

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

|  |  |  |  |  |  |   |  |
|--|--|--|--|--|--|---|--|
| Location of Construction:<br><b>1 City Center</b>  |  | Owner:<br><b>Preti, Vlaherty, Beliveau &amp; Pachios</b> |  | Phone:   |  | Permit No: <b>980176</b>  |  |
| Owner Address:   |  | Lessee/Buyer's Name:                                     |  | Phone:   |  | Business Name:  |  |
| Contractor Name:<br><b>Payton Construction</b>   |  | Address:<br><b>75 Market Street</b>                      |  | Phone:<br><b>772-7222</b>  |  | <div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b><br/>                 Permit Issued:<br/> <b>MAR - 4 1998</b><br/> <b>CITY OF PORTLAND</b> </div>  |  |
| Past Use:<br><b>Office Space</b>   |  | Proposed Use:<br><b>Office Space</b>                     |  | COST OF WORK:<br><b>\$ 1,300,000</b>   |  |   |  |
|  |  |  |  | FIRE DEPT. <input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied   |  | INSPECTION:<br>Use Group:    Type:  |  |
| Proposed Project Description:<br><br><b>Interior Renovations 6, 12 &amp; 13th floors</b> |  |  |  | Signature: <i>[Signature]</i>  |  | Signature:  |  |
|  |  |  |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action:            Approved <input type="checkbox"/><br>Approved with Conditions: <input type="checkbox"/><br>Denied <input type="checkbox"/> |  | Zoning Approval:<br>Special Zone or Reviews:<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |  |
| Permit Taken By:<br><b>Sherry Pinard</b>   |  | Date Applied For:<br><b>February 26, 1998</b>            |  |  |  |   |  |

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..

call for p/u 772-7222

**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

SIGNATURE OF APPLICANT

**Dennis Landry**

ADDRESS:

DATE:

**February 28, 1998**

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

GEO DISTRICT

2

COMMENTS

18-March-98. Called Dennis Pandey - project. Eng. about permit and any questions on project - Job Supt, Ken Southworth = Demo. Started going slow - started some partition layout.

Inspection Record

| Type              | Date  |
|-------------------|-------|
| Foundation: _____ | _____ |
| Framing: _____    | _____ |
| Plumbing: _____   | _____ |
| Final: _____      | _____ |
| Other: _____      | _____ |



CITY OF PORTLAND, MAINE

Department of Building Inspection

# Certificate of Occupancy

LOCATION 1 City Center 032-1-002

Issued to One City Center Assoc.

Date of Issue 24 June 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. 980176, 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

Penthouse  
12th & 6th floors  
(as per plans)

APPROVED OCCUPANCY

B-Business  
BOCA 1996

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

04 June 1998

(Date)

Inspector

*[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.

*[Handwritten initials]*

*[Handwritten initials]*

# BUILDING PERMIT REPORT

DATE: 3/3/98 ADDRESS: 1 City Center 6, 12, 13  
REASON FOR PERMIT: renovation  
BUILDING OWNER: City Center Associates  
CONTRACTOR: Payden Construction  
PERMIT APPLICANT: Denis Landry  
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 1A

## CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*14, \*17, \*18, \*19, \*29, \*24, \*26, \*29, \*30, \*31

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)
3. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
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-4, 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".
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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 not more than 44 inches (1118mm) 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.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 basements

In 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)

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.

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall be 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.

\*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).


28. Please read and implement the attached Land Use-Zoning report requirements.

29. State Fire Marshall Approval required for this project

\*30. ALL Framing material shall be non combustible.

\*31. SEE ATTACHED (ELECTRICAL REVIEW) PLANS, SPECS.

32.

  
P. Samuel Hoffses, Code Enforcement  
cc: Lt. McDougall, PFD  
Marge Schmuckal

SUBJECT:

Preti Flaherty, etc.

PAYTON CONSTRUCTION CORP.

