

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070896

This is to certify that 477 TIME & TEMPERATURE LLC / T & T Co, Inc.

has permission to Interior renovations to vacant space for future tena

AT 477 CONGRESS ST 2nd flr adjacent to tower 037 F022001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or enclosed-in. **HEAVY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cass
 Health Dept. _____
 Appeal Board _____
 Other _____
Department Name

Jeanne Bonke 8/31/07
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

AUG 31 2007

CITY OF PORTLAND

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0896	Issue Date:	CBL: 037 F022001
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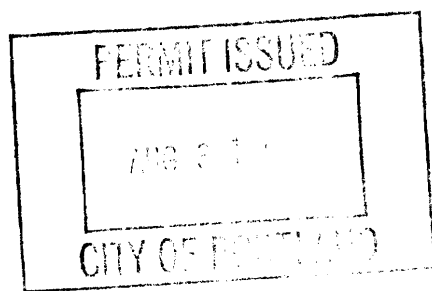
Location of Construction: 477 CONGRESS ST 2nd flr adjacen	Owner Name: 477 TIME & TEMPERATURE LL	Owner Address: 101 RICHARDSON ST	Phone:
Business Name:	Contractor Name: The Pochebit Co, Inc.	Contractor Address: 171 Warren Ave. Portland	Phone 2077973369
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial -2nd flr adjacent to tower	Proposed Use: Commercial -2nd flr adjacent to tower - Interior renovations to vacant space for future tenant	Permit Fee: \$1,600.00	Cost of Work: \$157,580.00	CEO District: I
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>	INSPECTION: Use Group: B Type: Z-B <i>IBC-2003</i>	

Proposed Project Description: Interior renovations to vacant space for future tenant	Signature: <i>Careo Curran</i>	Signature: <i>JMB 8/31/07</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): <i>in the District, but is on the</i>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: <i>2nd floor</i>		Date:

Permit Taken By: ldobson	Date Applied For: 07/26/2007	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	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	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	Historic Preservation <input checked="" type="checkbox"/> Not in District 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
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Date: <i>7/26/07</i>	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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0896	Date Applied For: 07/26/2007	CBL: 037 F022001
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Business Name:	Contractor Name: The Pochebit Co, Inc.	Contractor Address: 171 Warren Ave. Portland	Phone (207) 797-3369
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial -2nd flr adjacent to tower - Interior renovations to vacant space for future tenant	Proposed Project Description: Interior renovations to vacant space for future tenant- 2nd floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/26/2007

Note: 8/31/07 conditions entered by jmb as Marge was on vacation and none were entered when she approved with **Ok to Issue:**
conditions.

- 1) A separate permit is required for the tenant fit up to determine the use of the space.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 08/31/2007

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems.
Separate plans may need to be submitted for approval as a part of this process.
- 2) This permit only approves the cleaning and prepping of the space, a separate permit is required for the tenant fit-up

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 08/01/2007

Note: **Ok to Issue:**

- 1) All construction shall comply with NFPA 101
- 2) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.
Compliance letters are required.
- 3) Application requires State Fire Marshal approval.



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>477 Congress Street, 2ND FLOOR, ADJACENT TO TOWER</u>		
Total Square Footage of Proposed Structure —		Square Footage of Lot —
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>037 F 022</u>	Owner: <u>477 DME + TEMPERANCE LLC</u> <u>40 BOULDS PROPERTY MANAGEMENT</u> <u>ONE CANAL PLAZA, PORTLAND, ME 04101</u>	Telephone: <u>871-1290</u>
Lessee/Buyer's Name (If Applicable) —	Applicant name, address & telephone: <u>SEE OWNER</u>	Cost Of Work: \$ <u>157,580</u> Fee: \$ <u>1,600.00</u> C of O Fee: \$ _____
Current Specific use: <u>office</u> If vacant, what was the previous use? <u>office</u> Proposed Specific use: <u>office</u>		
Project description: <u>improvements to vacant space to enhance marketing</u>		
Contractor's name, address & telephone: <u>THE ROCHEBIT CO, 171 WARREN AVE., PORTLAND 04103</u> <u>797-3367</u>		
Who should we contact when the permit is ready: <u>Paul Ueneck, Boulds Prop. Mgmt.</u> Mailing address: _____ Phone: <u>871-1290</u>		

Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

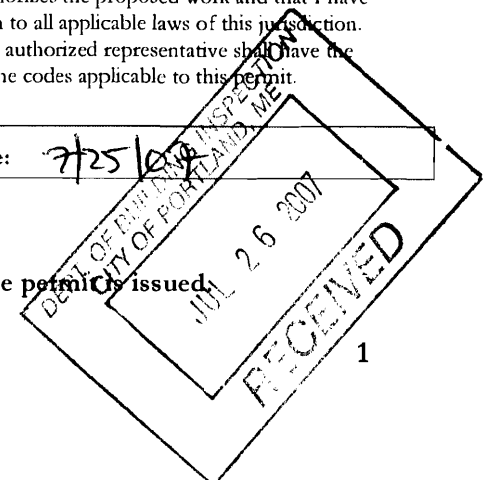
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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 of applicant: Paul Ueneck

Date: 7/25/07

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







Accessibility Building Code Certificate

Designer: Lisa Whited
Address of Project: 477 Congress St, Portland
Nature of Project: Improvements to vacant space
to enhance marketify to prospective
tenants.

