

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK **CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION **PERMIT**

APR 27 2010

Permit Number: 100216

City of Portland

This is to certify that MAINEHEALTH/Consigli Construction
has permission to Renovation of existing building new electric mechanical distribution, fire suppression modifications, raised access flooring, building finishes, equipment, building additions, etc. for improvement
AT 110 FREE ST CBL-039 C001001

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. J. J. J.
Health Dept. _____
Appeal Board _____
Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0216	Issue Date:	CBL: 039 C001001
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Location of Construction: 110 FREE ST	Owner Name: MAINEHEALTH	Owner Address: 465 CONGRESS ST STE 600	Phone:
Business Name:	Contractor Name: Consigli Construction	Contractor Address: 50 Monument Square Suite 300 Portla	Phone 2077484173
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Office Building	Proposed Use: Commercial - Office Building - Renovation of existing building new electric, mechanical distribution, fire suppression modifications, raised access flooring, building finishes, new casework, skylight	Permit Fee: \$39,675.00	Cost of Work: \$3,957,104.00	CEO District: 1
Proposed Project Description: Renovation of existing building new electric, mechanical distribution, fire suppression modifications, raised access flooring, building finishes, new casework, skylight, exterior repairs, low roof replacement		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: B Type: 1A existing IBC-2003 3B allowed Signature: JMB 4/26/10	
		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: Idobson	Date Applied For: 03/08/2010	Zoning Approval		
<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 <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MMT	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
		Date: 3/8/10		

PERMIT ISSUED

APR 27 2010

City of Portland

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:	Date Applied For:	CBL:
10-0216	03/08/2010	039 C001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
110 FREE ST	MAINEHEALTH	465 CONGRESS ST STE 600	
Business Name:	Contractor Name:	Contractor Address:	Phone:
	Consigli Construction	50 Monument Square Suite 300 Portla	(207) 748-4173
Lessee/Buyer's Name	Phone:	Permit Type:	
		Alterations - Commercial	

Proposed Use:	Proposed Project Description:
Commercial - Office Building - Renovation of existing building new electric, mechanical distribution, fire suppression modifications, raised access flooring, building finishes, new casework, skylight, exterior repairs, low roof replacement	Renovation of existing building new electric, mechanical distribution, fire suppression modifications, raised access flooring, building finishes, new casework, skylight, exterior repairs, low roof replacement

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 03/08/2010
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: Jeanine Bourke Approval Date: 04/26/2010
Note: Ok to Issue: ☒

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) As stated in the plans, and IBC Sec. 909.3, documentation shall be submitted for special inspections and test procedures for the commissioning of the smoke control system.
- 4) It is understood that the kitchen is for use by the staff and for licensed catered functions only. If this is occupied by a licensed food establishment separate approvals and licenses are required.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 03/18/2010
Note: Ok to Issue: ☒

- 1) A single source supplier should be used for all through penetrations.
- 2) The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
- 3) Fire department connection type and location shall be approved in writing by fire prevention bureau.
- 4) As-built documents shall be submitted in pdf to the Building Inspections Office upon completion of job.
- 5) Application requires State Fire Marshal approval.
- 6) The sprinkler system shall be installed in accordance with NFPA 13.
- 7) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance.
- 8) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 9) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 10) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.

Location of Construction: 110 FREE ST	Owner Name: MAINEHEALTH	Owner Address: 465 CONGRESS ST STE 600	Phone:
Business Name:	Contractor Name: Consigli Construction	Contractor Address: 50 Monument Square Suite 300 Portla	Phone (207) 748-4173
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

- 11 Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 12 New elevators are required to be ADA compliant.
- 13 Non- combustible construction of this structure requires all construction to be Non-combustible.
- 14 Fire extinguishers required. Installation per NFPA 10
- 15 Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 16 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.
- 17 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 .
- 18 A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
- 19 All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS". Records cabinate, FACP, annunciator(s), and pull stations shall be keyed alike.
- 20 All construction shall comply with NFPA 1 and 101.

Comments:

4/1/2010-jmb: Spoke to Chris B. (Consigli) to verify what the cost of work estimate included. It does include the total cost of all MEP, FA, sprinkler and hoods. Separate permits are required for additional specs and plans, however it will just be the admn. Fee. Discussed the "catered cafe" area and if this will be a licensed kitchen. He suggested speaking with Harriman for details.

4/1/2010-jmb: Left vcmmsg with Patrick C. (Harriman) for details on the catered cafe and the smoke control design including specifications for testing and inspections.