75 Market Street

Portland, ME 04101

Tel: (207)772-7222 / Fax: (207)772-0975

LOCATION:

Floors 6, 12 & 13<sup>th</sup>

One City Center

Portland, ME 04101

*Dennis*

JOB #:

4561

| ITEM                       | FIRM                                | CONTRACT                               | ADDRESS  | TELEPHONE            | FAX           |
|----------------------------|-------------------------------------|--|--|----------------------|---------------|
| OWNER                      | Preti, Flaherty, Beliveau & Pachios | Carrie Green<br>Bob Newton             | 443 Congress Street<br>Portland, ME 04101        | 791-3235<br>791-3240 |               |
| ARCHITECT                  | CBT                                 | John Sadlon                            | 306 Dartmouth St.<br>Boston, MA 02216-2201       | (617)262-4354        | (617)236-0378 |
| ELEC/MECH ENGINEERS        | Bennett Engineers                   | Mike Chonko<br>Will Bonnett            | Bennett Road<br>Freeport, ME 04043               | 865-9475             | 865-1800      |
| ONE CITY CENTER MANAGEMENT | Dirigo Management                   | Jim O'Donnell                          | One City Center<br>Portland, ME 04101            | 871-1080             | 871-7189      |
| BUILDING DEPARTMENT        | Inspections Office                  |  | 389 Congress Street<br>Portland, ME 04101        | 874-8703             |               |
| DEMOLITION                 | Portland Diversified Services       | Vincent L. Marcisso, Jr.,<br>President | Thompson's Point, Bldg. #4<br>Portland, ME 04102 | 828-0920             | 828-0823      |
| DEBRIS REMOVAL             |                                     |  |  |                      |               |
| CLEANING COMPANY           |                                     |  |  |                      |               |

**PROJECT:** Preti Flaherty, etc.

**LOCATION:** Floors 6, 12 & 13<sup>th</sup>  
One City Center  
Portland, ME 04101

**PAYTON CONSTRUCTION CORP.**  
75 Market Street  
Portland, ME 04101  
Tel: (207)772-7222 / Fax: (207)772-0975

**JOB #:** 4561

| ITEM                      | FIRM                         | CONTRACT        | ADDRESS                                   | TELEPHONE | FAX    |
|---------------------------|------------------------------|-----------------|---|-----------|--------|
| HOISTING                  |                              |                 |   |           |        |
| MISC. METALS              |                              |                 |   |           |        |
| FIRE PROOFING             |                              |                 |   |           |        |
| MILLWORK                  | Pond Cove Millwork           | Tracy Chadbourn | P.O. Box 2778<br>South Portland, ME 04116 | 799-8139  | 767-35 |
| DOORS, FRAMES<br>HARDWARE | Merrimack Building<br>Supply | David McGowan   | P.O. box 365<br>Westbrook, Me 04092       | 857-9000  | 857-90 |
| HARDWARE<br>INSTALLATIONS |                              |                 |   |           |        |
| DRYWALL                   | Porter Drywall               | Ken Porter      | 225 Riverside Drive<br>Portland, ME 04103 | 773-3741  | 773-85 |
| TILE FLOORING             |                              |                 |   |           |        |
| ACOUSTICAL<br>CEILINGS    | Maine Contract Flooring      | Joe Disanza     | 5 Karen Drive<br>Westbrook, ME 04092      | 775-4779  | 775-27 |

