

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 090237

This is to certify that MAINE EMPLOYERS' MUTUAL INSURANCE COMPANY/IBD

has permission to Demolition of interior partitions on the 2nd & 3rd floor preparation for new tenants

AT 245 COMMERCIAL ST CBL 038 F006001

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 lathed or otherwise closed-in. 24 HOUR 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. CAPT. R. Jantzen

Health Dept. _____

Appeal Board _____

Other _____
Department Name

PERMIT ISSUED

APR - 7 2009

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

James Bourke 4/7/09
Director - Building & Inspection Services

SCANNED



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

_____ 20__

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: _____

Check #: _____ **Total Collected \$** _____

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: _____

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0237	Issue Date:	CBL: 038 F006001
-----------------------	-------------	---------------------

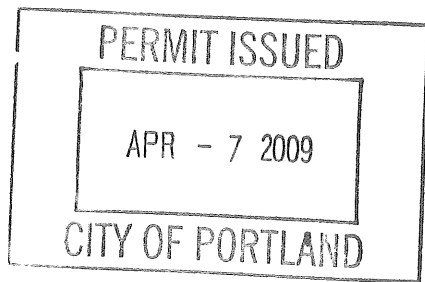
Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Interior	Zone: B-3

Past Use: Commercial - Office	Proposed Use: Commercial - Office - Demolition of interior partitions on the 2nd & 3rd floor preparation for new tenants	Permit Fee:	Cost of Work: \$10,000.00	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions		INSPECTION: Use Group: B Type: 3 IBC-2003 INTERIOR DEMO - Non-Struct		

Proposed Project Description: Demolition of interior partitions on the 2nd & 3rd floor preparation for new tenants	Signature: <i>RC</i>	Signature: <i>JMB 4/7/09</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Ldobson	Date Applied For: 03/25/2009	Zoning Approval
-----------------------------	---------------------------------	------------------------

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..	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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input type="checkbox"/> Denied Date: <i>3/25/09</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 <input 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 Date: <i>work requires</i>
	Any expansion of work requires a separate review and approval		



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: 09-0237	Date Applied For: 03/25/2009	CBL: 038 F006001
------------------------------	--	----------------------------

Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Interior	

Proposed Use: Commercial - Office - Demolition of interior partitions on the 2nd & 3rd floor preparation for new tenants	Proposed Project Description: Demolition of interior partitions on the 2nd & 3rd floor preparation for new tenants
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/25/2009**Note:** **Ok to Issue:**

- 1) The 2nd and 3rd floor uses have previously been approved for offices. Any change of use shall require a separate permit application to establish a legal use.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) Separate permits shall be required for any new signage.
- 4) 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:** 04/07/2009**Note:** **Ok to Issue:**

- 1) This approves interior demolition only, no structural work allowed. No other construction activities allowed, including plumbing, electrical and heating
- 2) Permit approved based on the plans submitted and reviewed w/architect, with additional information as agreed on and as noted on plans.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 03/26/2009**Note:** **Ok to Issue:**

- 1) 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.
- 2) No means of egress shall be affected by this renovation

Comments:

4/7/2009-jmb: Spoke to Brian C. About the demo of an opening in a brick bearing wall. He verified that is a mistake, the opening already exists.....this permit is all non bearing.



Demolition of a Structure 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>245-251 COMMERCIAL ST., PORTLAND</u>		
Total Square Footage of Proposed Structure <u>17,500 S.F. OF EXISTING 5 STORY BUILDING</u>		Square Footage of Lot:
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <u>038 F006001</u>	Owner: <u>MEMIC</u>	Telephone: <u>791-3304</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>PDT ARCHITECTS 49 DARTMOUTH ST. PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>10,000.00</u> Fee: \$ <u>120.00</u>
Current legal use: (i.e. garage, warehouse) <u>BUSINESS</u> If vacant, what was the previous use? _____ How long has it been vacant? _____ Project description: <u>DEMOLITION OF INTERIOR PARTITIONS ON THE SECOND AND THIRD FLOORS IN PREPARATION FOR NEW TENANTS</u>		
Contractor's name, address & telephone: <u>T.B.D.</u>		
Who should we contact when the permit is ready: <u>BRIAN CURLEY, PDT ARCHITECTS</u> Mailing address: <u>49 DARTMOUTH ST.</u> Telephone: <u>775-1059</u> <u>PORTLAND, ME 04101</u>		

Please submit all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.

