



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 901 Washington Ave CBL 170 F001001

Issued to BROWN J B & SONS /Doten Construction Date of Issue 08/13/2008

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. 08-0638, 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

Left side , first floor front

APPROVED OCCUPANCY

Office Space
Use Group: B Type:2B
IBC 2003

Limiting Conditions: This CO is temporary, and is contingent upon the following being completed: Sprinkler heads in electrical room, fire door electrical room, labeling of all electrical panels and switch gear and confirm adequate emergency lighting. Expires 8-27-08

This certificate supersedes certificate issued

Approved:

8-13-08

(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

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 080638
JUL 23 2008
CITY OF PORTLAND

This is to certify that BROWN J.B. & SONS / Don Construction
has permission to Martins Point Commercial - Interior Renovations for te fit-up
AT 901 WASHINGTON AVE PL 170-F001001

provided that the person or persons in firm or possession of this permit shall comply with all of the provisions of the Statutes of this State 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 when permission is procured before this building or part thereof is closed or 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

Fire Dept. Craig Cross
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jamie Benke 7/23/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0638	Issue Date:	CBL: 170 F001001
-----------------------	-------------	---------------------

Location of Construction: 901 WASHINGTON AVE	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: Dorens Construction	Contractor Address: 175 South Freeport Road Freeport	Phone: 2072339016
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Andover College Office	Proposed Use: Martins Point Commercial office - Interior renovations for tenant fit-up	Permit Fee: \$4,270.00	Cost of Work: \$425,000.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group B Type JB IBC-2003 Signature: <i>AMB 7/23/08</i>	

Proposed Project Description: Martins Point Commercial office - Interior renovations for tenant fit-up	Signature: <i>Greg Carr</i>	Signature: <i>AMB 7/23/08</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 06/06/2008	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 information 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"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>exemption given to Planning</i></p> <p>May <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>7/9/08</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: <i>7/9/08</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District 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>[Signature]</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 _____

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 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.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

7-23-08

7/23/08



ELECTRICAL PERMIT

City of Portland, Me.

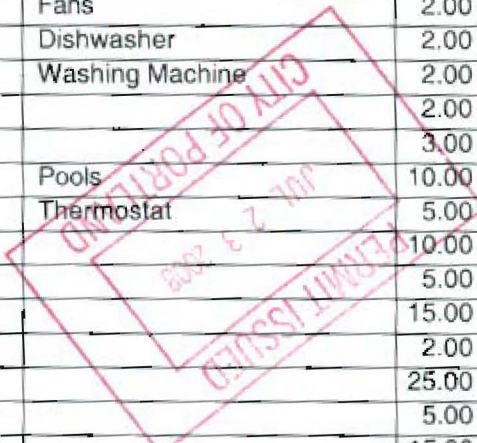


To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date July 17, 2008
 Permit # 20084517
 CBL# 170 F1

LOCATION: 901 Washington Ave METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER J B Brown
 TENANT Martins Point PHONE # _____

							TOTAL EACH FEE		
OUTLETS	16	Receptacles	6	Switches		Smoke Detector	.20	4.20	
FIXTURES		Incandescent	238	Fluorescent	255	Strips	.20	47.60	
SERVICES		Overhead		Underground		TTL AMPS <800	15.00		
		Overhead		Underground		>800	25.00		
Temporary Service		Overhead		Underground		TTL AMPS	25.00		
							25.00		
METERS		(number of)					1.00		
MOTORS		(number of)					2.00		
RESID/COM		Electric units					1.00		
HEATING		oil/gas units		Interior		Exterior	5.00		
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00		
		Insta-Hot		Water heaters		Fans	2.00		
		Dryers		Disposals		Dishwasher	2.00		
		Compactors		Spa		Washing Machine	2.00		
		Others (denote)					2.00		
	MISC. (number of)		Air Cond/win					3.00	
			Air Cond/cent				Pools	10.00	
		HVAC		EMS		Thermostat	5.00		
		Signs					10.00		
		Alarms/res					5.00		
	Alarms/com					15.00			
	Heavy Duty(CRKT)					2.00			
	Circus/Carnv					25.00			
	Alterations					5.00			
	Fire Repairs					15.00			
	E Lights					1.00			
	E Generators					20.00			
PANELS		Service		Remote		Main	4.00		
	TRANSFORMER	0-25 Kva					5.00		
		25-200 Kva					8.00		
Over 200 Kva						10.00			
TOTAL AMOUNT DUE									
MINIMUM FEE/COMMERCIAL 55.00							MINIMUM FEE	45.00	



