

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that 511 PLAZA LIMITED PARTNERSHIP

Located At 511 CONGRESS ST

Job ID: 2012-11-5402-ALTCOMM

CBL: 037- D-002-001

has permission to Renovate Existing Offices on half of the 9th floor, including an elevator lobby provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

Fire Prevention Officer

Jeannie Bonke
Code Enforcement Officer / Plan Reviewer

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

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

Above Ceiling Inspection

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.



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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-11-5402-ALTCOMM Located At: 511 CONGRESS ST CBL: 037- D-002-001

Conditions of Approval:

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, 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, including revisions dated received 12/17/12. Any deviation from approved plans requires separate review and approval prior to work.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713. Penetrations through smoke partitions shall be sealed with approved materials to limit the passage of smoke.

Fire

1. All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Any Fire alarm, sprinkler and standpipe systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
3. 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. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. This review does not include approval of fire alarm system design or installation.
4. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
5. Fire alarm system requires a master box connection per city ordinance.
6. Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer. Provide signed report to the Fire Department.
7. All high-rise buildings shall be protected throughout by a supervised, automatic sprinkler system.
8. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
9. 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.
10. All high-rise buildings shall be protected throughout by Class I automatic standpipes in accordance with NFPA 14.
11. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
12. The building requires a Knox Box per city ordinance.
13. The Standpipe system shall be installed in accordance with NFPA 14. A signed compliance letter will be required.
14. Fire extinguishers are required per NFPA 1.
15. All means of egress to remain accessible at all times.
16. 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.
17. **Provide EXIT signs and emergency lighting within the elevator lobby.**
18. Any cutting and welding done will require a Hot Work Permit from Fire Department.
19. Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in

accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.

20. Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by fire stop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing fire stop labels at each fire stop system or device and an onsite manual containing the detail for each fire stop system or device used for the project will streamline final inspection approvals.

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|--|---|--|---|
| Job No: 2012-11-5402- ALTCOMM | Date Applied: 11/15/2012 | CBL: 037- D-002-001 | |
| Location of Construction: 511 CONGRESS ST – 9 th floor | Owner Name: 511 PLAZA LP | Owner Address: 50 MILK ST 20TH FLOOR BOSTON, 02109 MASSACHUSETTS - MA | Phone: 871-1290 |
| Business Name: Honeck-O’Toole | Contractor Name: CBRE/BOULOS PROPERTY MGMT- Paul Ureneck | Contractor Address: 1 CANAL PLAZA, PORTLAND, ME 04101 | Phone: 871-1290 233-1172 PU |
| Lessee/Buyer's Name: | Phone: | Permit Type: Building Alt | Zone: B-3 |
| Past Use: 1 st floor retail & restaurant with offices above | Proposed Use: Same: 1 st floor retail & restaurant with offices above – to make renovations to existing offices on the 9 th floor as per plans | Cost of Work: \$76,000.00 Fire Dept: 12/24/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>[Signature]</i> (50) | CEO District: Inspection: Use Group: B/A/M Type: 2B MUBEL'09 Signature: <i>[Signature]</i> |
| Proposed Project Description: Renovations to existing offices | | Pedestrian Activities District (P.A.D.) 12/17/12 | |

| | | | |
|---|---|---|--|
| Permit Taken By: Gayle | Zoning Approval | | |
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p> | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK - 9</i> <i>11/15/12</i> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: | Historic Preservation with <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>Any exterior work requires a separate review and approval</i> |
| | 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 appication 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 |
| | | | |

*will email
electron plans*



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.

| | | |
|--|---|---|
| Location/Address of Construction: <u>511 CONGRESS ST 9TH FLOOR</u> | | |
| Total Square Footage of Proposed Structure/Area | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>037 D00 2001</u> | Applicant * must be owner, Lessee or Buyer * Name <u>511 PLAZA LP 40</u> Address <u>CBRE BOULOS 1 CANAL PLAZA</u> City, State & Zip <u>PORTLAND, ME 04101</u> | Telephone: <u>207.871.1290</u> |
| Lessee/DBA (If Applicable) <u>Honeck-OToole</u> RECEIVED NOV 15 2012 Dept. of Building Inspections City of Portland Maine | Owner (if different from Applicant) Name <u>SAME</u> Address _____ City, State & Zip _____ | Cost Of Work: \$ <u>75,445.00</u> C of O Fee: \$ <u>-</u> Total Fee: \$ <u>780.00</u> |
| Current legal use (i.e. single family) <u>office</u> If vacant, what was the previous use? <u>office</u> Proposed Specific use: <u>office</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>RENOVATION TO EXISTING OFFICES PER ATTACHED PLANS.</u> | | |
| Contractor's name: <u>CBRE/BOULOS PROPERTY MGMT</u> | | |
| Address: <u>1 CANAL PLAZA</u> | | |
| City, State & Zip: <u>PORTLAND, ME 04101</u> | | Telephone: <u>871.1290</u> |
| Who should we contact when the permit is ready: <u>PAUL GREENECK</u> | | Telephone: <u>233.1172</u> |
| Mailing address: <u>SAME</u> | | |

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: Paul Greneck Date: 11/14/12

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



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Receipts Details:

Tender Information: Check , BusinessName: 511 Plaza Limited Partnership, Check Number:
10278\$780.00

Tender Amount: 780.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 11/15/2012

Receipt Number: 50252

Receipt Details:

| | | | |
|--|--------|----------------|-----------|
| Reference ID: | 8739 | Fee Type: | BP-Constr |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 780.00 | Charge Amount: | 780.00 |
| Job ID: Job ID: 2012-11-5402-ALTCOMM - Renovations to existing offices | | | |
| Additional Comments: 511 Congress St. | | | |

Thank You for your Payment!



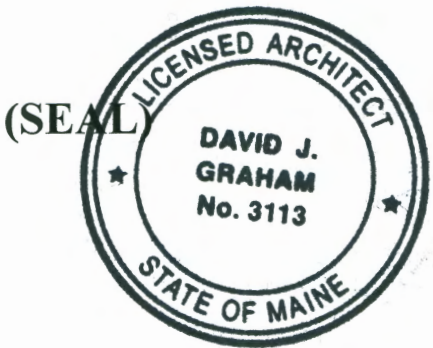
Accessibility Building Code Certificate

Designer: DAVID GRAHAM

Address of Project: 511 CONGRESS ST

Nature of Project: RENOVATION

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: [Handwritten Signature]

Title: ARCHITECT

Firm: GRAHAM ARCHITECTS

Address: 99 MILLS ROAD
KENNEBUNKPORT, ME 04046

Phone: 207-967-8850

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

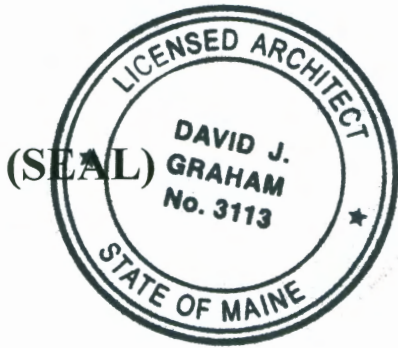
Date: Nov. 14, 2012

From: _____

These plans and / or specifications covering construction work on:

511 CONGRESS 9TH FLOOR
PORTLAND, ME 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: *David J. Graham*
Title: ARCHITECT
Firm: GRAHAM ARCHITECTS
Address: 59 MILLS RD
KENNEBUNKPORT, ME 04046
Phone: 207-967-8850

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