4/8/2010-jmb: Received smoke control proposal from Keith G., will need a waiver to use the IBC 2006 edition which utilizes the same specs for exhaust that the NFPA 2006 LSC does per NFPA 92B.

4/26/2010-jmb: Spoke to Tim H. About the special inspections and test procedures for the smoke control system, he will contact Hughes Assoc. To submit per Sec. 909.3, ok to issue

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 Inspection 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 with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **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.

 X **The final report of Special Inspections shall be submitted prior to the final inspection or the issuance of the Certificate of Occupancy, including the smoke control system.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

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.
Please keep original receipt for your records.**

Taken by: _____

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



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: 110 Free St Portland		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# 39 Block# C Lot# 1	Applicant * must be owner, Lessee or Buyer Name Maine Health Address 465 Congress St S-600 City, State & Zip Portland, Maine	
Telephone: 207-775-7010		
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name same as above Address City, State & Zip	Cost Of Work: \$ 3,957,104 C of O Fee: \$ 75.00 Total Fee: \$ 39,675.00
Current legal use (i.e. single family) office bldg If vacant, what was the previous use? Proposed Specific use: office bldg Is property part of a subdivision? no If yes, please name Project description: Renovation of existing building including new electrical system, mechanical distribution, fire suppression modifications, raised access flooring, building finishes, new casework, skylight, exterior repairs, low roof replacement.		
Contractor's name: Consigli Construction Co., Inc Address: 84 Middle St City, State & Zip: Portland, Maine 04101 Telephone: 207-773-3000 Who should we contact when the permit is ready: Chris Brown Telephone: 207-650-8663 Mailing address: same		

Please submit all of the information outlined on the back of this form. Failure to do so will result in the automatic denial of your application.

In order to be sure the City fully understands the full scope of the project, the City may request additional information prior to the issuance of a permit. For more information on this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov/inspections or call 874-8703. 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 I have been authorized by the owner to make this application as his/her authorized representative. In addition, if a permit for work described in this application is issued, the authorized representative shall have the authority to enter all areas covered by the permit and to execute all provisions of the codes applicable to this permit.

Signature: 

Date: 

This is not a permit; you may not commence work until you receive a permit.

Will
Bring in
PDF

Dept. of Building Inspections
City of Portland Maine



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Director of Planning and Urban Development
Penny St. Louis Littell*

April 26, 2010

Hughes Associates, Inc.
3610 Commerce Drive, Suite 817
Baltimore, MD 21227-1652

Harriman Architects & Engineers
123 Middle Street
Portland, ME 04101

RE: 110 Free Street
CBL: 039 C001001
Building Permit Application: #10-0216

To whom it may concern:

Thank you for the evaluation report for the Smoke Control System (SCS) submitted in March of 2010 for the above mentioned property. In the Executive Summary, it is proposed that the SCS system design satisfy the requirements of the 2006 International Building Code (IBC). This requires a waiver from this office in order to proceed with the design.

The following are the facts:

1. The City of Portland is currently working under the IBC 2003. State Law does not allow the City to adopt the IBC 2006.
2. A smoke control system is required for Atriums per IBC 2003 Section 404.4 and to be installed in accordance with Section 909. It is also required per NFPA 101 Life Safety Code (LSC), 2006 edition.
3. The 2006 IBC, like the 2006 LSC, requires atrium SCS using the exhaust method be designed in accordance with NFPA 92B, *Standard for Smoke Management Systems in Malls, Atria and Large Areas* – 2005 Edition.
4. NFPA 92B provides a more complete treatment of the engineering considerations necessary for designing a SCS per the exhaust method, it recognizes multiple approaches to protect an atrium. This will allow the designer of the SCS greater flexibility on which to base the design.
5. The SCS will be designed using the Fire Dynamics Simulator (FDS) computer model to evaluate the smoke spread through the building and the effect of the smoke control system, and per the specifications of NFPA 92B.
6. Per IBC Sec. 909.3, the SCS shall undergo special inspections and tests sufficient to verify the proper commissioning of the designed system in its final installed condition. Documentation of the methods and procedures used for such inspections shall be submitted.

The Waiver Request is approved by this office to utilize the IBC 2006 for smoke control system design on the above mentioned project.

