

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

PERMIT ISSUED

Permit Number: 091675

Please Read Application And Notes, If Any, Attached

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

has permission to 2nd floor tenant fit-up New finishes, new lighting, electrical, life safety, tel-data, new kitchenette

DEC 21 2009

AT 245 COMMERCIAL ST 2nd floor CBL 038 F006001

City of Portland

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. [Signature] [Signature]

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

[Signature] 12/21/09  
Director Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# ELECTRICAL PERMIT

## City of Portland, Me.



09-1375

To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date \_\_\_\_\_  
 Permit # 2007-4764  
 CBL# 30-F-6

LOCATION: 245 Commercial ST METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER MEMIC  
 TENANT MEMIC 2nd FLOOR PHONE # Jerry Dobransky 321-9698 / 791-3317

**TOTAL EACH FEE**

OUTLETS	20	Receptacles	6	Switches		Smoke Detector	.20
FIXTURES		Incandescent	20	Fluorescent	2	Strips	.20
SERVICES		Overhead		Underground		TTL AMPS <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
							25.00
METERS		(number of)					1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING APPLIANCES		oil/gas units		Interior		Exterior	5.00
		Ranges		Cook Tops		Wall Ovens	2.00
		Insta-Hot		Water heaters		Fans	2.00
		Dryers		Disposals		Dishwasher	2.00
		Compactors		Spa		Washing Machine	2.00
		Others (denote)					2.00
MISC. (number of)		Air Cond/win					3.00
		Air Cond/cent				Pools	10.00
		HVAC		EMS		Thermostat	5.00
		Signs					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Carnv					25.00
		Alterations					5.00
		Fire Repairs					15.00
	E Lights					1.00	
	E Generators					20.00	
PANELS	1	Service		Remote		Main	4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
						TOTAL AMOUNT DUE	
						MINIMUM FEE/COMMERCIAL	55.00
						MINIMUM FEE	45.00

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Dept. of Building Inspection  
 City of Portland Maine

CONTRACTORS NAME J.T. Hayman Electrical MASTER LIC. # MS 60063077  
 ADDRESS P.O. Box 232 Winham Me 04082 LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 842-3314

SIGNATURE OF CONTRACTOR \_\_\_\_\_



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

\_\_\_\_\_ 12/21 20 08

Received from Todd Chapman

Location of Work 132 Commercial

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

**Total:** 25

Building (I1) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 98-16-

Check #: \_\_\_\_\_ **Total Collected \$** 25

**No work is to be started until permit issued.  
 Please keep original receipt for your records.**

Taken by: [Signature]

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



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

Permit 2007

Received from Henry H. Low

Location of Work Commercial

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

**Total:** 460

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 38 F-6

Check #: 70126 **Total Collected \$** 460

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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: 09-1375	Issue Date:	CBL: 038 F006001
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Location of Construction: 245 COMMERCIAL ST 2nd floor	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland	Phone 2077975141
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commerical - Office	Proposed Use: Commercial - Office - 2nd floor tenant fit-up New finishes, new lighting, electrical, life safety, tel- data, new kitchenette	Permit Fee: \$460.00	Cost of Work: \$44,000.00	CEO District: 1
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Proposed Project Description: 2nd floor tenant fit-up New finishes, new lighting, electrical, life safety, tel- data, new kitchenette	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>w/conditions</i> 12/11/09 Signature: <i>[Signature]</i>	INSPECTION: Use Group: <i>B</i> Type: <i>WA</i> <i>IBC 2003</i> Signature: <i>[Signature]</i>
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Permit Taken By: Ldobson	Date Applied For: 12/01/2009	<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..	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"/> <i>ok with conditions</i> Date: <i>5 12/17/09</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 <i>Any exterior work requires A</i> Date:
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**PERMIT ISSUED**

DEC 21 2009

City of Portland

*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: 09-1375	Date Applied For: 12/01/2009	CBL: 038 F006001
-----------------------	---------------------------------	---------------------

Location of Construction: 245 COMMERCIAL ST 2nd floor	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland	Phone (207) 797-5141
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office - 2nd floor tenant fit-up New finishes, new lighting, electrical, life safety, tel-data, new kitchenette	Proposed Project Description: 2nd floor tenant fit-up New finishes, new lighting, electrical, life safety, tel-data, new kitchenette
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/07/2009

