

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-09-4986-ALTCOMM	Date Applied: 9/18/2012	CBL: 034A- A-002-001	
Location of Construction: 54 MARGINAL WAY 4th floor	Owner Name: ATLATIC BAYSIDE SQUARE LLC	Owner Address: 340 FORE ST PORTLAND, ME 04101	Phone:
Business Name: Winxnet	Contractor Name: TO BE DETERMINED	Contractor Address:	Phone:
Lessee/Buyer's Name: Winxnet - Suzanne Bryan	Phone: 518-9670	Permit Type: BLDG ALT	Zone: B-7
Past Use: Offices	Proposed Use: Same: Offices - to fit up the 4th floor for offices for Winxnet as per plans	Cost of Work: \$95,000.00	CEO District:
Proposed Project Description: Interior renovations		Fire Dept. (A.D.)	Inspection: Use Group: B Type: 2 IBC 09 Signature: [Signature]
Permit Taken By: Gayle		10/18/12	

SEE BKL - OUTLETS MOVED
 LOC - SPRINKLER OK
 LOC - ALARM OK
 SEND MATT LETTER of c.
 matt@hardypanel.com
 CLOSED

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.

SCANNED

Historic Preservation

Not in Dist or Landmark

Does not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

Date: [Signature]

CERTIFICATION

Date: OK - 9/18/12

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

11-26-12 GF/BKL OK CLOSE IN

12-18-12 DWM/BKL/PSF Matt 23-466 Above grid OK

1-3-12 GF/BKL/CP - MOVE OUTIES - FLUSH W/ CABINET
- LOC. SPKLR & ALARM

OK-BKL
1/9/13

RESIDENTIAL FIRE PROTECTION

January 3, 2013

Portland Fire Department
68 Marginal Way, Winxnet
Portland, Maine 04103

RECEIVED
RECEIVED
JAN 03 2013
Dept. of Building Inspections
City of Portland Maine

Re: 68 Marginal Way, Winxnet
Fire Sprinkler System renovation

Please be informed that the Wet Pipe Fire Sprinkler System addition for the above project is designed, installed and tested based on the requirements of NFPA #13, State of Maine Fire Marshall's office and Portland Fire Department requirements.

If you have any questions or concerns please contact us at (207) 946-3473

Thank you

Stan Camic

64 DAGGETT HILL RD. • GREENE, MAINE • 04236
PHONE: (207) 946-3473 • FAX: (207) 946-3474

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that ATLANTIC BAYSIDE SQ & WINXNET Located At 54 MARGINAL WAY

Job ID: 2012-09-4986-ALTCOMM

CBL: 034A- A-002-001

has permission to Interior renovations 4th Floor - Winxnet

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

10/19/2012

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

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

SCANNED

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-09-4986-ALTCOMM

Located At: 54 MARGINAL WAY

CBL: 034A- A-002-001

Conditions of Approval:

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
3. All penetrations shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the required rating per Sec. 713 of the IBC.

Fire

1. All construction shall comply with City Code Chapter 10.
2. 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.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. 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.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

2018 09 4986 66



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.

50-72

B-7

Location/Address of Construction: 68 Marginal Way, 4th Floor, Portland Maine, 04101		
Total Square Footage of Proposed Structure/Area Gross interior floor area to be renovated: 5119 SF		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 034A A 002	Applicant *must be owner, Lessee or Buyer* Name Mr. Michael Williams Address Winxnet, 84 Marginal Way, 5th Floor City, State & Zip Portland Maine, 04101	Telephone: 1 800 808 1642
Lessee/DBA (If Applicable) Mr. Michael Williams Winxnet, 84 Marginal Way Portland, Maine, 04101	Owner (if different from Applicant) Atlantic Bayside Jim Hanley, LLC Name 340 Fore St Capital Servicing, Inc. Address 04101 50 Portland Pier City, State & Zip Portland, ME 04101	Cost Of Work: \$ 95,000 C of O Fee: \$ Total Fee: \$ 970.00
Current legal use (i.e. single family) <u>Business Office, Greater Portland Council of Governments</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Business Office, Winxnet</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>The project will make minor modifications to the existing layout, including the removal of existing walls, provision of new walls, new interior finishes and new interior doors. The work also includes the renovation of the kitchen cabinets at the Break Room</u>		
Contractor's name: <u>To be determined</u> Address: _____ City, State & Zip _____ Who should we contact when the permit is ready: <u>Suzanne Bryan</u> Telephone: <u>207.518.9670</u> Mailing address: <u>Winxnet, 64 Marginal Way, 5th Floor, Portland, Maine, 04101</u>		

RECEIVED
SEP 18 2012

Dept. of Building Inspections
City of Portland Maine

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, 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: [Signature] Date: September 18, 2012

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

September 18, 2012

Jeanie Bourke, Code Enforcement Officer, Plan Reviewer
City of Portland, Maine

Dear Ms. Bourke:

Attached are a set of architectural drawings for a project for which I am representing Winxnet, a company based in Portland and currently residing at 64 Marginal Way. The company is moving its office across the street to 64 Marginal Way (the Triple A building). They are taking over the space currently occupied by Greater Portland Council of Governments on the fourth floor of the building. The other tenant on this floor is Portland Foot and Ankle.

The office provides 5119 gross square feet of office space. The existing configuration of offices and circulation will remain mostly unchanged. A few walls will be demolished to make space for a larger room containing work stations, and a large room partitioned with a new wall to make two smaller spaces. The work also includes providing an aluminum framed glazing system at several locations in walls where increased transparency is desired. Additional work includes patching and replacing portions of the ceiling affected by the floor plan changes, replacement of carpet and changing interior finishes and ceiling in the main conference room.

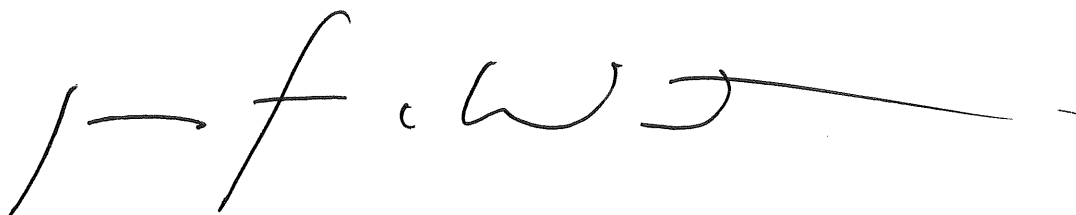
The work will not change the use, size, or occupant load of the existing office. I have attached the permit from the State Fire Marshal's Office, along with the drawings that show the location of life safety devices, and compliance with barrier free requirements. The tenant, Winxnet, will begin their occupancy on November 1, 2012. They are in the process of selecting a builder, and their intention is to begin construction on that day. I hope that I have submitted the plans far enough in advance to obtain a permit by that day. Please contact me by cell phone or email if you have any questions.

The contact person at Winxnet for this project is Suzanne Bryan, Operations.

Suzanne Bryan, Operations
sbryan@winxnet.com
Direct: 207.518.9670

Thanks for your help. I look forward to hearing from you.

Regards, Joe





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

Construction Permit

No.20932

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: WINXNET TENANT FIT-UP 4TH FLOOR
Location: 68 MARGINAL WAY, PORTLAND, ME 04101-2444
Owner: MICHAEL WILLIAMS
Owner Address: 84 MARGINAL WAY, PORTLAND, ME 04101-2443

Occupancy Type: Business
Secondary Use:
Sprinkler System
Fire Alarm System
Barrier Free
Construction Mode: Renovation
Unprotected Noncombustable: Type II (000)
Final Number of Stories: 5

Permit Date: 08/27/2012

Expiration Date: 02/26/2013

Handwritten signature of John E. Moray in cursive.

COMMISSIONER OF PUBLIC SAFETY



Certificate of Design Application

From Designer: Josef Chalats, Architect
 Date: September 18, 2012
 Job Name: Winxnet Tenant Fit-Up
 Address of Construction: 68 Marginal Way

2009
~~2003~~ International Building Code

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

Building Code & Year 2009 Use Group Classification (s) Use Group B (Business) (UNCHANGED)
 Type of Construction (UNCHANGED)

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC yes
 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) no

Structural Design Calculations

not required Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.1.1, 1807)

Floor Area Use	Loads Shown

- _____ 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)

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)

Flood loads (1803.1.6, 1612)

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

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)

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)

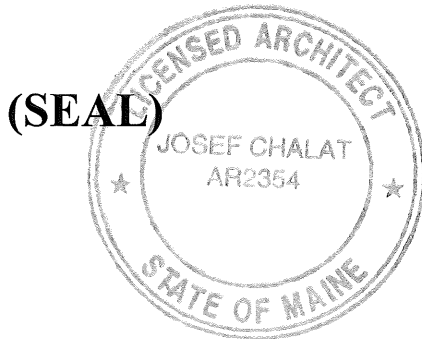


Accessibility Building Code Certificate

Designer: Josef Chalot, Architect
Address of Project: 60 Marginal Way, 4th Floor
Nature of Project: Minor modifications to existing office space for new tenant

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: 
Title: architect
Firm: Josef Chalot, Architect
Address: 327 Ocean House Road
Cape Elizabeth ME 04107
Phone: 207 318 3234



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: September 18, 2012

From: _____

These plans and / or specifications covering construction work on:

Winxnet Tenant Fit-Up at 18 Marginal Way
4th floor, Portland Maine, 04101

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

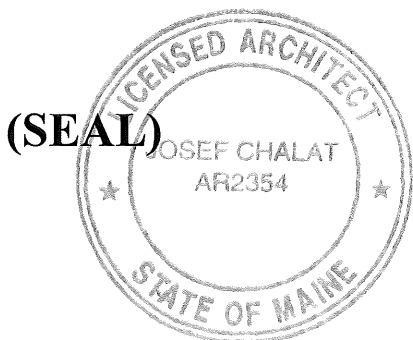
Signature: [Handwritten Signature]

Title: architect

Firm: Josef Chalot, Architect

Address: 327 Ocean House Rd
Cape Elizabeth ME 04107

Phone: 207 318 3234



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEEC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. **NO CHANGE IN OFFICE SIZE**
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: Azimuth, LLC, Check Number: 1306

Tender Amount: 970.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 9/18/2012

Receipt Number: 48343

Receipt Details:

Referance ID:	8054	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	970.00	Charge Amount:	970.00
Job ID: Job ID: 2012-09-4986-ALTCOMM - Interior renovations			
Additional Comments: 68 Marginal Way,			

Thank You for your Payment!