CONTRACTORS NAME T H Electric MASTER LIC. # 03828
 ADDRESS PO Box 91 Freeport LIMITED LIC. # _____
 TELEPHONE 865-3848

SIGNATURE OF CONTRACTOR [Signature]

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0638	Date Applied For: 06/06/2008	CBL: 170 F001001
-----------------------	---------------------------------	---------------------

Location of Construction: 901 WASHINGTON AVE	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: Doten Construction	Contractor Address: 175 South Freeport Rd. Freeport	Phone (207) 865-9012
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Martins Point Commercial office - Interior renovations for tenant fit-up	Proposed Project Description: Martins Point Commercial office - Interior renovations for tenant fit-up
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/09/2008

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:** Jeanine Bourke **Approval Date:** 07/23/2008

Note: **Ok to Issue:**

- 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, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 07/10/2008

Note: **Ok to Issue:**

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) Emergency lights are required to be tested at the electrical panel.
- 3) Emergency lights and exit signs are required
- 4) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 5) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 6) A single source supplier should be used for all through penetrations.
- 7) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 8) Application requires State Fire Marshal approval.

Comments:

6/10/2008-mes: 20,600 sq ft change of use - requires a site plan review (school to offices) - I also need a plot plan showing the building and parking along with a parking analysis - see letter.

6/17/2008-mes: Vin Veroneau of JB Brown dropped off a parking site plan. - no site plan applied for yet as requested in my letter - will wait

7/18/2008-gg: received granted site plan exemption as of 7/18/08. /gg filed with permit (Jeannie)

Location of Construction: 901 WASHINGTON AVE	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: Doten Construction	Contractor Address: 175 South Freeport Rd. Freeport	Phone (207) 865-9012
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

7/21/2008-jmb: Spoke to Luke R. About details on plans: Need wall construction detail, ramp details, new vestibule, reflected ceiling plan, and demolition analysis for hazardous materials.

7/23/2008-jmb: Luke R. Submitted the details, he confirmed the ramp is no longer being rebuilt and is not included in this permit



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>901 Washington Ave, Old Andover College space</u>			
Total Square Footage of Proposed Structure/Area <u>21,000.00 sq ft</u>		Square Footage of Lot <u>N/A</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>170</u> Block# <u>F</u> Lot# <u>1</u>		Applicant * <u>must</u> be owner, Lessee or Buyer' Name <u>Martin's Point Health Care</u> Address <u>331 Veranda St</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>774-5801</u> <u>Gene Gillies</u>
Lessee/DBA (If Applicable) <u>Martin's Point Health Care</u>		Owner (if different from Applicant) Name <u>J. A. Brown</u> Address <u>81 W Commercial St</u> City, State & Zip <u>Portland 04101</u>	Cost Of Work: \$ <u>425,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>4270.00</u>
Current legal use (i.e. single family) <u>College space to office space</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>office space for Martin's Point</u> Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: <u>Demo walls as shown. Install new ceilings, carpet, painting, modular offices, office cubes, only 60' of new wall. New electrical, minor H.V.A.C., Upgrade sprinklers, plumbing to study. Electrical & H.V.A.C. will apply. Sprinkler to get Fire Marshal Approval.</u>			
Contractor's name: <u>Dotens Construction</u>			
Address: <u>175 South Freeport Rd</u>			
City, State & Zip <u>Freeport, Me 04032</u>		Telephone: <u>865-4412</u>	
Who should we contact when the permit is ready: <u>Luke Rollins</u>		Telephone: <u>233-9016</u>	
Mailing address: <u>Same</u>			

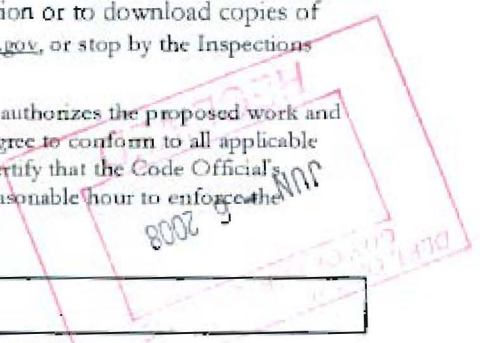
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: 6/5/08



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