PAYTON CONSTRUCTION CORP. (207) 772-0975  
Mar 19 98 09:15a

**PROJECT:** Preti Flaherty, etc.

**LOCATION:** Floors 6, 12 & 13<sup>th</sup>  
One City Center  
Portland, ME 04101

**PAYTON CONSTRUCTION CO**  
75 Market Street  
Portland, ME 04101  
Tel: (207)772-7222 / Fax: (207)77

**JOB #:** 4561

Page

| ITEM                         | FIRM                         | CONTRACT                          | ADDRESS  | TELEPHONE    |
|------------------------------|------------------------------|-----------------------------------|--|--------------|
| CARPET & RESILIENT           | Paul White Tile              | Dick                              | 50 Allen Avenue<br>Portland, ME                        | 797-4657     |
| PAINTING / WALLCOVERING      | D & L Painting               | David Cressey<br>Lorraine Cressey | HC 31, Box 109<br>Bath, ME 04530                       | 443-3143     |
| ELECTROSTATIC PAINTING       | Maine Electrostatic Painting |                                   |  | 761-0607     |
| FIRE EXTINGUISHER & CABINETS | Eastern Fire Equipment       | Dick Bowen                        | 4 Washington Avenue<br>Scarborough, Me 04074           | 800-720-7192 |
| FOLDING PARTITION            | Space Design Systems, Inc.   | Jeremy Jasper                     | Railroad Avenue<br>P.O. Box 126<br>Kennebunk, ME 04043 | 985-3300     |
| PROJECTION SCREENS           |                              |                                   |  |              |
| KITCHEN APPLIANCES           |                              |                                   |  |              |
| BLIND CLEANING               |                              |                                   |  |              |



**PROJECT:** Prefi Flaherty, etc.

**LOCATION:** Floors 6, 12 & 13<sup>th</sup>  
One City Center  
Portland, ME 04101

**PAYTON CONSTRUCTION CORP.**  
75 Market Street  
Portland, ME 04101  
Tel: (207)772-7222 / Fax: (207)772-097

**JOB #:** 4561

| ITEM                          | FIRM                    | CONTRACT       | ADDRESS  | TELEPHONE | FA     |
|-------------------------------|-------------------------|----------------|--|-----------|--------|
| MECHO SHADES/<br>DRAPERY RODS |                         |                |  |           |        |
| SPRINKLERS                    | Eastern Fire Protection | Will Flynn     | 170 Kitty Hawk Avenue<br>P.O. Box 1390<br>Auburn, ME 04210 | 784-1507  | 782-0  |
| PLUMBING /<br>HVAC            | Air Temp, Inc.          | Ted Wallace    | 11 Williams Avenue<br>South Portland, ME 04106             | 774-2300  | 871-1. |
| ELECTRICAL                    | B.H. Milliken           | Brian Milliken | 175 Anderson Street<br>Portland, ME 04101                  | 879-1877  | 774-1- |
|                               |                         |                |  |           |        |
|                               |                         |                |  |           |        |
|                               |                         |                |  |           |        |
|                               |                         |                |  |           |        |

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

Childs, Bertram, Tseckares, Inc.  
306 Dartmouth Street  
Boston, Mass. 02116-2201

March 4, 1998

RE: Preti, Flaherty, Believeau & Pachios  
1 City Center, 6th, 12th & 13th floor renovations  
**ELECTRICAL PLAN AND SPECIFICATION REVIEW**

Dear Sir/Madam;

A recent review of the electrical plans and specifications, revealed the following items of concern, which shall be addressed and corrected as follows:

1. Do not locate any electrical equipment or panels, in storage rooms or storage areas.
2. All secondary transformers shall be floor mounted.
3. Provide adequate legal clearances at or about all electrical equipment.
4. **REMOVE "ALL" UNUSED CONDUIT, LOW-VOLTAGE CABLES, PHONE, DATA & BX TYPE WIRING ON EACH OF THE THREE FLOORS, IN THE RENOVATED AREAS ABOVE THE SUSPENDED CEILINGS.**
4. All new low-voltage cables, including fire alarm, phone, data, etc., shall be plenum rated.
5. Low-voltage contractors shall obtain a permit from this office, before commencement of work.

Sincerely,

Michael A. Collins  
Chief Electrical Inspector  
City of Portland

cc: P. Samuel Hoffses, Chief Building Inspector  
A. Rowe, CEO  
Lt. McDougall, PFD



FAX TRANSMITTAL

Date: 3/19/98

TO: NAME: Sam Hoffses  
COMPANY: City of Portland  
FAX #: 207-874-8716

FROM: NAME: Denis R. Landry  
FAXED PGS: 5  
RE: Preti Flaherty et als.

COMMENTS: Please call if you have any questions.