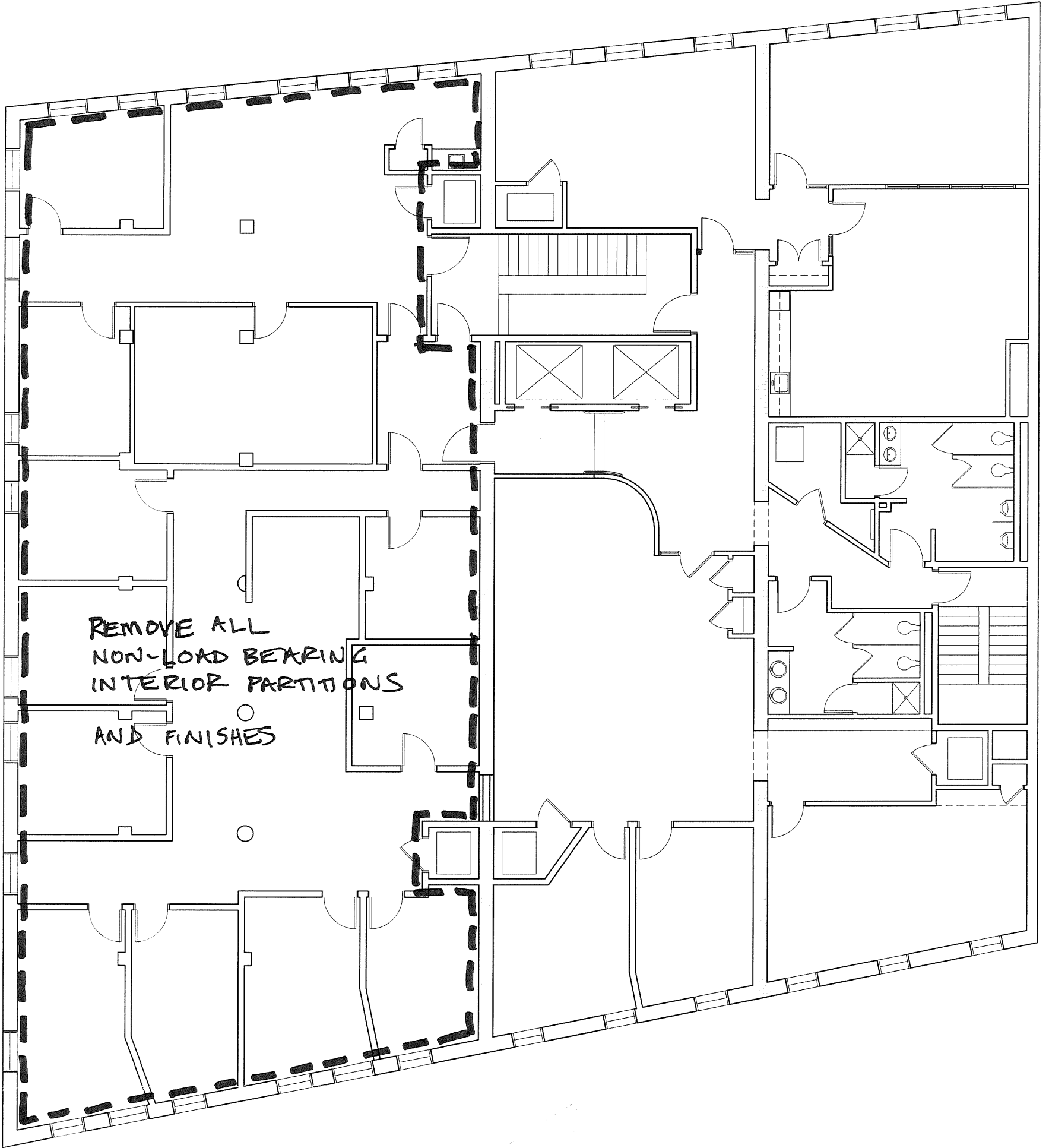
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 of applicant:	Date: <u>3/25/09</u>
-------------------------	----------------------

