

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that BROWN, J B & SONS J B & SONS
BROWN

Located At 20 DANFORTH

Job ID: 2011-07-1672-ALTCOMM

CBL: 040 - - D - 001 - 001 - - - -

has permission to fit up of suite 305

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 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

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.**
 1. Close-in inspection required prior to insulating or drywalling.
 2. Final inspection required upon completion of work prior to occupancy.

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.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1672-ALTCOMM

Located At: 20 DANFORTH

CBL: 040 - - D - 001 - 001 - - - -

Conditions of Approval:

Zoning

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.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Fire

All construction shall comply with City Code Chapter 10.

This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

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.

A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.

Fire extinguishers are required per NFPA 10.

All means of egress to remain accessible at all times.

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.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1672-ALTCOMM	Date Applied: 7/11/2011	CBL: 040 - - D - 001 - 001 - - - -	
Location of Construction: 20 DANFORTH ST - 3rd floor	Owner Name: J B BROWN & SONS	Owner Address: PO BOX 207 PORTLAND, ME - MAINE 04112	Phone: 207-774-5908
Business Name:	Contractor Name: Earl Reagan	Contractor Address: 106 Merrill RD GRAY ME 04039	Phone: (207) 329-3441
Lessee/Buyer's Name:	Phone:	Permit Type: BUILDING	Zone: B-3
Past Use: Office	Proposed Use: Office - tenant fit up (Integra Strategic Technologies Consulting) for new office on third floor (Suite 305)	Cost of Work: 25000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 3B IBC 09
Proposed Project Description: Interior Renovations for new tenant space - 3rd flr		Signature: <i>[Signature]</i> SP	
		Signature: <i>[Signature]</i>	
Permit Taken By:		Pedestrian Activities District (P.A.D.)	
		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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

- ☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan
☐ Maj ☐ Min ☐ MM

Date: *07/14/11* *ASU*

CERTIFICATION

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

- ☐ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date: *Any exterior work requires a separate review's approval the historic preservation*

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

PHON

B-3, historic

2011-07-1672

(previous permit 2011-05-444)



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>20-36 Danforth St.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>22086 sf</u>
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>D</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>J.B. Brown & Sons</u> Address <u>36 Danforth St.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>774-5908</u>
Lessee/DBA (If Applicable) <u>Integra Consulting</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>25,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
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>create smaller office suite, remove 2 private offices, re-configure 2 offices, add kitchen counter & sink, build conference room. Sprinkled building, part of on-going renovations. Hall extension permit previously issued & under construction.</u>		
Contractor's name: <u>Regan & Co.</u> Address: <u>106 Merrill Rd.</u> City, State & Zip <u>Gray, ME 04039</u> Telephone: <u>329-3441</u> Who should we contact when the permit is ready: <u>Vin Veroneau</u> Telephone: <u>774-5908</u> Mailing address: <u>36 Danforth St., Portland, ME 04101</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.

