

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080953

PERMIT ISSUED

This is to certify that ONE CITY CENTER ASSOCIATES LLC / DMC Painting Demohas permission to Interior renovations 11th floor office to officeAT 1 CITY CTR 11th floor

L 032 L002001

provided that the person or persons who perform or supervise the work accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is altered or service is closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

## OTHER REQUIRED APPROVALS

Fire Dept. Craig Clark

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

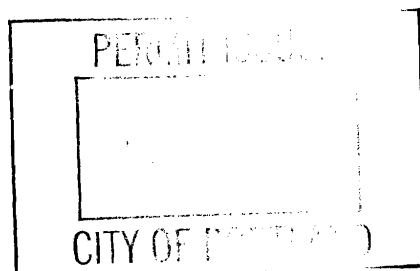
Director - Building &amp; Inspection Services

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: 08-0953		Issue Date:		CBL: 032 L002001	
Location of Construction: 1 CITY CTR 11th floor		Owner Name: ONE CITY CENTER ASSOCIATE		Owner Address: ONE CITY CENTER	
Business Name:		Contractor Name: DMC Painting & Remodeling		Contractor Address: 59 Sanford Drive, Suite 3 Gorham	
Lessee/Buyer's Name		Phone:		Phone: 2078711080	
Past Use: Commercial Office 11th floor		Proposed Use: Commercial Office 11th floor - Interior renovations 11th floor office to office		Permit Fee: \$320.00	
Proposed Project Description: Interior renovations 11th floor office to office		Cost of Work: \$30,000.00		CEO District: 1	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>		INSPECTION: Use Group: <i>B</i> Type: <i>1B</i> <i>TBC 2003</i>	
		Signature: <i>Greg Cass</i>		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied			
		Signature: _____ Date: _____			
Permit Taken By: ldobson		Date Applied For: 08/01/2008		Zoning Approval	
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		Special Zone or Reviews		Zoning Appeal	
		<input type="checkbox"/> Shoreland  <input type="checkbox"/> Wetland  <input type="checkbox"/> Flood Zone  <input type="checkbox"/> Subdivision  <input type="checkbox"/> Site Plan		<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	
		Historic Preservation <input checked="" type="checkbox"/> Not in District 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			
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>8/15/08</i>		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

<b>Permit No:</b> 08-0953	<b>Date Applied For:</b> 08/01/2008	<b>CBL:</b> 032 L002001
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<b>Location of Construction:</b> 1 CITY CTR 11th floor	<b>Owner Name:</b> ONE CITY CENTER ASSOCIATE	<b>Owner Address:</b> ONE CITY CENTER	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> DMC Painting & Remodeling	<b>Contractor Address:</b> 59 Sanford Drive, Suite 3 Gorham	<b>Phone</b> (207) 871-1080
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial Office 11th floor - Interior renovations 11th floor office to office	<b>Proposed Project Description:</b> Interior renovations 11th floor office to office
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/05/2008**Note:****Ok to Issue:** ☒

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 08/21/2008**Note:****Ok to Issue:** ☒

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 08/06/2008**Note:****Ok to Issue:** ☒

- 1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 2) All construction shall comply with NFPA 101
- 3) A single source supplier should be used for all through penetrations.
- 4) 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.
- 5) Emergency lights and exit signs are required
- 6) All means of egress to remain accessible at all times
- 7) Non-combustible construction of this structure requires all construction to be Non-combustible.
- 8) Fire extinguishers required. Installation per NFPA 10
- 9) Walls in structure are to be labeled according to fire resistance rating.  
IE; 1 hr. / 2 hr. / smokeproof.
- 10) Emergency lights are required to be tested at the electrical panel.
- 11) Any cutting or welding operations require a separate permit from the Fire dept.

<b>Location of Construction:</b> 1 CITY CTR 11th floor	<b>Owner Name:</b> ONE CITY CENTER ASSOCIATE	<b>Owner Address:</b> ONE CITY CENTER	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> DMC Painting & Remodeling	<b>Contractor Address:</b> 59 Sanford Drive, Suite 3 Gorham	<b>Phone</b> (207) 871-1080
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	



# 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>One City Center 11<sup>th</sup> Floor Tex TECH Space</u>		
Total Square Footage of Proposed Structure/Area <u>5,000</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>032</u> <u>L</u> <u>002</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>One City Center Assoc. LLC</u> Address <u>One City Center Suite 400</u> City, State & Zip <u>Portland, Me 04101</u>	Telephone:  <u>871 1080</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>One City Center Assoc. LLC</u> Address City, State & Zip	Cost Of Work: \$ <u>30,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>320.00</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>office space</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>11th Floor Interior Renovations - office to office -</u> <u>RMS-</u>		
Contractor's name: <u>DML</u> Address: <u>59 Sanford Dr Suite 3</u> City, State & Zip <u>Gorham, Me</u> Telephone: <u>856 1838</u> Who should we contact when the permit is ready: <u>Roger Brooks</u> Telephone: <u>329-2354</u> Mailing address: _____		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

