

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JB BROWN & SONS

Located At 20 DANFORTH ST

Job ID: 2012-03-3433-ALTCOMM

CBL: 040- D-001-001

has permission to Suite 312. Enlarge 1 office; construct 2nd, etc.

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

**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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3433-ALTCOMM

Located At: 20 DANFORTH ST

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.

Any Fire alarm or 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. This review does not include approval of fire alarm system design or installation.

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. This review does not include approval of sprinkler system design or installation.

Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.

A firefighter Building Marking Sign is required.

Fire extinguishers are required per NFPA 1.

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.

Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.

A single source supplier should be used for all through penetrations.

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.

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|---|---|---|---|
| Job No: 2012-03-3433-ALTCOMM | Date Applied: 3/5/2012 | CBL: 040- D-001-001 | |
| Location of Construction: 20 DANFORTH ST – Suite 312 | Owner Name: JB BROWN & SONS – Vin Veronearu | Owner Address: PO BOX 207 PORTLAND, ME 04112 | Phone: 774-5908 |
| Business Name: Sortwell & Cutler | Contractor Name: TBD | Contractor Address: | Phone: |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG - Building | Zone: B-3 |
| Past Use: Offices | Proposed Use: Same: Offices – Suite 312 to enlarge one office, construct 2 nd office install kitchenette, install 2 skylights | Cost of Work: \$28,000.00 | CEO District: |
| | | Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A | Inspection: Use Group: B Type: 2B IBC 09 |
| Proposed Project Description: Enlarge one office, Construct 2nd office, etc. | | Pedestrian Activities District (P.A.D.) | |
| Permit Taken By: Brad | | Zoning Approval | |

| Special Zone or Reviews | Zoning Appeal | Historic Preservation |
|--|---|---|
| <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Date: <u>OK with condit</u> <u>3/5/12</u> | <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: _____ | - within - <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <u>3/6/12</u> <u>D. Andrews</u> |

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 |

Entered 3/5/12
BS



General Building Permit Application

2012-03-3433 - AltComm

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.

B-3

| | | |
|--|--|--|
| Location/Address of Construction: <u>20 1130 Danforth st</u> | | |
| Total Square Footage of Proposed Structure/Area <u>Suite 312-1837 sf</u> | Square Footage of Lot <u>22086 sf</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>0</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>Sortwell & Cutter</u> | Owner (if different from Applicant) Name _____ Address <u>279</u> <u>30</u> City, State & Zip <u>300</u> | Cost Of Work: \$ <u>27,500</u> C of O Fee: \$ <u>—</u> Total Fee: \$ <u>300.00</u> |
| 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>enlarge one office, construct 2nd office, install kitchenette, sprinkler building, install 2 skylights</u> | | |
| Contractor's name: <u>TBO</u> | | |
| Address: _____ | | |
| City, State & Zip _____ | | Telephone: _____ |
| 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> | | |