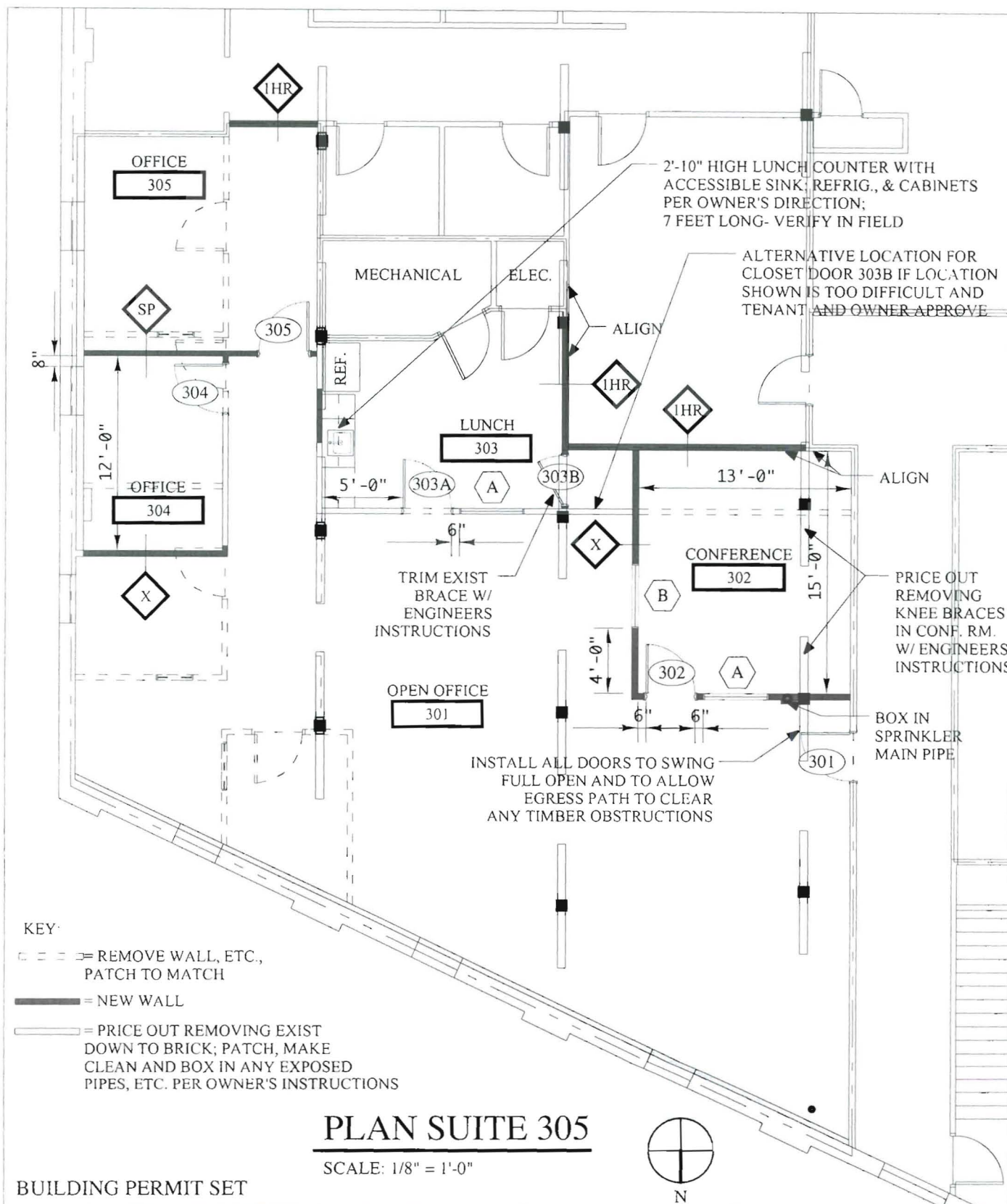
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 7/11/2011

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

11.7.13.11

RECEIVED
July 11, 2011
Dept. of Building Inspections
City of Portland Maine



BUILDING PERMIT SET

Project Title
Integra Strat. Tech. Consulting fit-out

J.B. Brown & Sons, Inc.
36 Danforth Street
Portland ME 04101

Drawing Title

THIRD FLOOR PARTIAL PLAN

Drawing Number

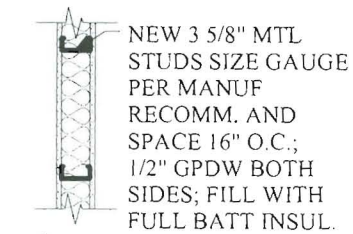
A1.3

bell
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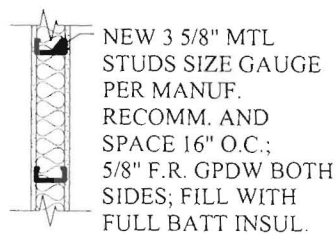
Copyright 2011 Michael Belleau Architect
61 Pleasant Street Portland ME 04101 (207)874-7668
www.michaelbelleau.com

Date: 7/10/11
Project Number: 11.06

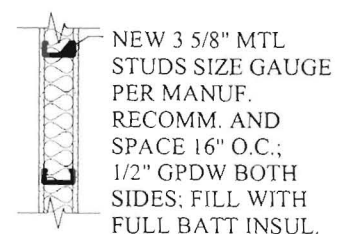
Scale: 1/8" = 1'-0"
Reference: NONE



X ALL PARTITIONS U.O.N.