**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 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:** Tammy Munson      **Approval Date:** 12/21/2009

**Note:** **Ok to Issue:**

- 1) All penetrations between units and common areas shall be protected with approved firestop materials and shall not reduce the required rating.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Ben Wallace Jr.      **Approval Date:** 12/11/2009

**Note:** **Ok to Issue:**

- 1) If fire alarm work effects more than 5 fire alarm devices, a fire alarm permit is required.  
If sprinkler work effects more than 20 heads, a sprinkler system permit is required.
- 2) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.  
Compliance letters are required.
- 3) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance.
- 4) All construction shall comply with NFPA 101.

PERMIT ISSUED

DEC 21 2009

City of Portland



# 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>245-253 COMMERCIAL STREET, 2<sup>ND</sup> FLOOR ONLY</u>			BACK OF
Total Square Footage of Proposed Structure/Area <u>1400 SF +/-</u>		Square Footage of Lot	Number of Stories <u>5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>F</u> Lot# <u>6</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>CATHERINE LAMSON</u> <u>SENIOR VP, MEMIC</u> Address <u>261 COMMERCIAL ST.</u> <u>PO BOX 11409</u> City, State & Zip <u>PORTLAND, ME 04104</u>		Telephone: <u>207.791.3304</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>44,000</u> C of O Fee: \$ _____ Total Fee: \$ _____	
Current legal use (i.e. single family) <u>BUSINESS</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>BUSINESS</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>2ND FLOOR TENANT FIT UP</u> <u>NEW FINISHES, NEW LIGHTING, ELECTRICAL, LIFE SAFETY, TEL-DATA</u> <u>NEW KITCHENETTE, NO NEW WALLS, GREEN WALLS SHOWN FROM LAST PHASE</u>			
Contractor's name: <u>LANGFORD AND LOW</u> Address: <u>248 WARREN AVE., PO BOX 662</u> City, State & Zip <u>PORTLAND, ME 04104</u> Telephone: <u>207.797.5141</u> Who should we contact when the permit is ready: <u>CARRIELLE RUSSELL</u> Telephone: <u>207.756.2179</u> Mailing address: <u>PO BOX 662</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](http://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 Officials 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.