Needs Historic Fee

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

RECEIVED
MAR 02 2012

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: 3/2/12

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

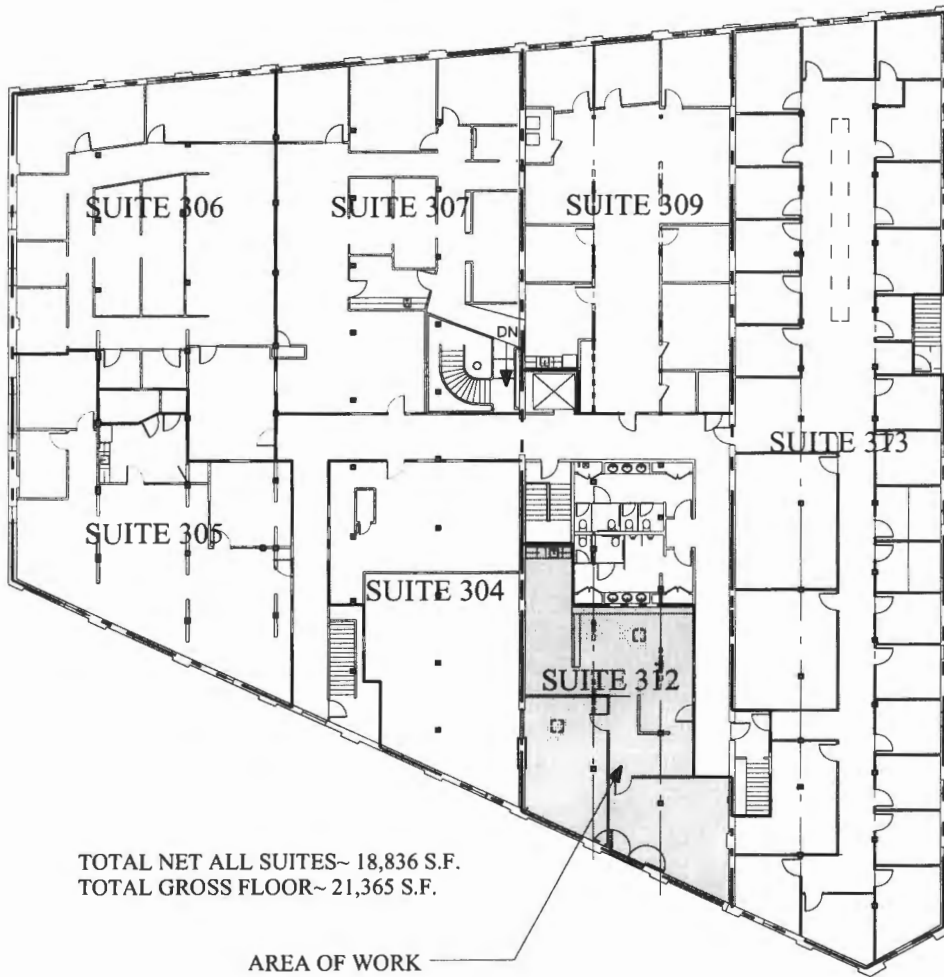
Suite 312

TENANT SPACE
30 DANFORTH STREET
PORTLAND ME 04101

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

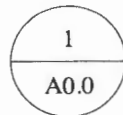
LIST OF DRAWINGS:

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



TOTAL NET ALL SUITES~ 18,836 S.F.
TOTAL GROSS FLOOR~ 21,365 S.F.


AREA OF WORK



THIRD FLOOR KEY PLAN

A0.0 SCALE: 1/32" = 1'-0"


BUILDING PERMIT SET

| | | | | | | | |
|--|--|--|--|---|--|-------------------------------|--|
| Project Title Suite 312 Tenant Space | | J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101 | | Drawing Title TITLE, KEY PLAN | | Drawing Number A0.0 | |
|  Copyright 2012 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com | | Date: 3/01/12 | | Scale: 1/32" = 1'-0" | | | |
| | | Project Number: 12.01 | | Reference: NONE | | | |

GENERAL NOTES:

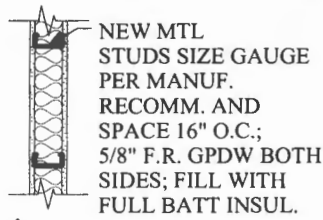
1. These drawings are property of Michael Belleau Architect and not to be copied or reproduced in part or whole. Copyright 2012 Michael Belleau Architect
2. Do not scale these drawings; these drawings are approximate; contractor to verify all dimensions in field; **all dimensions shown are clear dimensions-** 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)
 Above 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 & ~1,470 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 Suite 312 Tenant Space | J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101 | Drawing Title GENERAL NOTES | | Drawing Number A0.1 |
|  | Copyright 2012 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com | Date: 3/01/12 | Scale: AS NOTED | |
| | | Project Number: 12.01 | Reference: NONE | |

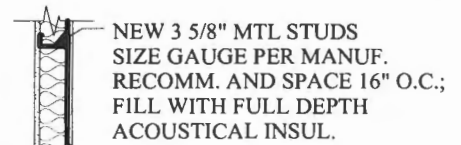


X ALL PARTITIONS
U.O.N.