*Called For List on 19 Mar -*

*Ken Southworth Supt.*



**BENNETT  
ENGINEERING**

---

C O N S U L T I N G   E N G I N E E R S

25MAR98

Childs Bertman Tseckares Inc.  
306 Dartmouth Street  
Boston MA 02116-2201

Attn: John Sadlon

Re: Preti Flaherty Beliveau & Pachios - One City Center  
MC Cable clearance in 2-1/2" stud walls

We spoke with Michael Collins, City of Portland Electrical Inspector, today and he will allow plates on both sides of studs. MC cable and junction boxes shall be supported with type B1 brackets in stud bays and shall be centered as much as possible. MC cable shall not be fastened directly to studs vertically. Junction boxes shall be offset from stud at least 3-4 inches on brackets. Michael Collins will meet with a representative from B.H. Milliken (electrical contractor) at the site on 26MAR98 to discuss these issues.

William S. Bennett, Jr.  
BENNETT ENGINEERING, INC.

WSBJr/mmm  
97097

cc: Michael Collins



# BENNETT ENGINEERING

CONSULTING ENGINEERS

FAX NUMBER 207 865-1800

FACSIMILE COVER SHEET

DATE: 3/25/98

TOTAL NO. OF PAGES: 2

COMPANY: CITY OF PORTLAND

ATTN: MICHAEL COLLINS

SUBJECT: \_\_\_\_\_

FAX NO.: 874-8949

\*\*\*\*\*

FROM: WILL BENNETT

COMMENTS: \_\_\_\_\_

FOR REVIEW AND COMMENT

\_\_\_\_\_  
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25MAR98

Childs Bertman Tseckares Inc.  
306 Dartmouth Street  
Boston MA 02116-2201

Attn: John Sadlon

Re: Preti Flaherty Beliveau & Pachios - One City Center  
Cable clearance in stud walls

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William S. Bennett, Jr.  
BENNETT ENGINEERING, INC.

WSBjr/mm  
97097

CC: MICHAEL COLLINS

Project Name: 6<sup>th</sup> 12<sup>th</sup> 13<sup>th</sup> Floor 10 City Center  
 Project Address: 1 City Center

| Inspection Date | Type of Inspection  | Remarks - prints - page # |
|-----------------|---|---------------------------|
| 24 MAR 98       | ON SITE inspection demo completed of interior non bearing wall. Started layout of partitions  |                           |
| 7 APRIL 98      | Inspect 6-12 & Penthouse work going well - 6 <sup>th</sup> Floor placing gypsum Framing other floors - 2x3 metal studs                      |                           |
| 29 APRIL 98     | Inspected 6-12 & penthouse. with Lt. MacDougal work going well - Partition in place placed some bus gypsum -                                |                           |
| 8/MAY 98        | Penthouse Framing & Finish work HVAC - 12 <sup>th</sup> Floor sprinkler work HVAC - Ceilings - 6 <sup>th</sup> Painting                     |                           |
| 19 MAY 98       | 12 Floor gave permission to cover ceilings work going well -  |                           |
| 26 MAY 98       | Inspected 13 <sup>th</sup> & 12 Fl. with Supt. Lt. MacDougal - Question on Sprinkler coverage -   |                           |
| 2 MAY 98        | Inspected Penthouse ceiling OK.   |                           |
| 28 MAY 98       | work going as per plan closing in Penthouse   |                           |
| 9 JUNE 98       | Closing in 6 <sup>th</sup> Floor - Lt. MacDougal Penthouse  |                           |
| 22 JUNE 98      | Called for final inspection - Check out area 12 and 6 <sup>th</sup> Floor. work about complete some p.l.b. left. we check Tue, early or wed |                           |
| 24 JUNE 98      | Final inspection with Lt. MacDougal PFD OK.<br>CofO issued - \$   |                           |



CITY OF PORTLAND, MAINE  
Department of Building Inspection

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12th & 6th floors  
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APPROVED OCCUPANCY

B-Business  
BOCA 1996

This certificate supersedes  
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(Date)

Inspector

Inspector of Buildings

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