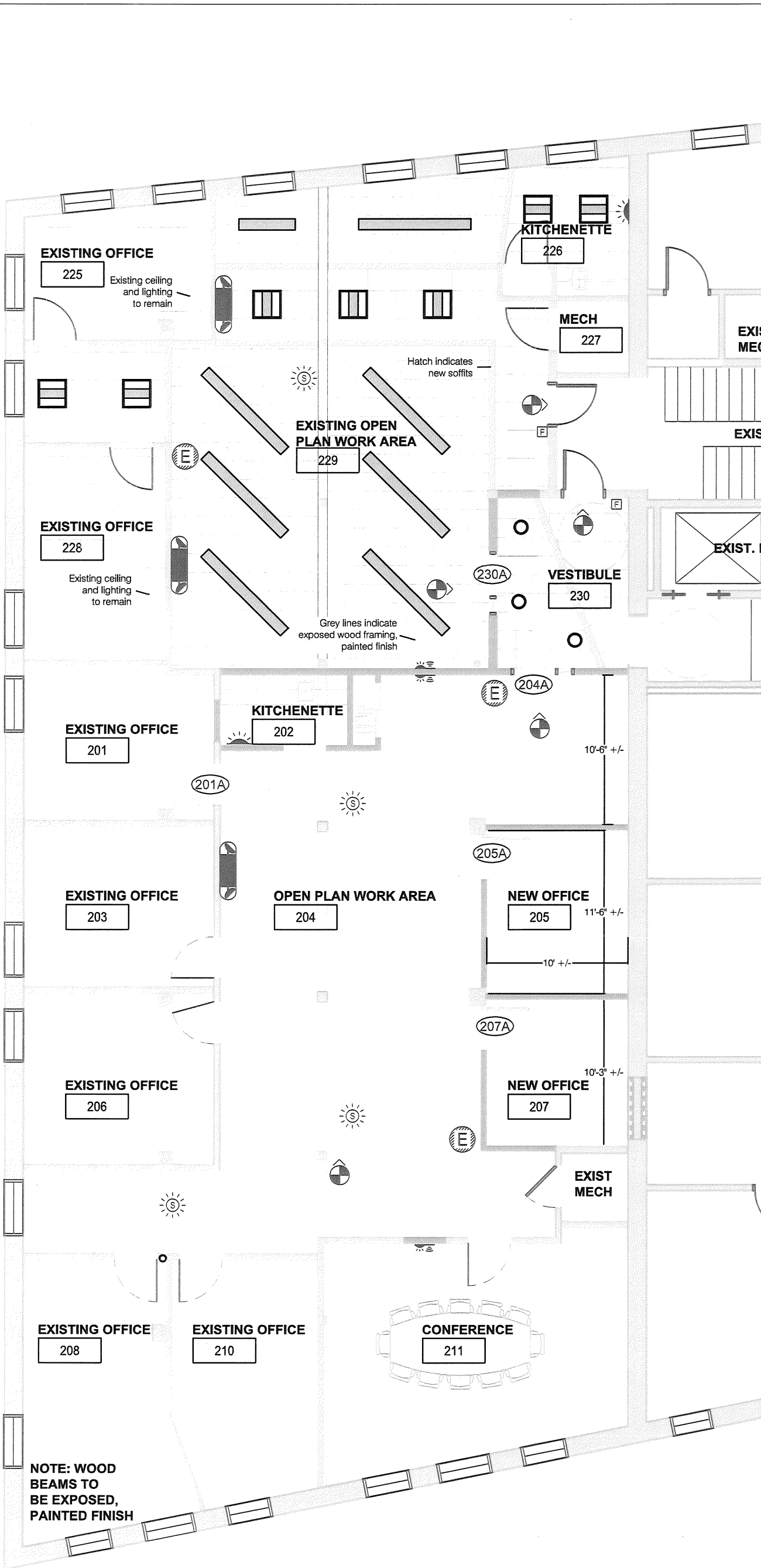
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1 2009  
Dept. of Building Inspections  
City of Portland, Maine

Signature: [Handwritten Signature] Date: 12/2/09

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


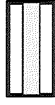

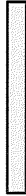






**LEGEND:**

**LIGHTING FIXTURES**

-  = NEW 2x2 RECESSED DIRECT / INDIRECT FLOURESCENT (sim to Lightolier HP90)
-  = NEW 2x4 RECESSED DIRECT / INDIRECT FLOURESCENT (sim to Lightolier HP90)
-  = NEW RECESSED CAN (FLOOD LIGHT)
-  = NEW PENDANT (sim to ALERA CURV or FINELITE series 8-FP) DIRECT / INDIRECT LINEAR FLOURESCENT

**LANGFORD AND LOW**  
GENERAL CONTRACTOR

CONSULTANTS  
STRUCTURAL: LANDSCAPE:  
MECHANICAL: CODE:  
ELECTRICAL: DESIGN:

REGISTERED PROFESSIONAL'S SEAL

REVISIONS

DATE

DRAWING TITLE

DRAWN BY:  
GABRIELLE RUSSELL, LEED AP  
PROJECT DESIGNER / PROJECT COORDINATOR  
LANGFORD AND LOW  
MASTER OF ARCHITECTURE, TULANE UNIVERSITY  
BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY

DRAWING STATUS  
 OFFICE REVIEW  
 CLIENT REVIEW  
 PERMIT SET  
 BID / ESTIMATING SET  
 CONTRACT DRAWINGS  
 CONSTRUCTION SET

REVISION #, DATE, DESCRIPTION

NOVEMBER 30, 2009

REFLECTED CEILING PLAN (BACK)

DESIGN, DRAWINGS, ELECTRONIC FILES AND RELATED INFORMATION ARE PROPERTY OF LANGFORD AND LOW, INC. AND SHALL NOT BE REPLICATED OR COPIED WITHOUT THE OWNER'S WRITTEN CONSENT.

REVIEWED BY

JOB NUMBER 0922

SCALE 1/8"=1'

PROJECT NAME & LOCATION  
MEMIC / TENANT FIT-OUT  
245-253 COMMERCIAL ST.  
2nd FLOOR  
PORTLAND, ME 04101

SHEET NUMBER  
**A1.2**