Sincerely,

Jeanie Bourke
CEO/Plan Reviewer @ 874-8715

Cc. Penny Littell, Director of Planning
Chris Brown, Consigli



Certificate of Design Application

From Designer:

HARRIMAN

Date:

5.1.10

Job Name:

110 FREE STREET BUILDING RENOVATIONS

Address of Construction:

SAME AS ABOVE

2003 International Building Code

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

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

Type of Construction IA

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

Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) SEPERATED

Supervisory alarm System? YES Geotechnical/Soils report required? (Sec Section 1802.2) NO

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
<u>OFFICE</u>	

Wind loads (1603.1.4, 1609)

ASCE 7 Design option utilized (1609.1.1, 1609.6)

100 MPH Basic wind speed (1809.3)

CAT. II, I=1.0 Building category and wind importance Factor, I_w (table 1604.5, 1609.5)

C Wind exposure category (1609.4)

(+/-) 0.18 Internal pressure coefficient (ASCE 7)

-30 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)

27 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

EQUIV. LAT. FORCE Design option utilized (1614.1)

II Seismic use group ("Category")

0.251 & 0.087 Spectral response coefficients, S_D & S_M (1615.1)

C Site class (1615.1.5)

Live load reduction
N/A Roof live loads (1603.1.2, 1607.11)
(SEE BELOW) Roof snow loads (1603.7.3, 1608)
50 PSF Ground snow load, P_g (1608.2)
40 PSF If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.0 Roof thermal factor, C_t (1608.4)
N/A Sloped roof snowload, P_s (1608.4)
B Seismic design category (1616.3)
ORCMF Basic seismic force resisting system (1617.6.2)
R=3 Response modification coefficient, R , and
CD=2.5 deflection amplification factor C_d (1617.6.2)
EQUIV. LAT. FORCE Analysis procedure (1616.6, 1617.5)
V=0.084W 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)

15 PSF Partition loads (1607.5)

Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer:

HARRIMAN

Address of Project:

110 FREE STREET

Nature of Project:

INTERIOR 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.



(SEAL)

Signature:

[Handwritten Signature]

Title:

PRINCIPAL

Firm:

HARRIMAN

Address:

123 MIDDLE ST.

PORTLAND, ME 04101

Phone:

207.775.0053

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: 3.1.10

From: HARRIMAN

These plans and / or specifications covering construction work on:

110 FREE STREET BUILDING RENOVATIONS

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



(SEAL)

Signature: [Signature]

Title: PRINCIPAL

Firm: HARRIMAN

Address: 123 MIDDLE ST.
PORTLAND, ME 04101

Phone: 207.775.0053

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



CONSIGLI

Est. 1905

Letter of Transmittal

To:

389 Congres St.
Rm 315
Portland, ME 04101

Transmittal #: 39

Date: 3/8/2010

Job: 854 Maine Health Office Bldg Reno

Subject: Building Permit Application

WE ARE SENDING YOU

<input type="checkbox"/> Attached	<input type="checkbox"/> Under separate cover via	<input type="checkbox"/> None the following items:	
<input type="checkbox"/> Shop drawings	<input type="checkbox"/> Prints	<input type="checkbox"/> Plans	<input type="checkbox"/> Samples
<input type="checkbox"/> Copy of letter	<input type="checkbox"/> Change order	<input type="checkbox"/> Specifications	<input checked="" type="checkbox"/> Building Permit Application

Document Type	Copies	Date	No.	Description
Other	0	2/12/10		Full Size Construction Documents
Other	0	2/12/10		Half Size Construction Docuemnts
Other	0	2/12/10		Separate FD Plans - Code, Fire Protection, Electrical, Fire Alarm
Other	0	3/8/10		Building Permit Application with AE Certifications

THESE ARE TRANSMITTED as checked below:

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit ___ copies for approval
<input type="checkbox"/> For your use	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> Submit ___ copies for distribution
<input type="checkbox"/> As requested	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/> Return ___ corrected prints
<input type="checkbox"/> For review and comment	<input type="checkbox"/> Other	
<input type="checkbox"/> FOR BIDS DUE	<input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US	

Remarks: Please find the attached building permit application with associated design certifications and documentation. Please review and let me know if there is any additional documentation you will require for a complete review and approval. Thanks

Copy To:

RECEIVED

MAR - 8 2010

Dept. of Building Inspections
City of Portland Maine

Signature: Chris Brown - CONSIGLI CONST. CO., INC. - ME

If enclosures are not as noted, kindly notify us at once.

Page 1 of 1

Consigli Construction Co., Inc. Construction Managers and General Contractors
84 Middle Street, Portland, Maine 04101 phone 207.773.3000 fax 207.773.2800 web www.consigli.com

Enfield, CT • Portland, ME • Milford, MA

Jeanie Bourke - 110 Free Street, Maine Health

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 4/22/2010 5:02 PM
Subject: 110 Free Street, Maine Health

Hi all, this project (HTE site plan #09-79900019) meets minimum DRC site plan requirements for the issuance of the building permit.

Please contact me with any questions. Thanks.

Phil