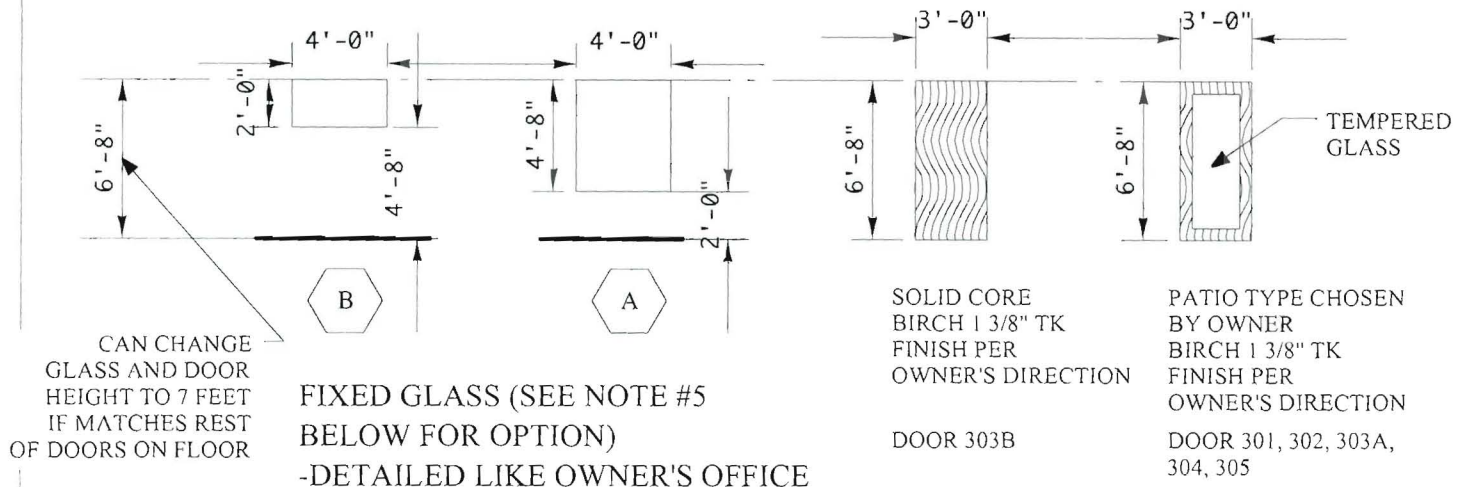
1HR 1 HOUR FIRE RATED PARTITION



SP SOUND PROOF- STAGGER OUTLETS ON OPP SIDES, ETC. AND TEST AFTER INSTALLATION FOR SOUND PROOF- ADD LAYERS OF HOMOSOTE IF NECESSARY.

PARTITION TYPES:

NOTE: SEAL ALL WALLS AT COLUMNS, BEAMS & DECK TIGHT TO MAKE SMOKE PROOF.
ALL WALLS TO GO UP TO DECK THEREFORE, INFILL BETWEEN JOISTS IF NECESSARY



DOOR AND FIXED GLASS NOTES:

1. ALL DOORS IN HM FRAME (CHECK WITH OWNER FOR ENTRY DOOR 301 FRAME WHICH MAY BE WOOD FRAME & TRIM TO MATCH OTHERS IN HALLWAY).
2. DOOR 301 HAS CLOSER.
3. ALL DOORS HARDWARE TO BE MATT SILVER FINISH; LEVER HANDLES; 3 BUTTS; LOCKSETS PER OWNERS DIRECTION; ALL DOORS CAN OPEN FROM INSIDE WITHOUT KEY EVEN WHEN LOCKED; ALL DOORS ARE 3' WIDE.
4. ANY GLAZING IS TO MATCH OWNERS OFFICES WITH SAME TRIM, ETC.
5. REUSE RELOCATED WAREHOUSE STYLE INTERIOR WINDOWS AT OWNERS DIRECTION.
6. ALL THRESHOLDS TO BE ACCESSIBLE (1/2" MAX.)
7. SEE OWNER FOR BASE, FLOOR, PAINT, ETC. FINISHES.

