

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

<b>Permit No:</b> 07-0969	<b>Issue Date:</b>	<b>CBL:</b> 034A B001001
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<b>Location of Construction:</b> 84 MARGINAL WAY	<b>Owner Name:</b> CAPITAL LLC	<b>Owner Address:</b> 50 PORTLAND PIER STE 400	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Pizzagalli	<b>Contractor Address:</b> 131 Presumpscot St Portland	<b>Phone</b> 2078742323
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	<b>Zone:</b>

<b>Past Use:</b> Vacant Land	<b>Proposed Use:</b> Commercial 4 level parking garage beneath 6 level medical bldg	<b>Permit Fee:</b> \$140,735.00	<b>Cost of Work:</b> \$14,063,249.00	<b>CEO District:</b> 1
<b>Proposed Project Description:</b> 4 level parking garage beneath 6 level medical bldg		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type	
		Signature:	Signature:	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
Signature: Date:				

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 08/10/2007	<b>Zoning Approval</b>		
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland  <input type="checkbox"/> Wetland  <input type="checkbox"/> Flood Zon  <input type="checkbox"/> Subdivision  <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance  <input type="checkbox"/> Miscellaneous  <input type="checkbox"/> Conditional Us  <input type="checkbox"/> Interpretatio  <input type="checkbox"/> Approved  <input type="checkbox"/> Denied	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landma  <input type="checkbox"/> Does Not Require Revie  <input type="checkbox"/> Requires Review  <input type="checkbox"/> Approved  <input type="checkbox"/> Approved w/Condition  <input type="checkbox"/> Denied
	Date:	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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/13/2007  
**Note:** **Ok to Issue:**

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

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 10/31/2007  
**Note:** **Ok to Issue:**

- 1) 7) All stair risers must not exceed 7"
- 2) 1) This permit is for the shell of the building only, separate plans and specs must be submitted and approved and tenant fit up permits will be required for each floor.
- 3) 2) Separate permits and submissions are required for the Fire alarm system, Fire supression and Stand Pipe systems, plumbing and electrical systems.
- 4) 4) All penetrations in required fire separation assemblies must be protected in accordance with Chapter 7 of the 2003 IBC. A penetration protection plan must be submitted and approved prior to installation.
- 5) 5) All fire rated doors must comply with the standards referenced in Section 715 including smoke control testing.
- 6) 3) All waste lines and waterlines must be sized to accomodate the number of fixtures as required by the State of Maine Plumbing code (based on the 2000 UPC). All materials and practices must also comply with said code. (there are little plumbing details and no fixtures shown on the plan set.)
- 7) 6) The structure must comply with all elements in Section 403 High Rises.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 08/15/2007  
**Note:** **Ok to Issue:**

- 1) Enclosure of elevator lobbies is required
- 2) A single source supplier should be used for all through penetrations.
- 3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 4) Fire alarm system requires a Masterbox connection per city ordinance.
- 5) Application requires State Fire Marshal approval.
- 6) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance

**Comments:**

8/13/2007-mes: the PB approved the approximate 135' height of this building under the allowed conditional use appeal (sec 14-496(e)) on

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March27, 2007.

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11/1/2007-ldobson: Thanks Mike -

We will pull together a response to your items and send them to you at one time so you will not have to deal with them coming to you piece mill.

Judy L. Johnson, AIA

Senior Associate

Architectural Studio

H A R R I M A N

Architects + Engineers

66 Pearl Street, Suite 301, Portland, ME 04101

207.775-0053tel

207.775-0460fax

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-----Original Message-----

From: Mike Nugent [mailto:mjn@portlandmaine.gov]

Sent: Tuesday, October 30, 2007 8:54 PM

To: jljohnson@harriman.com; Gregory Cass; Jeanie Bourke; Lannie Dobson

Cc: ethan@beckerstructural.com; todd@beckerstructural.com;

mouellette@harriman.com; JBallard@pizzagalli.com; pkeating@pizzagalli.com

Subject: Re: 84 marginal Way - code study

I'm finished with this permit and am prepared to sign off . I have a couple of questions/comments.

The Statment of Special Inspections with this permit set is the "Architectural Version". I assume there is a complete code compliant version at City Hall and will look at it tomorrow. The same goes for a spec book.

I always have a hard time trying to visualize the Guard protection for

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the cars in the paces , particularly where they abut the sloped travel lanes. Can you direct me to where this detail is obvious in the plans and establishes compliance with section 406.2.4?

Here are the conditions that will go on the approved permit. Many of them are due to my lack of a spec book at this point:

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- 5) All fire rated doors must comply with the standards referenced in Section 715 including smoke control testing.
- 6) The structure must comply with all elements in Section 403 High Rises.
- 7) All stair risers must not exceed 7"

Thanks,

Mike Nugent  
Consulting Plans Examiner  
City of Portland

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10/31/2007-ldobson: I would also like to add comments about the elevator doors.  
 Are they to be 2 hr. fire rated ?  
 Is there a plan to ensure their ability to meet the requirements for a smoke proof enclosure.  
 If these cannot be met then 2 hr. lobbies are needed.  
 Thank you

Captain Greg Cass  
 Portland Fire Dept.  
 Fire Prevention Officer

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10/30/2007-ldobson: I'm finished with this permit and am prepared to sign off . I have a couple of questions/comments.

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Thanks,

Mike Nugent  
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10/31/2007-jmb: Do not approve, waiting for planning approval conditions, Rick is working with developer.

12/27/2007-jmb: Received approval from Planning, ok to issue

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10/3/2007-ldobson: Thanks....yes, there are 2 sets of rolled plans in the office opposite Greg's....we will need the plans associated with this newly created permit  
Thanks Lannie

Jeanie Bourke  
Inspection Services Division Director

City of Portland  
Planning & Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
jmb@portlandmaine.gov  
(207)874-8715

>>> Mike Nugent 09/26 4:38 PM >>>  
Jeannie,

Please have Lannie create a "steel/precast only" permit for this project with the following condition, Is there a second set of plans and specs at City Hall?:

By going forward with the "steel precast only" permit, you will be proceeding at your own risk. Any code related issues that are discovered as a part of subsequent plan review, that require alterations to the building, will have to be corrected.

I will try to complete this review by Monday the 1st.

Thank you  
Mike

>>> Judy Johnson <jljohnson@harriman.com > 09/21/07 12:46 PM >>>  
Hello All -

Attached is a revised Code Study that includes Mike Nugent's questions.

The only item that is missing are the interior wall openness calculations for the parking garage.

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I will update that as soon as we receive the information from Stresscon.

Also attached is the letter from Thayer regarding design compliance with IECC requirements.

If you have any questions, please call.

Thanks and have a good weekend.

Judy L. Johnson, AIA

Senior Associate, Architect

Harriman Associates

Architects + Engineers

66 Pearl Street, Suite 301

Portland, Maine 04101

207.775.0053 tel

207.775.0460 fax

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11/28/2007-ldobson: Pizzagalli dropped 14 (inc cover) pages of special insp report routed to MJN box

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