



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 30 DANFORTH ST

CBL: 040- D-001-001

Issued to: JB Brown & Sons

Date Issued: 9/30/2011

**This is to certify** that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-07-1795-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Suite 214

APPROVED OCCUPANCY

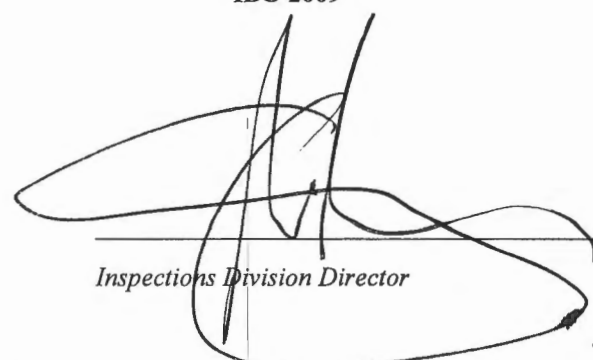
Offices  
Use Group B  
Type 3B  
IBC-2009

Limiting Conditions: NONE

Approved: 9-30-11 

(Date)

Inspector



Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that J B & SONS» BROWN

Located At 20 DANFORTH

Job ID: 2011-07-1795-ALTCOMM

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

has permission to Renovate 2nd floor office

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

8/9/11

**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](mailto: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 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](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-07-1795-ALTCOMM

Located At: 20 DANFORTH

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

## **Conditions of Approval:**

### **Fire**

All construction shall comply with City Code Chapter 10.

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.

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.

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

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.

Separate HVAC and electrical permits are required.

Fuel fire boilers must be protected in accordance with section 8.7 of the Life Safety Code.

### **Building**

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. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.



# City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1795-ALTCOMM	Date Applied: 7/25/2011	CBL: 040 - - D - 001 - 001 - - - - -	
Location of Construction: 20 DANFORTH STREET - suite 214	Owner Name: J B & SONS BROWN	Owner Address: PO BOX 207 PORTLAND, ME - MAINE 04112	Phone:
Business Name:	Contractor Name: owner - Vin Veroneau	Contractor Address:	Phone: 774-5908
Lessee/Buyer's Name:	Phone:	Permit Type:	Zone: B-3
Past Use: Offices	Proposed Use: Same: offices - to make alterations on 2 <sup>nd</sup> floor	Cost of Work: \$15,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: <b>B</b> Use Group: Type: <b>3B</b> <b>TBC09</b>
Proposed Project Description:		Signature: <i>[Signature]</i> (50)	Signature: <i>[Signature]</i>
		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>[Signature]</i> 7/29/11	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <i>with</i> <input type="checkbox"/> Not in Dist 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>[Signature]</i> Any Extension work Requires Aseparate Review in Approval
	<b>CERTIFICATION</b>		

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	PHON



# 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. 2nd floor</u>		
Total Square Footage of Proposed Structure <u>Area</u> <u>Suite 214 - 1800 +/- sf</u>		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 * <b>must be owner, Lessee or Buyer</b> * Name <u>J.B. Brown &amp; 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>Academic Merit, LLC</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ <u>-</u> Total Fee: \$ <u>170</u>
Current legal use (i.e. single family) <u>office</u>	If vacant, what was the previous use? <u>office</u>	<u>B-3 Industrial</u>
Proposed Specific use: <u>office</u>	Is property part of a subdivision? <u>no</u> If yes, please name _____	
Project description: <u>85 +/- lf of interior partitions to create 2 offices and conference room &amp; HVAC closet. Install 7' of kitchen cabinets and sink. Sprinklered building part of ongoing renovations of the former VIA Space &amp; Hall renovations.</u>		
Contractor's name: <u>J.B. Brown &amp; Sons</u>		
Address: _____		
City, State & Zip _____		Telephone: <u>774-5908</u>
Who should we contact when the permit is ready: <u>Vin Veroneau</u>		Telephone: <u>"</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](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 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: 7/25/11

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





NEW 3 5/8" MTL STUDS SIZE GAUGE PER MANUF RECOMM. AND SPACE 16" O.C.; 1/2" GPDW BOTH SIDES; FILL WITH FULL BATT INSUL.