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

FOR MEMIC, CATHERINE LAMSON, OWNER



REMOVE ALL
NON-LOAD BEARING
INTERIOR PARTITIONS
AND FINISHES

MAR 25 2009



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

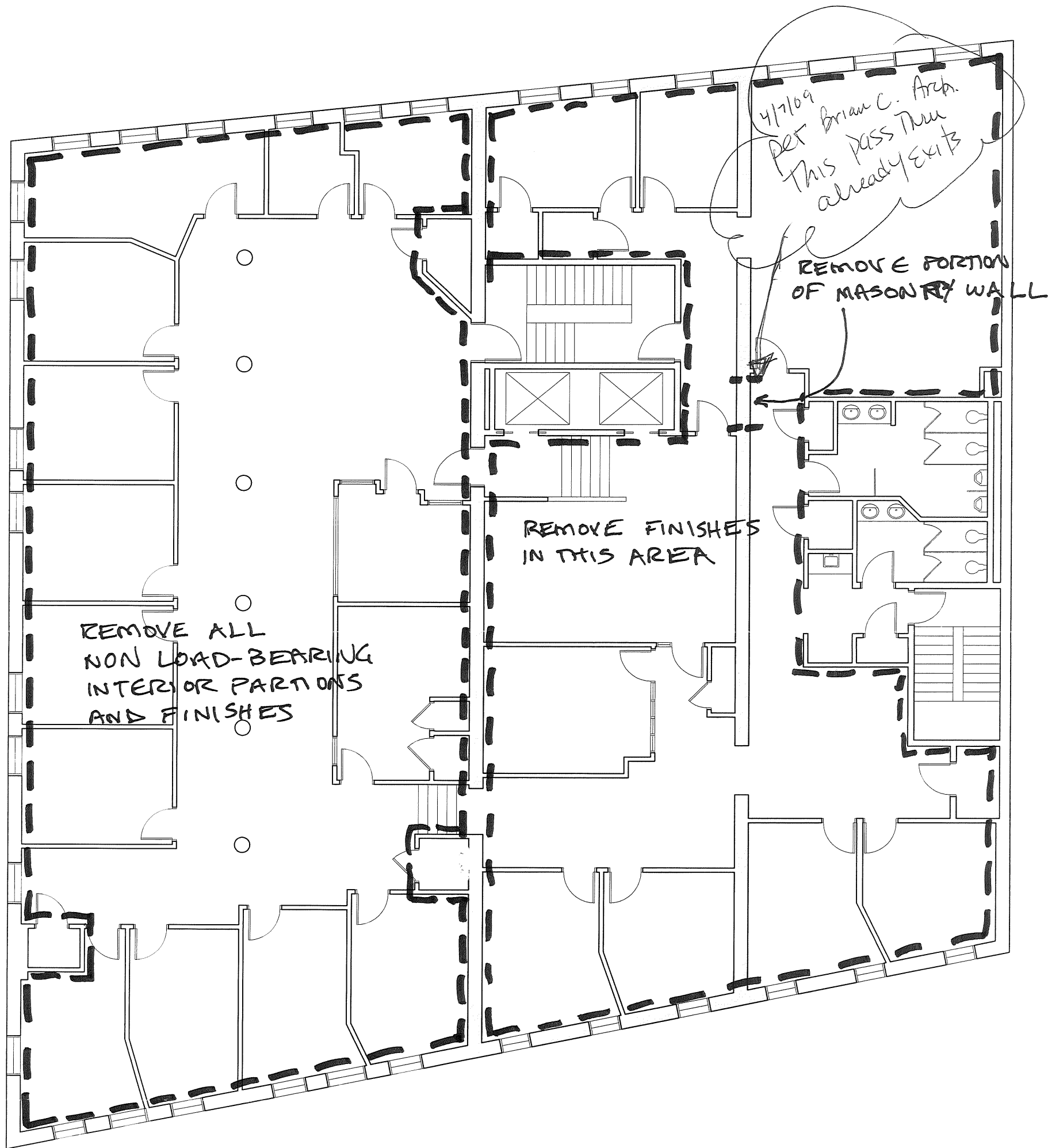
© 2009 PDT Architects

**245 Commercial Street
PORTLAND, MAINE**

TITLE
EXISTING SECOND FLOOR PLAN

JOB #
DATE
SCALE 3/32"=1'-0"

SHEET
1/2



REMOVE ALL
NON LOAD-BEARING
INTERIOR PARTITIONS
AND FINISHES

REMOVE FINISHES
IN THIS AREA

REMOVE PORTION
OF MASONRY WALL

4/17/09
Per Brian C. Arch.
This pass thru
already exists

MAR 25 2009

ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

ARCHITECTS

© 2009 PDT Architects

245 Commercial Street
PORTLAND, MAINE

TITLE
EXISTING THIRD FLOOR PLAN

JOB #
DATE
SCALE 3/32"=1'-0"

SHEET
2/2