



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 501 Forest Ave CBL 127 A005001

Issued to Clearwater Realty Llc /n/a Date of Issue 10/27/2010

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. 10-0656 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

First Floor Only

APPROVED OCCUPANCY

Commercial/Office
Use Group B
Type 2B
IBC-2003

Limiting Conditions:

1. This is a temporary occupancy certificate which expires on November 30, 2010.
2. This certificate is for the business use only. All other uses on property are not permitted and proper paperwork shall be applied for and approved, before permanent Certificate can be issued.

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Read
on And
if Any,
ched

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 100650

to certify that Clearwater Realty Llc /n/a

JUL 7 2010

mission to Renovations of office (Architectural Firm) for new tenancy (Small Business Development)

101 Forest Ave

CBL-127 100650 Portland

Provided that the person or persons, firm or corporation accepting this permit shall comply with all the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is latched or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Dept. CAPT. R. Gauthier

h Dept. _____

Ap. al Board _____

Other _____
Department Name

Director - Building Inspection Service

PENALTY FOR REMOVING THIS CARD



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0656	Issue Date:	CBL: 127 A005001
-----------------------	-------------	---------------------

Location of Construction: 501 Forest Ave	Owner Name: Clearwater Realty Llc	Owner Address: 13 Broadmoor Dr	Phone: 207-329-9761
Business Name: USM - Facilities Management	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2b

Past Use: Commercial / Office and Business Service - USM (#06-0683)	Proposed Use: Commercial / Office: Renovations of office (USM #06-0683) for new tenant (Small Business Development).	Permit Fee: \$2,095.00	Cost of Work: \$200,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group B Type 2B IBC 2003	

Proposed Project Description: Renovations of office (Architectural Firm) for new tenant (Small Business Development).	Signature: 	Signature: 
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Date:
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		

Permit Taken By: gg	Date Applied For: 06/03/2010	Zoning Approval	
------------------------	---------------------------------	------------------------	--

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj: <input type="checkbox"/> Mtnor: <input type="checkbox"/> MM: <input type="checkbox"/> Date:  6/9/10	Zoning Appeal <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:	Historic Preservation <input checked="" type="checkbox"/> Not in District 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: 
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PERMIT ISSUED

JUL - 7 2010

City of Portland

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.

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 Inspection 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 with construction.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

PERMIT ISSUED

JUL - 7 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0656	Date Applied For: 06/03/2010	CBI: 127 A005001
-----------------------	---------------------------------	---------------------

Location of Construction: 501 Forest Ave	Owner Name: Clearwater Realty Llc	Owner Address: 13 Broadmoor Dr	Phone: 207-329-9761
Business Name: USM - Facilities Management	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Office: Renovations of office (USM #06-0683) for new tenant (Small Business Development).	Proposed Project Description: Renovations of office (USM) for new tenant (Small Business Development).
-------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckel **Approval Date:** 06/09/2010

Note: **Ok to Issue:** ✓

- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/07/2010

Note: **Ok to Issue:** ✓

- 1) The basement is NOT approved as habitable space.
- 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.
- 3) Application approval based upon information provided by applicant. 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:** 06/16/2010

Note: **Ok to Issue:** ✓

- 1) Means of egress shall have signs in accordance with Section 7.10 of NFPA 101.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.
- 4) All construction shall comply with NFPA 1 and 101.

Comments:

6/9/2010-gg: Entered pdf in the system. /gg

PERMIT ISSUED

JUL - 7 2010

City of Portland

100656

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>501 FOREST AVE</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>Clearwater Realty, LLC</u> Address <u>13 Broadmoor Dr</u> City, State & Zip <u>Lumberland Center ME 04021</u>	Telephone: <u>207-329-9761</u>
<u>127 A 005</u>	Owner (if different from Applicant) Name <u>University of Southern Maine</u> Address <u>P.O. Box 9300</u> City, State & Zip <u>Portland ME 04104</u>	Cost Of Work: \$ <u>200,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>2095</u>
Lessee/DBA (If Applicable)		
Current legal use (i.e. single family) <u>Small architecture firm USM #06-063</u>		
If vacant, what was the previous use? <u>Office Warehouse</u>		
Proposed Specific use: _____		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Renovation for new tenant Small Business Development</u> office to office		
Contractor's name: <u>TO BE DETERMINED</u> <u>Received PPF and entered</u> <u>60</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: _____		Telephone: _____
Mailing address: _____		

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: [Handwritten Signature] Date: 6-2-2010

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

7-28-10

Close in on back 3 offices
advised contractor we need a letter about the melt down ^{Suspended} ceiling
also advised contractor about elights may need more.
ok to close in MFA

8-15-10

Basement is half parking garage half retail.

No permit file for Retail

Need to seal penetrations in ceiling and stairway

LL Chromawater Realty 329-9761

Tenant Use

Mixed Use of Buildings not just a Business Use

Grounding electrode? wire to water meter - Confirmation from Electrical

ARC FLASH LABELS on Panels

Panel Schedules

Main Disconnects, Panels, Lighting

Basement electrical covers, Eliminate exposed wires, E-Lights

Fire Alarm Panel (Circuit Breaker Box) Eliminated??