**X** ALL PARTITIONS U.O.N.



NEW 3 5/8" MTL STUDS SIZE GAUGE PER MANUF. RECOMM. AND SPACE 16" O.C.; 5/8" F.R. GPDW BOTH SIDES; FILL WITH FULL BATT INSUL.

**IHR** 1 HOUR FIRE RATED PARTITION

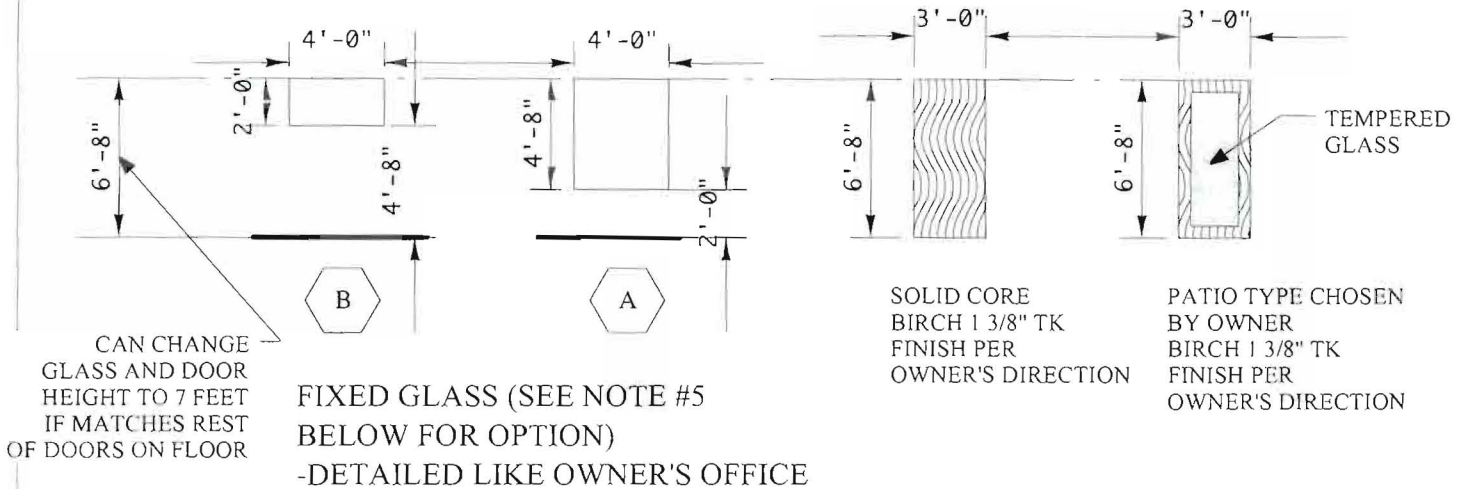


NEW 3 5/8" MTL STUDS SIZE GAUGE PER MANUF. RECOMM. AND SPACE 16" O.C.; 1/2" GPDW BOTH SIDES; FILL WITH FULL BATT INSUL.