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.


(SEAL)
#CID 2115
CERTIFIED INTERIOR
DESIGNER

Signature: 
Title: Certified Interior Designer
Firm: Whited Planning & Design
Address: 45 Heather Rd
Portland ME 04103
Phone: 207 329 2189
email Lwhited@maine.ir.com

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 Application

From Designer:

Lisa White

Date:

7/24/07

Job Name:

477 Congress St, 2nd floor

Address of Construction:

477 Congress St, Portland

2003 International Building Code

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

Building Code & Year 2003 IBC Use Group Classification (s) B

Type of Construction III B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC _____

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

Non-structural changes - cleanup of interior

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____

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)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category")

_____ Spectral response coefficients, S_D & S_1 (1615.1)

_____ Site class (1615.1.5)

_____ 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 , and

deflection amplification factor C_{dI} (1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)

_____ Elevation of structure

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)



Certificate of Design


Date: 7/24/07

From: Lisa White

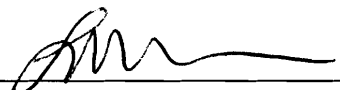
These plans and / or specifications covering construction work on:

Approximately 10,500 sf located on 2nd floor
of 477 Congress St. Clearing up space to make it more
marketable to prospective tenants.

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


(SEAL)

CID 2115
CERTIFIED
INTERIOR DESIGNER

Signature: 

Title: CERTIFIED INTERIOR DESIGNER

Firm: WHITE PLANNING & DESIGN

Address: 45 HEATHER RD

PORTLAND ME 04103

Phone: 207 329 2189

Lwhite@maine.fr.com

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

Rm. No.	Floor	Walls	Ceiling/Lighting	Notes
137	Remove carpet	Prime walls	Patch ceiling tiles and continue grid where wall is removed.	Remove draperies. Remove wall as shown on plan.
138	Remove carpet	Prime walls		
139	Clean vinyl flooring	Prime walls	Replace lamps over sink; replace stained ceiling tiles	Replace toilet and urinal with building standard fixtures.
140	Clean vinyl flooring	Prime walls	Replace stained ceiling tiles and light lens; replace missing/damaged ceiling tile.	Trim opening and install door. Replace toilet with building standard fixture.

General Notes

Cover all open junction boxes with blank plates throughout

Replace radiator covers throughout

Replace burned out lamp fixtures throughout

Clean or replace flat lens light fixtures. Where possible, install existing parabolic fixtures instead of flat lens fixtures.

Prime doors, trim and radiator covers throughout

Prime walls a neutral color throughout

Replace light fixture covers with building standard throughout.

Door Schedule

Door No.	Size	Type	Notes
201	36" x 80"	C ¾ hour	Existing door is not labeled. New rated assembly required unless grandfathered by city.
202	36" x 84"	C ¾ hour	Existing door is not labeled. New rated assembly required unless grandfathered by city.
203	36" x 80"	B 1 ½ hour	Existing door is not labeled. New rated assembly required unless grandfathered by city.
204	36" x 80"	B 1 ½ hour	Existing door is not labeled. New rated assembly required unless grandfathered by city.
205	Dbl 30" x 80"	C ¾ hour	Existing doors are not labeled. New rated assembly required unless grandfathered by city.
206	36" x 80"	B 1 ½ hour	Existing door is not labeled. New rated assembly required unless grandfathered by city.
207	36" x 80"	B 1 ½ hour	Existing door is not labeled. New rated assembly required unless grandfathered by city.

Window Schedule

Window No.	Opening Size	Type	Notes
1	78"w x 58"h	2 Dbl hung	Anodized aluminum frame, match building standard.
2	78"w x 58"h	2 Dbl hung	Anodized aluminum frame, match building standard.
3	44"w x 70"h	Dbl hung	Anodized aluminum frame, match building standard.

Rm. No.	Floor	Walls	Ceiling/Lighting	Notes
101	Remove carpet	Patch & prime; prime columns throughout	Remove plaster moldings, install gwb as close to structure as possible.	See plan for location of new clerestory windows and skylight. Ceiling will be raised as high as possible in entrance area. Provide exposed round ductwork in this area.
102	Remove carpet	Remove walls per plan	Remove plaster moldings, install gwb as close to structure as possible.	Ceiling will be raised as high as possible in entrance area. Provide exposed round ductwork in this area.
103	Remove carpet	Remove walls per plan	Remove plaster moldings, install gwb as close to structure as possible.	Ceiling will be raised as high as possible in entrance area. Provide exposed round ductwork in this area.
104	Remove carpet	Remove fabric wallcovering; patch & prime walls	Replace S.A.T.	Re-install fluorescent lights
105	Remove carpet	Patch & prime walls & doors to closet	Clean/repair S.A.T.	Remove exit sign (goes to closed up exit to bank downstairs)
106	Remove carpet	Prime	Replace missing S.A.T.	Leave wooden shelves in place; clean shelves (don't paint)
107	Remove carpet	Remove fabric wallcovering; patch & prime walls	Replace yellowed light fixture lens	Leak at radiator – repair.
108	Remove carpet	Remove fabric wallcovering; patch & prime walls	Clean/repair S.A.T.	Remove window blinds on interior windows (blinds are damaged beyond repair.)
109	Remove carpet	Remove fabric wallcovering; patch & prime walls	Install missing fluorescent tubes in fixtures	Remove window blinds on interior windows (blinds are damaged beyond repair.)
110	Remove carpet	Remove fabric wallcovering; patch & prime walls	Install missing fluorescent tubes in fixtures	Remove or clean window blinds on interior window. (Blinds are not damaged, just dirty.)
111	Remove carpet	Remove fabric wallcovering; patch & prime walls	Install missing fluorescent tubes in fixtures	Remove or clean window blinds on interior windows. (Blinds are not damaged, just dirty.)