BUILDING PERMIT SET

Project Title Integra Strat. Tech. Consulting fit-out	J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101	Drawing Title DOORS, WINDOWS, ETC.		Drawing Number A0.2
	Copyright 2011 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com	Date: 7/10/11 Project Number: 11.06	Scale: AS NOTED Reference: NONE	

Integra Strategic Technologies Consulting

TENANT SPACE
30 DANFORTH STREET
PORTLAND ME 04101

OWNER: J.B. BROWN & SONS
36 DANFORTH ST.
PORTLAND ME 04101


LIST OF DRAWINGS:

- A0.0 TITLE, KEY PLAN
- A0.1 GENERAL NOTES
- A0.2 DOORS, WINDOWS, ETC.
- A1.3 THIRD FLOOR PARTIAL PLAN



Third
FIRST FLOOR KEY PLAN
C1.0 SCALE: 1/32" = 1'-0"


BUILDING PERMIT SET

Project Title Integra Strat. Tech. Consulting fit-out		J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101		Drawing Title TITLE, KEY PLAN		Drawing Number A0.0	
	Copyright 2011 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com	Date: 7/10/11		Scale: 1/32" = 1'-0"			
		Project Number: 11.06		Reference: NONE			

GENERAL NOTES:

1. These drawings are property of Michael Belleau Architect and not to be copied or reproduced in part or whole. Copyright 2011 Michael Belleau Architect
2. Do not scale these drawings; these drawings are approximate; contractor to verify all dimensions in field; **all dimensions shown are clear dimensions**- not to studs.
3. Codes
Zone: B3
Construction: existing 4 story building Type II B (brick exterior bearing walls with heavy timber posts, beams, joists) from IBC table 601 so no fire resistance rating requirements for building elements.
Occupancy: Business
Adjacent Occupancies: Business; no fire separation required from table NFPA 6.1.14.4.1(b)
Below Occupancies: Business; no fire separation required from table NFPA 6.1.14.4.1(b)
Hallway fire separation: NFPA 38.3.6.1(3) no requirement because building is sprinkled. Also follows 7.1.3.1 exceptions both (1) and (2). Also, IBC table 1016.1 says 0 rating corridor if sprinkled. Existing condition appears to be smoke barrier only between tenants and halls with some 20 min. rated doors. Doors to hall to be smokeproof.
Occupant load: 100 s.f./person from NFPA table 7.3.1.2 & ~2,009 s.f. so less than 50 person occupancy (21). Therefore doors from tenant space swing in per 7.2.1.4.2.
Accessibility requirements: This **project should meet ADAAG requirements** for access. Electrician responsible for all ADAAG requirements for signage, alarms, etc.
4. These drawings are for obtaining building permit. Architect not liable for any structural, mechanical, plumbing, electrical, etc. work.
6. Electrician to wire per tenant needs and to do so per all local, state, and national relevant codes including life safety (egress lighting and signs, etc.).
7. All elec., plumbing, sprinkler, fire alarm, hvac systems of any kind , etc. to be per all local, state, and federal laws and codes, etc. and each trade to submit to city for any and all permits.
8. Demolition: contractor to shore and brace all relevant areas prior to any demolition and is responsible for all safety issues. All materials to be disposed of according to all applicable laws local, state and federal. Contractor to verify with owner regarding saving any removed items.

BUILDING PERMIT SET

Project Title Integra Strat. Tech. Consulting fit-out		J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101		Drawing Title GENERAL NOTES		Drawing Number A0.1
	Copyright 2011 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com		Date: 7/10/11		Scale: AS NOTED	
			Project Number: 11.06		Reference: NONE	



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

7. 11 20 11

Received from J. B. Brown

Location of Work 20 36 Duffin

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 270

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

Other _____

CBL: 40-D-1

Check #: 11407 Total Collected \$ 270

**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