

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

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

Located At 20 DANFORTH ST

Job ID: 2012-04-3692-ALTCOMM

CBL: 040- D-001-001

has permission to Renovate 3rd floor office space for tenant fit up
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

[Signature] 4/25/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD



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: 6/15/2012

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. 2012-04-3692-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 304

APPROVED OCCUPANCY

USE GROUP B, OFFICE
TYPE 2-B
IBC 2009

Limiting Conditions: This Temporary Certificate of Occupancy expires on, July 13 2012.

Approved:

June 15, 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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3692-ALTCOMM	Date Applied: 4/4/2012	CBL: 040- D-001-001	
Location of Construction: 20 DANFORTH ST - suite 304	Owner Name: J.B.BROWN & SONS	Owner Address: 36 DANFORTH STREET PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: PC CONSTRUCTION	Contractor Address: 131 PRESUMPCOT STREET, PORTLAND, ME 04103	Phone: 874-2323
Lessee/Buyer's Name: Big Room Studios - suite 304	Phone:	Permit Type: BLDG ALT	Zone: B-3
Past Use: Offices	Proposed Use: Same: Offices - tenant fit-up with alterations as per plans 3rd Floor	Cost of Work: \$25,000.00	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 DB-2009 Signature: <i>[Signature]</i>
Proposed Project Description: construct 2 offices		Signature: <i>[Signature]</i> (58)	4/25/12
Permit Taken By: Gayle	Zoning Approval		

<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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK with conditions</i> <i>4/11/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><i>- within -</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>any exterior changes</i> <i>require a separate review</i> <i>and approval</i></p>
	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

5-15-12 DWM/BKL Eric 615-4974 close-in

6-6-12 DWM/BKL/Lru Wallace Eric Final Elect. Fail

Fire Fall Seal: ~~thr~~ ^{n/A} Mech Rm, Exit stair enclosure; Sprinkler compliance br.

Bldg Fail Fire stop plumbing, Plans + Report for structural work
combustion air to Mech Rm.

6-13-12 DWM/BKL/John Marshall Joel Bldg, Fire, + Elec Fail. Bldg Firestop
plumbing. Fire Sprinkler compliance br.

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

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3692-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

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
4. 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.
5. 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.
6. 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.
7. 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. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

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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 Danforth Street, Suite 304</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>Big Room Studios</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>RECEIVED</u> <u>APR 04 2012</u> <u>Dept. of Building Inspections</u> <u>City of Portland Maine</u>	Cost Of Work: \$ <u>25,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>270</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>remove one interior wall (32'+x), construct 2 offices, one conference room, 3 closets, and kitchenette area.</u>		
Contractor's name: <u>PC Construction</u> Address: <u>131 Presumpscot Street</u> City, State & Zip <u>Portland, Me 04103</u> Telephone: <u>874-2323</u> Who should we contact when the permit is ready: <u>Vin Veronneau</u> Telephone: <u>774-5908</u> Mailing address: <u>J. B. Brown & Sons, 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: 4/4/2012

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

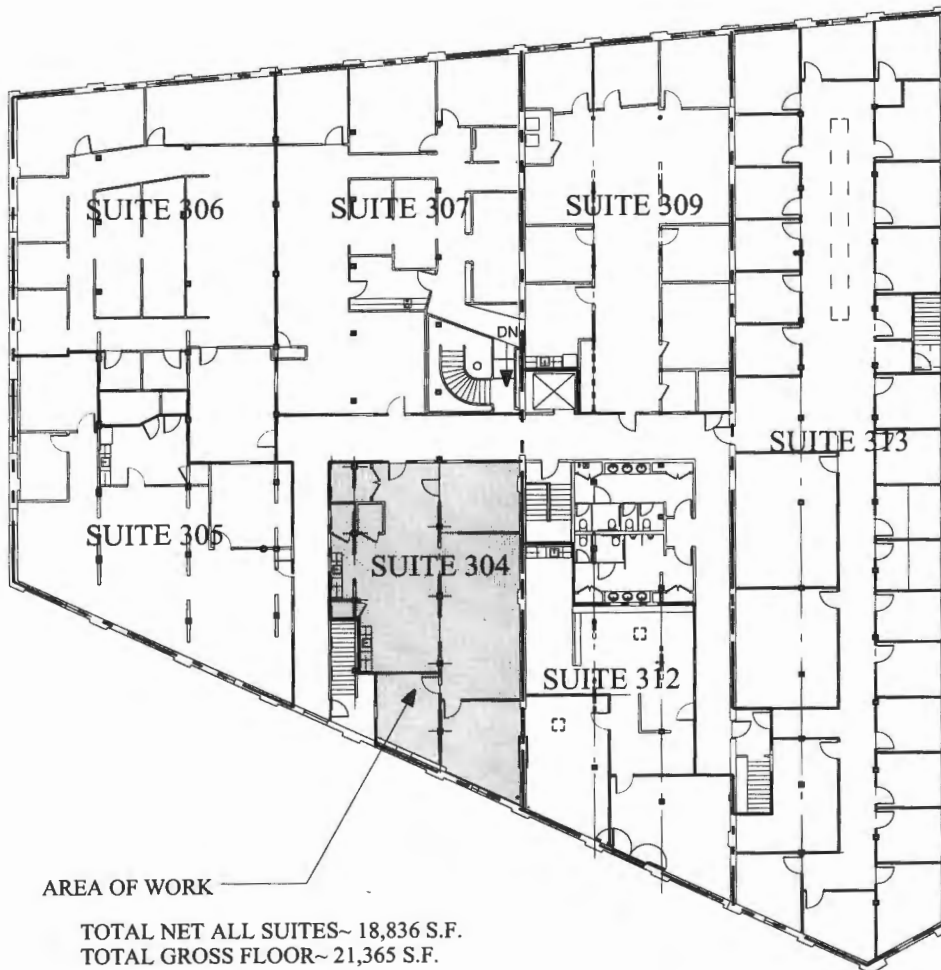
Suite 304

TENANT SPACE
30 DANFORTH STREET
PORTLAND ME 04101

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

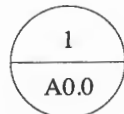
LIST OF DRAWINGS:

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



AREA OF WORK


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



THIRD FLOOR KEY PLAN

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


BUILDING PERMIT SET

Project Title Suite 304 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: 4/02/12	Scale: 1/32" = 1'-0"		
				Project Number: 12.02	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 & ~1,640 s.f. so less than 50 person occupancy (17). 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.
9. See owner for base, floor, paint, etc. finishes.

BUILDING PERMIT SET

Project Title Suite 304 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: 4/02/12	Scale: AS NOTED	
		Project Number: 12.02	Reference: NONE	



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Receipts Details:

Tender Information: Check , BusinessName: JB Brown & Sons, Check Number: 4584

Tender Amount: 270.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 4/4/2012

Receipt Number: 42559

Receipt Details:

Referance ID:	5948	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	270.00	Charge Amount:	270.00
Job ID: Job ID: 2012-04-3692-ALTCOMM - construct 2 offices			
Additional Comments: 20 Danfort			

Thank You for your Payment!