**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



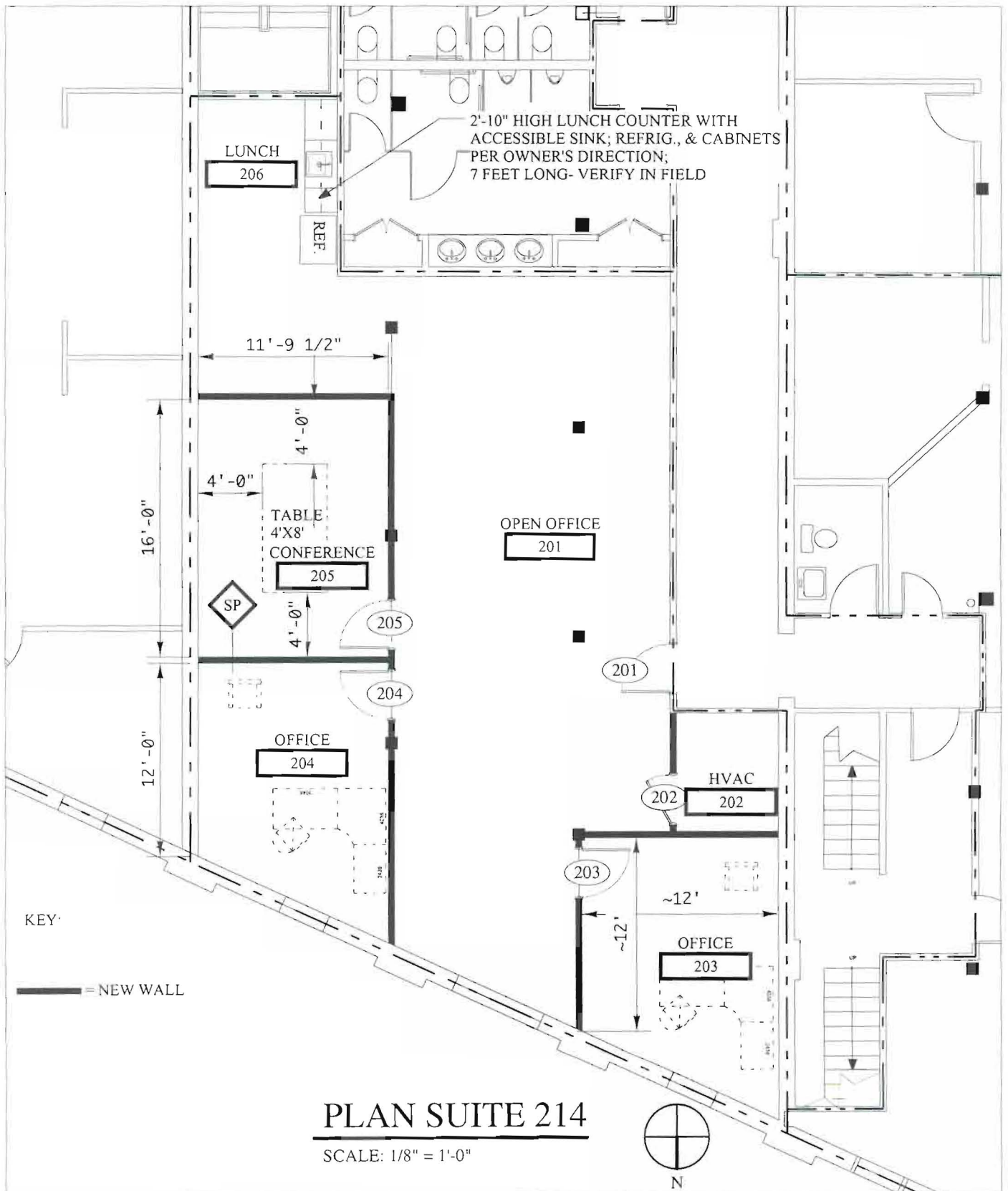
**DOORS**


**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 <i>Suite 214 Tenant</i>	J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101	Drawing Title <b>DOORS, WINDOWS, ETC.</b>	Drawing Number <b>A0.2</b>
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	



Project Title Suite 214 Tenant Space	J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101	Drawing Title <b>SECOND FLOOR PARTIAL PLAN</b>	Drawing Number <b>A1.2</b>
 Copyright 2011 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com	Date: 7/25/11	Scale: 1/8" = 1'-0"	
	Project Number: 11.07	Reference: NONE	





Project Title  
20-36 Danforth Suites S. F. Estimates

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

Drawing Title  
**SECOND FLOOR SUITES PLAN**

Drawing Number

**SF1.2**



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

Date: 6/20/11  
Project Number: 10.03

Scale: 1/32" = 1'-0"  
Reference: NONE



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

7-25 20 11

Received from J. B. Brown

Location of Work 20-36 Duffield St

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

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

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

Total: 170

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

Other \_\_\_\_\_

CBL: 40-2-1

Check #: 38901 Total Collected \$ 170

**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