1HR 1 HOUR FIRE RATED
PARTION W/ 3/8" MTL STUDS

1HR6 1 HOUR FIRE RATED
PARTION W/ 6" MTL STUDS

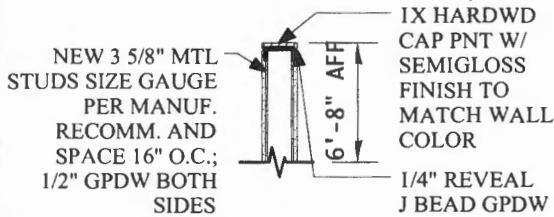


NEW 3/8" MTL STUDS
SIZE GAUGE PER MANUF.
RECOMM. AND SPACE 16" O.C.;
FILL WITH FULL DEPTH
ACOUSTICAL INSUL.

ACOUSTIC "QUIET BARRIER"
SOUND BLOCKING MATERIAL
ON OFFICE ROOM SIDE
(www.soundprooffoam.com)
-SEAL ALL SEAMS WITH
BARRIER TAPE AND ALL
GAPS WITH ACOUSTICAL
SEALANT

1/2" GPDW BOTH SIDES- LEAVE
1/4" GAP AT EDGES AND SEAL
WITH ACOUSTICAL SEALANT

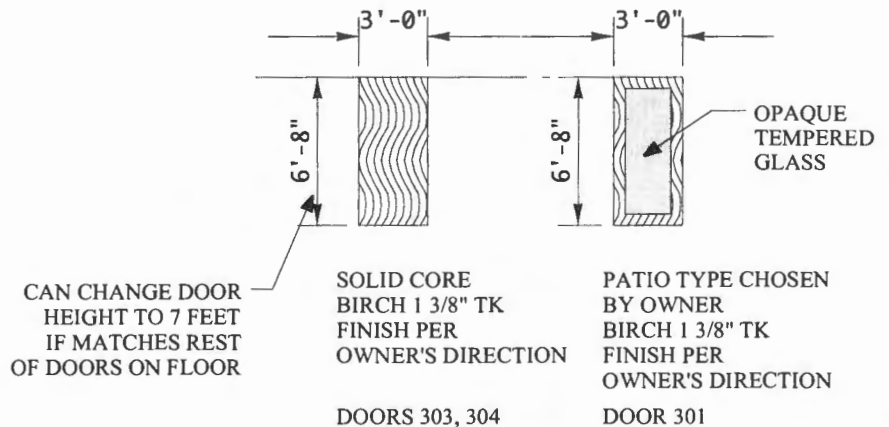
SP SOUND PROOF- STAGGER
OUTLETS ON OPP. SIDES,
ETC. AND TEST AFTER
INSTALLATION FOR SOUND
PROOF.



P-H PART-HIGH
PARTITION

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.




