

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1038	Issue Date:	CBL: 046 D029001
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Location of Construction: 619 Congress St	Owner Name: Northland Enterprises, LLC	Owner Address: One City Center, 4th floor	Phone: 207-780-0223
Business Name:	Contractor Name: Benchmark	Contractor Address: 34 Thomas Dr. Westbrook	Phone: 2075917600
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone:

Past Use: Commercial / Maine College of Art	Proposed Use: Commercial / Change of use from Maine College of Art to Offices on floors one, two and three.	Permit Fee: \$23,095.00	Cost of Work: \$2,300,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type
Proposed Project Description: Change of use from Maine College of Art to Offices on floors one, two and three.		Signature:		Signature:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: gg	Date Applied For: 09/21/2009	Zoning Approval	
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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 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 Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Date:
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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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

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Dept: Historic	Status: Approved with Conditions	Reviewer: Deborah Andrews	Approval Date: 09/29/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Approved as per HP Board's 7/08/09 decision. Any deviations from HP Board approved plans must be submitted for review and approval.			
Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/24/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Any new HVAC system SHALL meet the maximum noise allowances for the B-3 Zone. The City takes noise violations seriously and will follow up with enforcement if it is determined that the maximum noise levels are being violated.			
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.			
3) Separate permits shall be required for any new signage.			
4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 12/02/2009
Note: 11/6/09 started review			Ok to Issue: <input checked="" type="checkbox"/>
1) 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.			
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
3) The new/replacement fire escape plan shall be submitted for review prior to work on this phase.			
4) This permit is approved with the condition that the applicant must post a Performance Guarantee and attend a pre-construction meeting with Phil Dipierro (874-8632) prior to the commencement of construction activities. All other conditions of approval herein shall be met.			
5) Prior to issuance of the CO, documentation shall be submitted to this department demonstrating compliance with the list of conditions (a-q) outlined in the letter of conditional waiver to LEED certification sent on 9/16/09.			
6) Application approval based upon information provided by applicant including updated SK's for bathroom fixtures and tempered windows. 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: 10/13/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) 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.			

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- 2) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required.
- 3) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 4) The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
- 5) Fire department sprinkler connection type and location shall be approved in writing by fire prevention bureau.
- 6) The sprinkler system shall be installed in accordance with NFPA 13.
- 7) All construction shall comply with NFPA 101
- 8) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 9) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 10) A single source supplier should be used for all through penetrations.
- 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 fit an 80" x 24" stretcher.
- 13) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP and keyed alike, labeled "FIRE ALARM RECORDS".
- 14) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 15) 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.
- 16) A separate Sprinkler System Permit is required.
- 17) Fire extinguishers required. Installation per NFPA 10

Comments:

9/21/2009-gg: received pdf file with permit. /gg

9/22/2009-mes: I e-mailed Eric - Is the site plan & guaranteed fees paid yet? Waiting for response before I pass on. I am also seeing that the basement or what they call a first floor is now offices. This property is located in a PAD and requires PAD uses

9/29/2009-mes: Eric finally e-mailed the approval letter to me. The unapproved PAD uses were not approved by the PB. The office uses still require a conditional use appeal to the Planning Authority. I will pass on the permit for further historic, fire & building codes reviews.

9/30/2009-gg: received permit from historic as of 09/29/09, gave back to Marge for HOLD. /gg

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10/7/2009-gautreauk: Spoke to Dave Lloyd @ Archetype waiting for Life Safety Plan and set a meeting with Jeanie and Fire. KG

11/9/2009-jmb: Spoke with Kevin G. W/Archetype for code clarifications, the remaining issues are to provide tempered glazing at new stairwells and new doors, bathroom fixture count is low, there were actually 4F and 5M existing, and condition on the new/reconfigured fire escape shop drawings by the contractor. Kevin will submit and talk with SSA for the bathrooms. Archetype is managing the plans and code details.

11/10/2009-jmb: Will G. Called from SSA to discuss the bathroom fixture count. The tenant VIA has an actual emp count of 65-70. Comparing that to the OL per IBC of 300 for this building, the compromise was to provide the calcs based on the 110 count being M-3+1urinal and F-4. He will submit SK drawings

11/12/2009-jmb: Received email from Kevin G. For the tempered glazing SK's. Ok to issue with the fire escape conditions when zoning and site plan sign off.

11/11/2009-jmb: Received email from Will G. For the bathroom fixture increase SK's

11/24/2009-mes: received an approval letter from Eric Giles concerning the conditional use of the first floor PAD requirement. I can sign off on the permit now.

12/1/2009-jmb: Received email from Phil D. And spoke with Eric G. To confirm the permit will be issued with conditions prohibiting construction until the PG and pre-construction meetings are approved and the requirements for compliance with the conditional waiver letter for LEED certification prior to issuance of the CO.

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