED</div> FEB - 4 2010 Dept. of Building Inspections City of Portland Maine Phone: <u>207-871-1080</u>
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IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>Al Knight</u>	Date: <u>2-4-2010</u>
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This is not a permit, you may not commence ANY work until the permit is issued