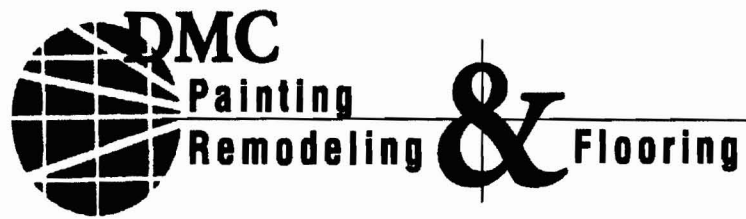
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 <sup>AUG 1</sup> 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: 328

Date: 7-30-08

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



*A division of Dirigo Management Company*  
59 Sanford Drive, Suite 3  
Gorham, Maine 04038  
(207) 856-1838 Fax (207) 856-9719

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**Date:** July 21, 2008

**To:** City of Portland Inspections Division  
**From:** Roger Beesley / Commercial Construction Manager

**Project Name:** New Tex Tech office space

**Location:** 11th Floor , One City Center, Portland, Maine

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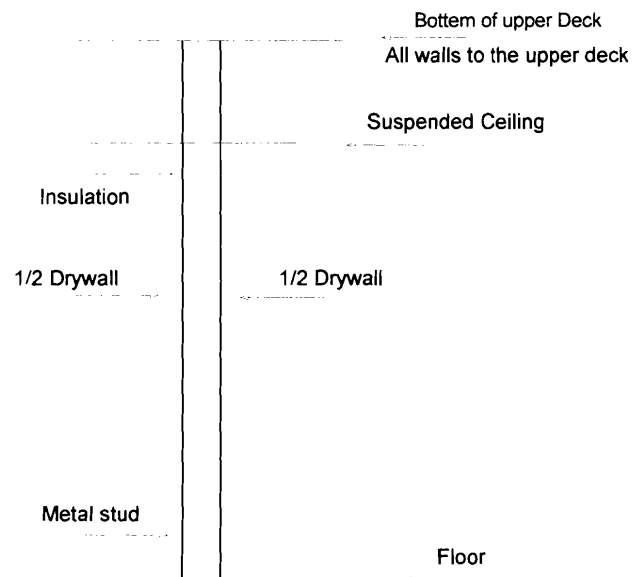
### **Job Description and Specifications**

We have been contracted to perform the following work:

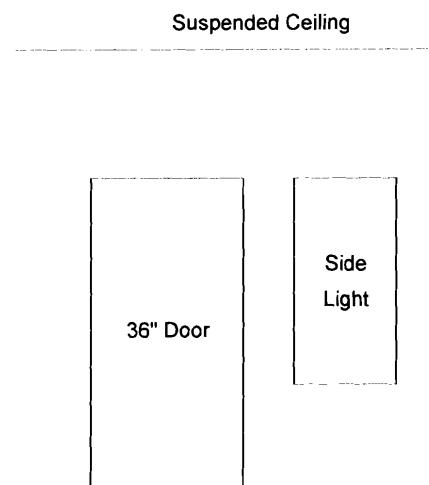
The creation of new office space as depicted on the attached plans

- Construct, trim and paint interior walls with cove base. These partitions will consist of 3-5/8" metal studs, with 1/2" gypsum wall board with a door and side light. Construct a non weight bearing party wall as shown on the plans. All walls will extend to the upper deck with the party walls being sheetrocked to the deck. The new office space will consist of 7 new offices, and a conference room.
- Install new floor covering thru out the suite.
- Re locate the entry to the suite, and rework the lobby area.
- Relocate kitchen area walls in the common kitchen.
- Coordinate the upgrades to the HVAC system.
- Coordinate the installation of all electrical work using a licensed master electrician.
- Coordinate the relocation of sprinkler heads as needed.
- Dispose of all construction debris
- Clean jobsite daily

One City Center  
11th Floor  
New Office space



Cross Section of office walls  
Non Weight bearing / Non Party wall  
Non Weight bearing / Party Wall



Typical Front view of Offices





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offices close-in  
offices close-out



## CITY OF PORTLAND, MAINE

### Department of Building Inspections

3.1 2008

Received from

City Ctr.

Location of Work

City Ctr.

Cost of Construction \$

Permit Fee \$

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 33.1-2

Check #: 11814

Total Collected \$ 320

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy