City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED
CITY OF PORTLAND

Permit No:	Issue Date:	CBL:
01-1313		034A A004001

Location of Construction:	Owner Name:	Owner Address:	Phone:
52 Marginal Way	Atlantic Aaa Llc	50 Portland Pier	207-828-1080
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Opechee Construction Corp	11 Corporate Drive Belmont	6035279090
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Commercial	B-5

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
parcel 1 vacant land, parcel 2 sand/salt shed electronic drawings given	multi tenant office building call Tom @603-527-9090 when ready	$20,314.00	$3,338,177.00	2

FIRE DEPT: ☑ Approved ☐ Denied
Signature:

INSPECTION:
Use Group: B Type: 2B
11/6/01
Signature:

Proposed Project Description:
erect a 10,785 s.f. Office building

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied
Signature: Date:

Permit Taken By:	Date Applied For:
jodinea	10/25/2001

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone Panel 13 Zone C	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan # 2001-0011	☐ Approved	☐ Approved w/Conditions
Maj ☒ Minor ☐ MM ☐ OK with conditions	☐ Denied	☐ Denied
Date: MGS 10/25/01	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

2001-0011

01-1313

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: Marginal Way @ Preble Street Extension		
Total Square Footage of Proposed Structure Footprint - 10,785 S.F. Total Gross - 52,260S.F.	Square Footage of Lot 86,500 S.F.	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 34A - A - 4 and ~~34A A 2~~	Owner: Ted West Atlantic National Trust, L.L.C.	Telephone: 207-828-1080
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Atlantic National Trust 50 Portland Pier, Suite 400 Portland, Maine	Cost Of Work: $ 3,381,771 - Fee: $ 20,314 -

Current use: Parcel -1 Vacant, Parcel 2 Sand/Salt shed

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

Approximately how long has it been vacant: N/A

Proposed use: Multi Tenant office Building

Project description: New construction 5 story office building.
Structural steel Framing w/ Masory Veneer

Contractor's name, address & telephone: Opechee Construction Corporation
11 Corporate Drive
Belmont, New Hampshire 03220 (603)527-9090

Who should we contact when the permit is ready: Tom Daigneault

Mailing address: Same as Contractor

Phone:

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 APROVE 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: [signature] Date: 11 Oct 01

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND
OCT 2 1 2001
RECEIVED

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

10/2/01

Gan

Application ID Number: 1-1313

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 52-76 Marginal Way
10/25/01 - Passed permit on to Lt. Mac for approvals

Approved Date: 10/25/2001

Signed By Date: 10/25/2001

☑ OK to Issue Permit Name: Marge Schmuckal Date: 10/25/2001 Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for any new signage.

Create Date: 10/25/2001 By: jodinea Update Date: 10/25/2001 By: mes

Application ID Number: 1-1313

Delete | Save | Close

Department: Building **Status:** Approved with Conditions **Reviewer** Mike Nugent

Comments: This permit is for the "shell" of the building only. Separate permits are required for tenant fit-up and Mechanical installations.

Approval Date 11/06/2001

Given On Date 10/25/2001

1

☑ **OK to Issue Permit** **Name** Mike Nugent **Date** 11/06/2001 **Date 2**

Conditions Section: Add New Condition From | Add New Condition | Delete Condition

Separate plans for electrical, plumbing and HVAC must be submitted for approval prior to installation.

This permit is for the "shell" of the building only. Separate permits are required for tenant fit-up and Mechanical installations.

Must compy with all applicable State, Local and Federal Laws. Any variations from the approved plans must be submitted for review and approval prior to implimentation.

Create Date: 10/25/2001 **By** jodinea **Update Date:** 11/06/2001 **By** mjn

Applicant: Ted West - Atlantic National Trust Date: 3/22/01

Address: 76-76 Marginal Way C-B-L: 34A-A-002-4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - B-5

Interior or corner lot -

Proposed Use/Work - New office Bldg —

Sewage Disposal - City

Lot Street Frontage - None req

Front Yard - None req

Rear Yard - None req

Side Yard - None req

Projections -

Width of Lot -

Height - 65' MAX — 64' shown — 5 Stories Shown

3/22/01 requested Bill Nemmers give me the SCALE of height of the proposed Bldg.

3/26/01 Bill Nemmers stated that his measurement was 64' from the grade to the top of the parapet —

Lot Area - No min req —

Lot Coverage/Impervious Surface - 100% Allowed

Area per Family - N/A

Off-street Parking - No off street parking req.

Loading Bays -

Site Plan - major # 2001-0011

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel B — zone C

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Fire Department Copy

20010011
I. D. Number

Ted West, Atlantic National Tr
Applicant

1/26/01
Application Date

50 Portland Pier, Portland, ME 04101
Applicant's Mailing Address

Bayside Office Building
Project Name/Description

William Nemmers
Consultant/Agent

76 - 76 Marginal Way, Preble Street
Address of Proposed Site

774-3683
Applicant or Agent Daytime Telephone, Fax

034- AA-002-004
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☑ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) **New office building**

50,000 sf	**85,000 sf**	**B-1**
Proposed Building square Feet or # of Units	Acreage of Site	Zoning

Check Review Required:

☑ Site Plan (major/minor)
☐ Subdivision # of lots ____
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other ____

Fees Paid: Site Plan **$500.00** Subdivision ____ Engineer Revie ____ Date: **1/26/01**

Fire Approval Status:

Reviewer ____

☑ **Approved** ☐ **Approved w/Conditions** see attache ☐ **Denied**

Approval Date ____ Approval Expiration ____ Extension to ____ ☐ Additional Sheets Attached

☐ Condition Compliance ____ ____ ____
signature date

Performance Guarantee ☐ **Required*** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issue	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	expiration date
☐ Final Inspection	date	signature	
☐ Certificate of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ Defect Guarantee Released	date	signature	

Connecticut Engineers in Private Practice
Structural Engineers Coalition

Statement of Special Inspections

Project: *Bayside Office Building*
Location: *Portlland, Maine*
Owner: *Atlantic Bayside LLC*
Owner's Address: *50 Portland Pier, Suite 400, Portland, Maine*
Contractor: Opechee Construction, Belmont, NH
Structural Engineer of Record: *JSN Associates, Inc., Portsmouth, New Hampshire*

This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the special inspection requirements of the BOCA National Building Code. It includes a Schedule of Special Inspections applicable to this project as well as the name of the Special Inspector, and the identity of other approved agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections, and shall furnish inspection reports to the code official and to the structural engineer and architect of record. Discovered discrepancies shall be brought to the immediate attention of the contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the code official and the structural engineer and architect of record. The special inspection program does not relieve the contractor of his or her responsibilities.

Interim reports shall be submitted to the code official, owner, structural engineer and architect of record. A schedule of interim reports shall be approved by the Code Official prior to permit issuance.

A final report of inspections documenting completion of all required special inspections and correction of any discrepancies noted in the inspections shall be submitted prior to the issuance of a certificate of use and occupancy.

Prepared by Design Professional:

Jeffrey S. Nawrocki, PE
(type or print name)

Signature Date

Design Professional's Seal

Owner's Authorization:

10/30/01
Signature Date

Building Official's Acceptance:

11/6/01
Signature Date

Connecticut Engineers in Private Practice
Structural Engineers Coalition

Project: *Bayside – Portland, Maine*

Schedule of Special Inspection Services

The following sheets comprise the required schedule of special inspections for this project. The construction divisions which require special inspections for this project are as follows.

- ☒ Piles
- ☒ Soils and Foundations
- ☒ Cast-in place Concrete
- ☐ Masonry
- ☒ Structural Steel
- ☐ Wood
- ☐ Special Cases

Inspection Agents	Firm	Address
1. Special Inspector	*S.W. Cole*	*Gray, Maine*
2. Engineer of Record	*JSN Associates, Inc.*	*One Autumn Street* *Portsmouth, NH 03801*
3. Other		

Note: The qualifications of all personnel performing Special Inspection activities are subject to the approval of the Building Official.

Bayside – Portland, Maine

Schedule of Special Inspection Services

Construction Division - Soils and Foundations

Sheet 3 of 5

Item	Agent Number	Scope
1. Controlled Structural Fill	1	Observe compacted fill operations to document that fill material, lift thickness, and level of compaction are in conformance with the requirements of the Construction Documents and the recommendations of the Geotechnicla Engineer. Perform in-place density (compaction) tests at interval of one test per 2,500 SF per lift within slab areas and one test per 50 lf of foundation backfill per lift. At least one laboratory grain size analysis and modified Proctor test will be performed on each fill type used.
2. Piles	1	Observe oile installation and prepare detailed pile records to include oile number, tip elevation, cutoff elevation, length, blows per foot during driving, blows per inch for final set, measurements for heave at completion of each pile cap and notes regarding plumbness during driving and deviation from horizontal location. Pile records shall also include hammer information and stroke during final set. Verify final set criteria is consistent with that developed by results of dynamic load test by Pile Driving Analyzer (PDA) and the recommendations of the Geotechnical Engineer-of-Record.

Bayside - Portland, Maine

Schedule of Special Inspection Services

Construction Division - Cast-in Place Concrete

Item	Agent Number	Scope
1. Mix Design	1	Review for compliance with the construction documents.
2. Material Certification	1	Review for compliance with the construction documents.
3. Reinforcement Installation	1, 2	(1) Review the installation of the reinforcing steel for compliance with the construction documents and the approved shop drawings. Review for 100% of pile caps, 100% of footings and grade beams. (2) Random review of construction procedures.
4. Post-Tensioning Operations		N/A
5. Batching Plant		N/A
6. Formwork Geometry	1	Review geometry for compliance with the structural construction documents. Conduct review when reinforcing steel installation is being reviewed.
7. Concrete Placement	1	Inspect the placement of concrete for conformance with the construction documents. Test slump and temperature of each batch. Test air content when compressive strength test specimens are molded.
8. Evaluation of Concrete Strength	1	Obtain one set of 4 standard cylinders for each compressive strength test. Test one specimen at 7 days, one each at 14 days and 28 days, and retain one in reserve for later testing if required. See specification for frequency of testing.
9. Curing and Protection	1	Verify that concrete is adequately cured and protected under hot and cold weather conditions as indicated in the concrete specifications.
10. Other		N/A

Bayside - Portland, Maine

Schedule of Special Inspection Services

Construction Division - Structural Steel Sheet 5 of 5

Item	Agent Number	Scope
1. Fabrication Certification Quality Control Procedures	1	Verify that the fabricator maintains detailed fabrication and quality control procedures which conform to the requirements of the American Institute of Steel Construction's Quality Certification Program.
2. Material Certification	1, 2	(2) Review mill certificates for plates and shapes. Review bolt manufacturer's certificate of compliance for high-strength bolts. Review weld manufacturer's certificate of compliance for weld filler material. (1) Verify bolt identification markings.
3. Open Web Steel Joists		N/A
4. Bolting	1	Inspect installation of high-strength bolts for conformance with the "Specification for Structural Joints Using ASTM A325 of A490 Bolts" by the Research Council on Structural Bolts, and the Construction documents. Inspect 25% of bolted connections.
5. Welding	1	Perform visual inspection of all welds in accordance with AWS D1.1. Submit welder qualification statements.
6. Shear Connectors		N/A
7. Structural Details	1, 2	Verify that the general geometry of the erected steel frame conforms to the construction documents and the approved shop drawings.
8. Other	1	Perform visual inspection of welding of floor decking for conformance with the construction documents.

OPECHEE

CONSTRUCTION CORPORATION

FAXED

FAX COVER SHEET

DATE: 06 November 2001

TO: Mike Nugent

FAX#: (207) 874-8716

FROM: Doug Bartlett

RE: Bayside Office Building

Number of pages including cover sheet: 3

Mike,

Pursuant to our conversation regarding the discharge of stair-1 into the lobby area, I am including copies of the BOCA 1999 and NFPA 101 codes referenced in our November 01, 2001 letter. I also contacted the BOCA Northeast Regional office for clarification of section 1020.4 relating to required opening protectives. Marty Contant of the BOCA office reviewed the code and commentary and confirmed that the opening protective is only required in the exit stairway tower.

Please call with any questions.

Thank you,

11 CORPORATE DRIVE, BELMONT, NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191

5-6.2* The travel distance to an exit shall be measured on the floor or other walking surface along the centerline of the natural path of travel starting from the most remote point subject to occupancy, curving around any corners or obstructions with a 1-ft (0.3-m) clearance therefrom, and ending at the center of the doorway or other point at which the exit begins. Where measurement includes stairs, the measurement shall be taken in the plane of the tread nosing.

Exception: Travel distance measurement shall be permitted to terminate at a smoke barrier as provided in Chapter 15.

5-6.3* Where open stairways or ramps are permitted as a path of travel to required exits, the distance shall include the travel on the stairway or ramp and the travel from the end of the stairway or ramp to an outside door or other exit in addition to the distance traveled to reach the stairway or ramp.

5-6.4 Travel distance limitations shall be as provided in Chapters 8 through 32 and for high hazard areas in accordance with Section 5-11.

5-6.5 Where any part of an exterior exit is within 10 ft (3 m) horizontal distance of any unprotected building opening, as permitted in the Exceptions to 5-2.2 6.4 for outside stairs, the travel distance to the exit shall include the length of travel to ground level.

SECTION 5-7 DISCHARGE FROM EXITS

5-7.1* All exits shall terminate directly at a public way or at an exterior exit discharge. Yards, courts, open spaces, or other portions of the exit discharge shall be of required width and size to provide all occupants with a safe access to a public way.

Exception No. 1: Interior exit discharge as permitted in 5-7.2.

Exception No. 2: Rooftop exit discharge as permitted in 5-7.6.

Exception No. 3: Means of egress shall be permitted to terminate in an exterior area of refuge as provided in Chapters 14 and 15.

5-7.2 Not more than 50 percent of the required number of exits, and not more than 50 percent of the required egress capacity, shall be permitted to discharge through areas on the level of exit discharge, provided:

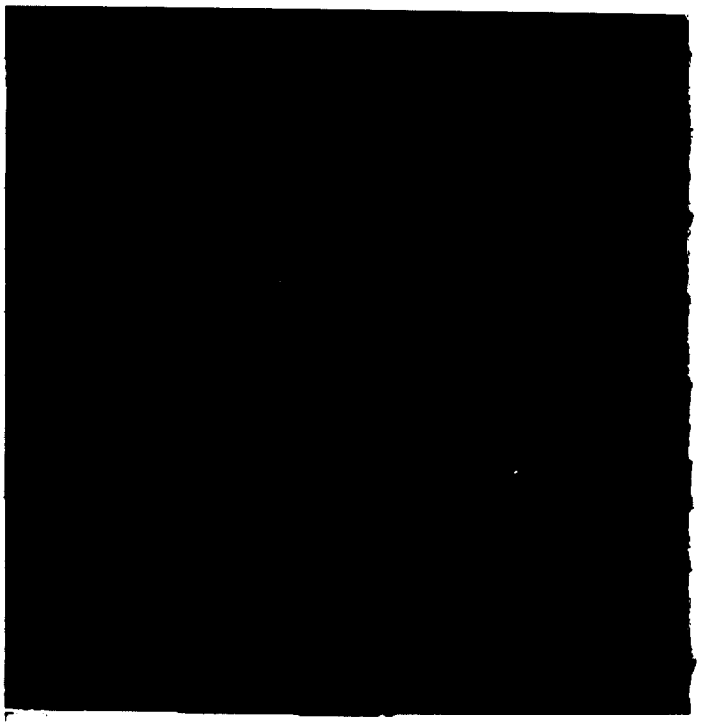
Exception: One hundred percent of the exits shall be permitted to discharge through areas on the level of exit discharge as provided in Chapters 14 and 15.

(a) Such discharge leads to a free and unobstructed way to the exterior of the building, and such way is readily visible and identifiable from the point of discharge from the exit; and

(b) The level of discharge is protected throughout by an approved, automatic sprinkler system installed in accordance with Section 7-7, or the portion of the level of discharge used for this purpose is protected by an approved, automatic sprinkler system installed in accordance with Section 7-7 and separated from the nonsprinklered portion of the floor by a fire resistance rating meeting the requirements for the enclosure of exits (*see 5-1.3.2.1*); and

Exception to (b): If the discharge area is a vestibule or foyer meeting all of the following:

1. The depth from the exterior of the building shall not be more than 10 ft (3 m) and the length shall not be more than 30 ft (9.1 m), and



2. The foyer shall be separated from the remainder of the level of discharge by construction providing protection at least the equivalent of wired glass in steel frames, and

3. The foyer serves only as means of egress and includes an exit directly to the outside.

(c) The entire area on the level of discharge shall be separated from areas below by construction having a fire resistance rating at least that required for the exit enclosure.

Exception to (c): Levels below the level of discharge shall be permitted to be open to the level of discharge in an atrium in accordance with 6-2.4.6.

5-7.3 The exit discharge shall be arranged and marked to make clear the direction of egress to a public way. Stairs shall be arranged so as to make clear the direction of egress to a public way. Stairs that continue beyond the level of exit discharge shall be interrupted at the level of exit discharge by partitions, doors, or other effective means.

Exception: Stairs that continue one-half story beyond the level of exit discharge shall not be required to be so interrupted where the exit discharge is obvious.

5-7.4 Doors, stairs, ramps, corridors, exit passageways, bridges, balconies, escalators, moving walks, and other components of an exit discharge shall comply with the detailed requirements of this chapter for such components.

5-7.5 Signs. (*See 5-2.2.5.4 and 5-2.2.5.5.*)

5-7.6 Where approved by the authority having jurisdiction, exits shall be permitted to be accepted, provided that

(a) They discharge to the roof or other sections of the building or adjoining buildings, and

(b) The roof has a fire resistance rating at least the equivalent of that required for the exit enclosure, and

(c) There is a continuous and safe means of egress from the roof, and

(d) All other applicable requirements for life safety are maintained.

Exception: Horizontal sliding doors complying with Section 1017.4.4.

1019.3 Area of refuge: The discharge area of a *horizontal exit* shall be either public areas or spaces occupied by the same tenant, and each such area of refuge shall be adequate to hold the total occupant load of both connected areas. The capacity of areas of refuge shall be computed on a minimum *net floor area* allowance for each occupant to be accommodated therein, not including areas of *stairways*, elevators and other *shafts* or *courts*, as follows:

1. 30 square feet (3 m²) per patient for hospitals and nursing homes.
2. 6 square feet (0.56 m²) per occupant on stories not housing patients confined to a bed or litter in an occupancy in Use Group I-2.
3. 6 square feet (0.56 m²) per occupant in an occupancy in Use Group I-3.
4. 3 square feet (0.28 m²) in all other cases.

1019.4 Egress from area of refuge: The path of egress travel from the *horizontal exit* through the area of refuge to another *exit* shall be continuously available. In other than occupancies in Use Group I-3, there shall be at least one *exit* on each side of the *horizontal exit* which is not a *horizontal exit*. Any area of refuge not having access to an *exit*, other than a *horizontal exit*, shall be considered as part of an adjoining area of refuge with such *exit*. In the area(s) served by the *horizontal exit*, the length of *exit access* travel distance to the *horizontal exit* or another *exit* shall not exceed the requirements of Section 1006.5. Occupancies in Use Group I-3 shall conform to Section 410.3.3.

SECTION 1020.0 DISCHARGE FROM EXIT STAIRWAYS

1020.1 Discharge from exits: *Exit stairways* that do not discharge directly to the exterior in accordance with Section 1006.3 shall discharge into an exit passageway or an interior *exit* discharge element located at the level of exit discharge which complies with this section.

1020.2 Exit passageways: Exit passageways shall be separated from other parts of the building by construction having a fire-resistance rating of at least 1 hour and in accordance with the requirements for the enclosure of *exits*. Where an *exit stairway* discharges into an exit passageway, the exit passageway shall be constructed in accordance with the requirements for the enclosure of the *exit* it serves. Building areas below the level of exit discharge shall be separated from the passageway in accordance with the requirements for the enclosures of *exits*.

1020.3 Exit discharge vestibule: Where an *exit stairway* discharges into an interior exit discharge vestibule, the exit discharge vestibule shall be used for ingress and means of egress only, and the exit discharge vestibule shall comply with Sections 1020.3.1 and 1020.3.2.

1020.3.1 Depth and width: The depth of the exit discharge vestibule, as measured from the exterior of the building, shall not be greater than 10 feet (3048 mm) and the width shall not be greater than 20 feet (6096 mm).

1020.3.2 Separation: The exit discharge vestibule shall be separated from the remainder of the level of exit discharge by self-closing doors and the equivalent of ¼-inch-thick wired glass in steel frames.

1020.4 Exit discharge lobby: Where an *exit stairway* discharges into an interior exit discharge lobby located at the level of exit discharge, the story containing the exit discharge lobby shall be equipped throughout with an automatic sprinkler system installed in accordance with Section 906.2.1 or 906.2.2. Opening protectives shall be required in accordance with Table 717.1 where an enclosed *exit stairway* discharges into an exit discharge lobby.

Exception: An automatic sprinkler system is not required in portions of the story that are separated from the exit discharge lobby by fire separation assemblies (see Section 709.0) having a fireresistance rating of not less than that required for the *exit stairways* that discharge into the exit discharge lobby.

1020.5 Width and height: The clear width of exit passageways, exit discharge vestibules and exit discharge lobbies shall not be less than the width required for the capacity of the *exit stairway* leading thereto and all required *exit* doorways opening into the exit passageway, exit discharge vestibule or exit discharge lobby. Exit passageways, exit discharge vestibules, and exit discharge lobbies shall have a minimum width of 44 inches (1118 mm) and a minimum clear ceiling height of 8 feet (2438 mm).

1020.6 Limitations: Not more than 50 percent of the required number of *exits*, nor more than 50 percent of the required exit capacity, shall discharge through areas on the level of exit discharge.

SECTION 1021.0 GUARDS

1021.1 Design and construction: Where required by the provisions of Sections 406.5, 408.3.2, 1005.5, 1014.7, 1016.5 and 1825.5, guards shall be designed and constructed in accordance with the requirements of this section and Section 1606.4.

1021.2 Height: The guards shall be at least 42 inches (1067 mm) in height measured vertically above the leading edge of the tread or adjacent walking surface.

Exception: Guards along open-sided floor areas and along stairs located less than 30 inches (762 mm) above the floor or grade below shall not be less than 36 inches (914 mm) in height.

1021.3 Opening limitations: In occupancies in Use Groups A, B, E, H-4, I-1, I-2, M and R, and in *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 inches (102 mm) cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

Exceptions

1. The triangular openings formed by the riser, tread and bottom rail at the open side of a *stairway* shall be of a maximum size such that a sphere 6 inches (152 mm) in diameter cannot pass through the opening.
2. At elevated walking surfaces for access to and utilization of electrical, mechanical, or plumbing systems or equipment, guards shall have balusters or be of solid

OPECHEE
CONSTRUCTION CORPORATION

FAX COVER SHEET

DATE: 02 November 2001

TO: Mike Nugent

FAX#: (207) 874-8716

FROM: Doug Bartlett

RE: Bayside Office Building

Number of pages including cover sheet: 3

Mike,

Pursuant to our conversation regarding the discharge of stair-1 into the lobby area, I am including copies of the BOCA 1999 and NFPA 101 codes referenced in our November 01, 2001 letter. I also contacted the BOCA Northeast Regional office for clarification of section 1020.4 relating to required opening protectives. Marty Contant of the BOCA office reviewed the code and commentary and confirmed that the opening protective is only required in the exit stairway tower.

Please call with any questions.

Thank you,

11 CORPORATE DRIVE, BELMONT, NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191

OPECHEE
CONSTRUCTION CORPORATION

October 11, 2001

VIA: Hand Delivery

Mike Nugent, Building Inspector
City of Portland, Maine
389 Congress Street
Portland, ME 04101

RE: Atlantic Bayside Square, LLC; Portland, Maine

Dear Mr. Nugent,

The Bayside office building is to be located at Bayside Square on the corner of Marginal Way and Preble Street in Portland. The building lot consists of two land parcels combined to create approximately 86,500 square feet. An existing single story shed of approximately 4,400 square feet, located on Parcel 2, lies within the new building footprint and is to be demolished and removed at the outset of construction. Two additional single story buildings located on Parcel 1 are to be demolished and removed during the site work process to allow for construction of a new parking area and entrance from Marginal Way. One of the existing buildings is an abandoned warehouse of approximately 20,000 square feet and the other is a storage building of approximately 1,000 square feet.

The Bayside building is a five-story office complex comprised of a concrete foundation / slab on grade, structural steel frame with an architectural masonry and brick veneer exterior. The overall building footprint is 10,785 square feet with an average height of 62' above grade. The first floor has a gross area calculation of 10,514 square feet while floors 2 thru 5 have a gross area calculation of 10,437 square feet each. This totals a combined area of 52,262 square feet.

The building has a construction classification of 2B and a use group of Business per BOCA 1999. Construction type per NFPA is Type II (111). The building will be fully sprinklered and have a fire alarm system installed per code. The wall types will have fire-resistance ratings as listed on Table 602 of BOCA 1999 under type 2B construction and will utilize applicable U.L. Designs.