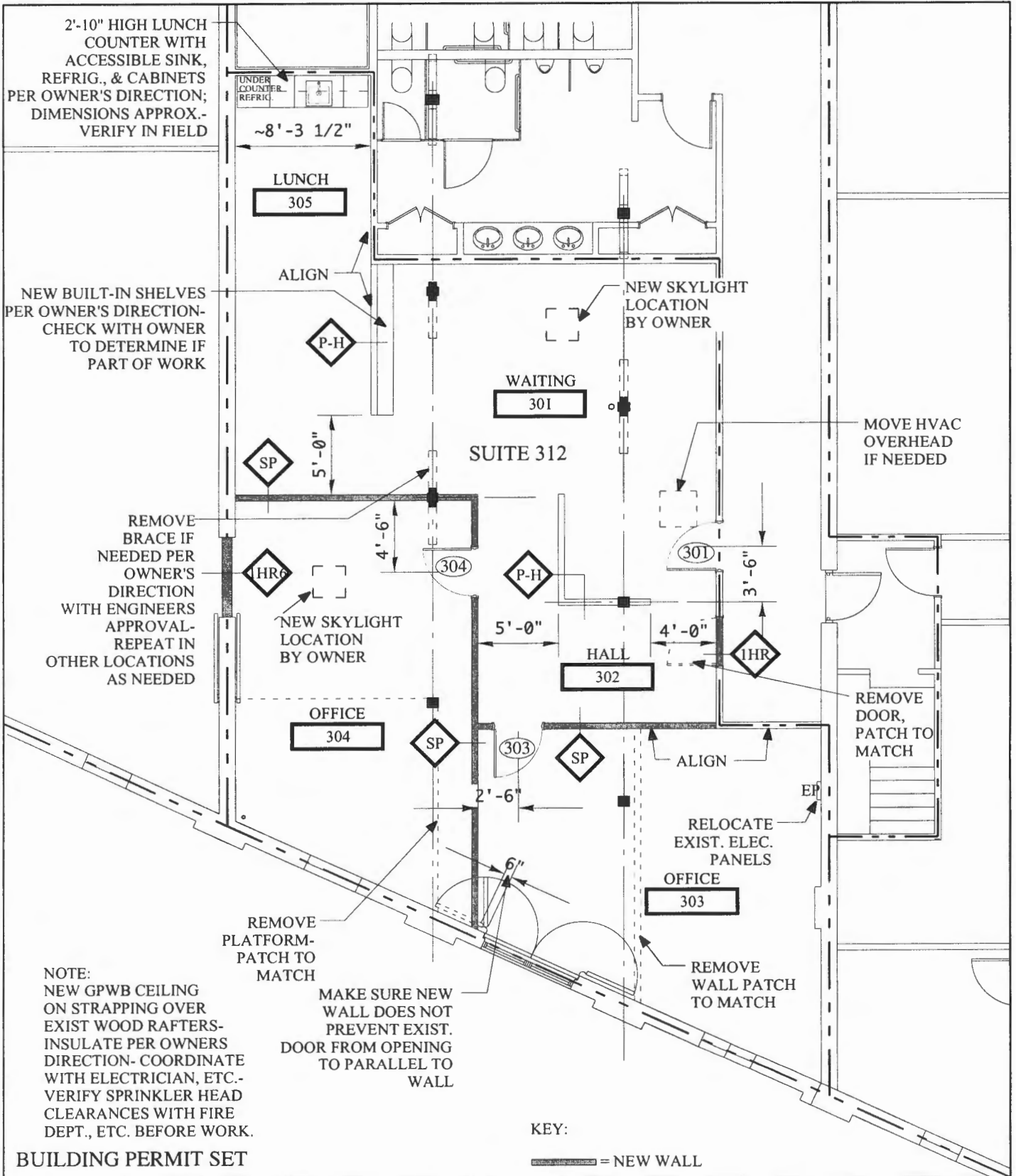
DOORS

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. ALL DOORS TO HAVE SOUND SEAL STRIPPING ALL EDGES.
5. ALL THRESHOLDS TO BE ACCESSIBLE (1/2" MAX.)
6. SEE OWNER FOR BASE, FLOOR, PAINT, ETC. FINISHES.

BUILDING PERMIT SET

| | | | |
|--|--|--|-------------------------------|
| Project Title Suite 312 Tenant Space | J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101 | Drawing Title DOORS, WINDOWS, ETC. | Drawing Number A0.2 |
|  Copyright 2012 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com | Date: 3/01/12 | Scale: AS NOTED | |
| | Project Number: 12.01 | Reference: NONE | |



BUILDING PERMIT SET

| | | | |
|---|--|--|-------------------------------|
| Project Title Suite 312 Tenant Space | J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101 | Drawing Title PLAN SUITE 312 PROPOSED | Drawing Number A1.3 |
|  Copyright 2012 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com | | Date: 3/01/12 Scale: 1/8" = 1'-0" Project Number: 12.01 Reference: NONE | |



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

3/5 20 12

Received from J. B. Brown + Sons

Location of Work 20 Denmark

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ ^{Historic} Site Fee: 50-

Certificate of Occupancy Fee: _____

Total: 50-

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

Other _____

CBL: 40 D001

Check #: 4576 Total Collected \$ 50-

**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



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 20 DANFORTH ST

CBL: 040- D-001-001

Issued to: BROWN J B & SONS

Date Issued: 5/10/2012

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. 2012-03-3433-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 312

APPROVED OCCUPANCY

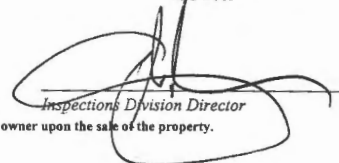
USE GROUP B
TYPE 2-B
IBC 2009

Approved: 

5-10-2012

(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.