Rm. No.	Floor	Walls	Ceiling/Lighting	Notes
112	Remove carpet	Remove fabric wallcovering; patch & prime walls	Reinstall S.A.T. grid and tiles; reinstall light fixtures	Replace exterior "chicken wire" window with building standard window. Clean or replace plastic laminate at window sill.
113	Remove carpet	Patch & prime walls	Replace missing S.A.T.; replace existing light fixtures with 2'x4' parabolic fixtures	Replace exterior "chicken wire" window with building standard window. Clean or replace plastic laminate at window sill.
114	Remove carpet	Prime walls	Replace burned out lamps	Clean, patch and paint opening in wall (previously was used to house lateral files).
115	None	Prime doors		HVAC unit housed in this closet.
116	Clean vinyl flooring	Remove vinyl wallcovering; patch & prime walls	Replace 2 x 2 light fixture; replace stained ceiling tiles	Cap off exposed electrical wire in wall; scrape and paint steam radiator.
117	Clean vinyl flooring	Remove vinyl wallcovering; patch & prime walls	Replace stained ceiling tiles	Replace blue urinal, sink and toilet. Replace with building standard fixtures. Clean toilet partitions
118	Remove carpet	Patch & prime walls		
119	Remove carpet	Remove vinyl wallcovering; patch & prime walls	Replace stained ceiling tiles	
120	Clean vinyl flooring	Remove vinyl wallcovering; patch & paint walls	Replace plastic lens on fluorescent fixture over sink	Replace exterior "chicken wire" window with building standard window. Clean or replace plastic laminate at window sill.
121	Clean vinyl flooring	Remove vinyl wallcovering; patch & prime walls	Replace stained ceiling tiles	Replace toilets with building standard; clean toilet partitions.
122	Remove carpet	Remove vinyl wallcovering; patch & prime walls	Replace light fixture; replace damaged ceiling tile	
123	Clean vinyl flooring	Patch & prime walls		Replace toilet with building standard fixture. Clean sink.

Rm. No.	Floor	Walls	Ceiling/Lighting	Notes
124	Clean vinyl flooring	Remove vinyl wallcovering; patch & prime walls	Replace stained ceiling tiles	Remove water cooler; cap off pipes.
125	Clean vinyl flooring	Patch & prime walls	Replace stained ceiling tiles	Remove plastic laminate back splash; reinstall or replace with similar. Remove stove.
126	Remove carpet	Remove vinyl wallcovering; patch & prime walls	Replace missing light fixtures	
127	Remove carpet	Patch & prime walls	Install light fixtures.	Remove storefront walls as shown on drawing. Remove coat rack.
128	Remove carpet	Patch & prime walls		Remove air conditioning unit. Remove unused wires and old electrical if no longer needed.
129	Remove carpet	Patch & prime walls (acoustical tiles on walls)	Install new lens on existing fluorescent fixture	Remove old HVAC panel on wall.
130	Remove carpet Remove carpet on stairs	Patch & prime walls		Install new window to match other two in space (refer to plan for location). Remove old track in ceiling for moveable wall. Remove blinds from windows.
131	Clean flooring	Patch & prime walls	Replace light fixtures	
132	Remove carpet	Prime walls	Replace damaged ceiling tile; replace burned out lamps	
133	Remove carpet	Prime walls	Replace missing ceiling tiles	NOTE: Heat in entire space from this point forward needs to be investigated – always cold in this space.
134	Remove carpet	Prime walls	Replace missing ceiling tiles; replace burned out lamps	Remove draperies. Cover or remove telephone wire panel. Paint wood trim at interior window.
135	Remove carpet	Prime walls		Remove draperies
136	Remove carpet	Prime walls		Remove draperies

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

<input checked="" type="checkbox"/> Footing/Building Location Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> Re-Bar Schedule Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> Foundation Inspection:	Prior to placing ANY backfill
<input checked="" type="checkbox"/> Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/> Final/Certificate of Occupancy:	Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Kevin A. Lanza
Signature of Applicant/Designee

9/4/07
Date

[Signature]
Signature of Inspections Official

9.4.07
Date

CBL: 37-F 22

Building Permit #: 073896