Soil conditions require the building foundation to be supported by piles. Concrete filled steel pipe piles will be utilized to support a reinforced concrete perimeter grade beam / foundation and reinforced concrete pile caps at interior column locations.

Substantial completion of this project is expected within (12) twelve months from the commencement of construction.

Sincerely,

Douglas R. Bartlett
Project Manager

Enclosure

DRB/smk

11 CORPORATE DRIVE, BELMONT, NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191

OPECHEE
CONSTRUCTION CORPORATION

October 11, 2001

VIA: Hand Delivery

Mike Nugent, Building Inspector
City of Portland, Maine
389 Congress Street
Portland, ME 04101

RE: Atlantic Bayside Square, LLC; Portland, Maine

Dear Mr. Nugent,

The Bayside office building is to be located at Bayside Square on the corner of Marginal Way and Preble Street in Portland. The building lot consists of two land parcels combined to create approximately 86,500 square feet. An existing single story shed of approximately 4,400 square feet, located on Parcel 2, lies within the new building footprint and is to be demolished and removed at the outset of construction. Two additional single story buildings located on Parcel 1 are to be demolished and removed during the site work process to allow for construction of a new parking area and entrance from Marginal Way. One of the existing buildings is an abandoned warehouse of approximately 20,000 square feet and the other is a storage building of approximately 1,000 square feet.

The Bayside building is a five-story office complex comprised of a concrete foundation / slab on grade, structural steel frame with an architectural masonry and brick veneer exterior. The overall building footprint is 10,785 square feet with an average height of 62' above grade. The first floor has a gross area calculation of 10,514 square feet while floors 2 thru 5 have a gross area calculation of 10,437 square feet each. This totals a combined area of 52,262 square feet.

The building has a construction classification of 2B and a use group of Business per BOCA 1999. Construction type per NFPA is Type II (111). The building will be fully sprinklered and have a fire alarm system installed per code. The wall types will have fire-resistance ratings as listed on Table 602 of BOCA 1999 under type 2B construction and will utilize applicable U.L. Designs.

Soil conditions require the building foundation to be supported by piles. Concrete filled steel pipe piles will be utilized to support a reinforced concrete perimeter grade beam / foundation and reinforced concrete pile caps at interior column locations.

Substantial completion of this project is expected within (12) twelve months from the commencement of construction.

Sincerely,

Douglas R. Bartlett
Project Manager

Enclosure

DRB/smk

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PHONE (603) 527-9090 FAX (603) 527-9191

CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. – 207-874-8704
Fax – 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: KEITH P. HEMINGWAY, ARCHITECT

OPECHEE CONST. CORP., 11 CORPORATE DR., BELMONT, NH

DATE: 10/17/01

Job Name: Bayside Office Building

Address of Construction: Marginal Way & Preble St. Extension

THE BOCA NATIONAL BUILDING CODE/1999 FourteenthEDITION

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

Building Code and Year 1999 Use Group Classification(s) Business

Type of Construction 2B Bldg. Height 62' ±V Bldg. Sq. Footage 52,262

Seismic Zone 1 Group Class 1

Roof Snow Load Per Sq. Ft. 42 PSF Dead Load Per Sq. Ft. 28 PSF

Basic Wind Speed (mph) 85 Effective Velocity Pressure Per Sq. Ft. 18.5

Floor Live Load Per Sq. Ft. 80 PSF

Structure has full sprinkler system? Yes ✓ No ____ Alarm System? Yes ✓ No ____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes ____ No ✓

If mixed use, what subsection of 313 is being considered ____

List Occupant loading for each room or space, designed into this Project.

(Designers Stamp & Signature)

LICENSED ARCHITECT
KEITH P. HEMINGWAY
No. 2151
STATE OF MAINE

PSH 6/07/2K

OPECHEE
CONSTRUCTION CORPORATION

FAX TRANSMITTAL

TO: Mike Nugent FAX: 207-874-8716

COMPANY: City of Portland RE: Bayside Office Building

FROM: Doug Bartlett DATE: 17 Oct 01

OF PAGES INCLUDING COVER: 5

MESSAGE:

Mike

The following includes the demo call list and the completed forms from your 10/16 fax.

Please contact me if I can provide additional information or you have questions.

Thank You

DRB

11 CORPORATE DRIVE, BELMONT, NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191