

Location of Construction: 1 City Center		Owner: Preti, Vlaherty, Beliveau & Pachios		Phone:		Permit No: 980176					
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:					
Contractor Name: Payton Construction		Address: 75 Market Street		Phone: 772-7222		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAR - 4 1998 CITY OF PORTLAND </div>					
Past Use: Office Space		Proposed Use: Office Space		COST OF WORK: \$ 1,300,000				PERMIT FEE: \$ 6,525 (pre-cut)			
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied				INSPECTION: Use Group: Type:			
				Signature: <i>[Signature]</i>				Signature:			
Proposed Project Description: Interior Renovations 6, 12 & 13th floors				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>				Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>			
Permit Taken By: Sherry Pinard		Date Applied For: February 26, 1998									

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: *[Signature]* ADDRESS: DATE: **February 28, 1998** PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

Zone: CBL **532-L-002**

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 3/26/98

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:

24 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]

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: Dennis 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 & 13th

One City Center

Portland, ME 04101

Dennis

JOB #:

4561

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

PROJECT: Preti Flaherty, etc.

LOCATION: Floors 6, 12 & 13th
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 South Portland, ME 04116	799-8139	767-35
DOORS, FRAMES HARDWARE	Merrimack Building Supply	David McGowan	P.O. box 365 Westbrook, Me 04092	857-9000	857-90
HARDWARE INSTALLATIONS					
DRYWALL	Porter Drywall	Ken Porter	225 Riverside Drive Portland, ME 04103	773-3741	773-85
TILE FLOORING					
ACOUSTICAL CEILINGS	Maine Contract Flooring	Joe Disanza	5 Karen Drive 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 & 13th
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 Portland, ME	797-4657
PAINTING / WALLCOVERING	D & L Painting	David Cressey Lorraine Cressey	HC 31, Box 109 Bath, ME 04530	443-3143
ELECTROSTATIC PAINTING	Maine Electrostatic Painting			761-0607
FIRE EXTINGUISHER & CABINETS	Eastern Fire Equipment	Dick Bowen	4 Washington Avenue Scarborough, Me 04074	800-720-7192
FOLDING PARTITION	Space Design Systems, Inc.	Jeremy Jasper	Railroad Avenue P.O. Box 126 Kennebunk, ME 04043	985-3300
PROJECTION SCREENS				
KITCHEN APPLIANCES				
BLIND CLEANING				

PROJECT: Prefi Flaherty, etc.

LOCATION: Floors 6, 12 & 13th
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/ DRAPERY RODS					
SPRINKLERS	Eastern Fire Protection	Will Flynn	170 Kitty Hawk Avenue P.O. Box 1390 Auburn, ME 04210	784-1507	782-0
PLUMBING / HVAC	Air Temp, Inc.	Ted Wallace	11 Williams Avenue South Portland, ME 04106	774-2300	871-1.
ELECTRICAL	B.H. Milliken	Brian Milliken	175 Anderson Street 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

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: 6th 12th 13th 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.	
7 April 98	Started layout of partitions	
29 APRIL 98	Inspected 6-12 & Penthouse work going well - 6 th Floor placing gypsum Framing other floors - 2x3 metal studs	
8/MAY 98	Inspected 6-12 & penthouse. with Lt. MacDougal work going well - Partition in place some has gypsum -	
19 MAY 98	Penthouse Framing & Finish work HVAC - 12 th Floor sprinkler work HVAC - Ceilings - 6 th Painting	
26 MAY 98	12 Floor gave permission to cover ceilings work going well - Inspected 13 th & 12 Fl. with Supt. & Lt. MacDougal - Question on Sprinkler coverage -	
28 MAY 98	Inspected Penthouse ceiling OK.	
9 JUNE 98	work going as per plan closing in Penthouse	
22 JUNE 98	Closing in 6 th Floor - Lt. MacDougal	
24 JUNE 98	Called for final inspection - Check out area - 12 and 6 th Floor. work about complete some p.l.b. left. we check Tue, early or wednesday	
	Final inspection with Lt. MacDougal PFD OK.	
	C of O issued -	



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1 City Center 032-L-002

Issued to One City Center Assoc.

Date of Issue 24 June 1998

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PORTION OF BUILDING OR PREMISES

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

Limiting Conditions:

APPROVED OCCUPANCY

B-Business
BOCA 1996

This certificate supersedes
certificate issued

Approved:

24 June 1998
(Date)

Inspector

Inspector of Buildings

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