

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

| | | | | |
|---|---|--|---|---|
| Location of Construction: 2211 Congress Street #02 Unum | | Owner: Union Provident Ed Rabidoux Facilities 575-5200 | Phone: | Permit No: 991358 |
| Owner Address: UNUM Provident 2211 Congress St. | Lessee/Buyer's Name: Portland, ME 04122 | Phone: N/A | Business Name: Unum | <div style="border: 1px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED DEC 9 1999 CITY OF PORTLAND </div> |
| Contractor Name: Turner Construction Co(c/o Unum #02-project) | Address: 855 Boylston St. Boston, MA 02116 | Phone: 617-247-6400 | | |
| Past Use: Office | Proposed Use: Same | COST OF WORK: \$ 118,000 | PERMIT FEE: \$ 732.00 | Zone: CBL: 215-B-002 Zoning Approval: <i>[Signature]</i> 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"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |
| | | FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: 6 Type: 1B | |
| Proposed Project Description: Interior Demolition of existing office space. Ground floor and first floor. | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> | | Signature: <i>[Signature]</i> Date: <i>[Signature]</i> Signature: <i>[Signature]</i> |
| Permit Taken By: UB | Date Applied For: 12-8-99 | | | |

- 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..

***Call Kevin McCost 773-1807 at Unum For Pick Up

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 provisions of the code(s) applicable to such permit

| | | | |
|---|----------|---------------|--------|
| SIGNATURE OF APPLICANT | ADDRESS: | DATE: 12-8-99 | PHONE: |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | | PHONE: |

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

PERMIT ISSUED WITH REQUIREMENTS
 CEO DISTRICT
 UB

Sam

COMMENTS

20 Dec 99 Demo Started - B.F.

7 Jan, 2000 Demo 90% completed - will be in office with 17 weeks for interior renovations. B

4 Feb. - Demo Completed Placing metal studs - Plbg. inspection B

Inspection Record

| Type | Date |
|-------------------|-------|
| Foundation: _____ | _____ |
| Framing: _____ | _____ |
| Plumbing: _____ | _____ |
| Final: _____ | _____ |
| Other: _____ | _____ |

BUILDING PERMIT REPORT

DATE: 8 Dec. 99 ADDRESS: 2211 Congress ST. CBL: 215-B-002
REASON FOR PERMIT: Interior Demolition of existing office space
BUILDING OWNER: UNUM PROVIDENT
PERMIT APPLICANT: _____ CONTRACTOR Turner Construction Co.
USE GROUP: B CONSTRUCTION TYPE: 13 CONSTRUCTION COST: \$118,000.00 PERMIT FEES: \$732.00


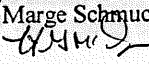
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *27 *36 *37 *38
*39

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1.2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
36. All EXIT lights and signage shall be maintained
37. No exits shall be blocked.
38. NO Debris shall be outside demo area.
39. Dust shall be maintained to demo area.


 P. Samus Hoffses, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator


PSH 111/25/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**


THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE** 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 (include Portion of Building): <i>Unum HO2 - 2211 Congress Street</i> | | | |
| Total Square Footage of Proposed Structure <i>12000 SF</i> | | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Number Chart# <i>215</i> Block# <i>B</i> Lot# <i>002</i> | | Owner: <i>Unum Provident</i> <i>Ed Robidoux - VP Facilities</i> | Telephone#: <i>575-5200</i> |
| Owner's Address: <i>Unum Provident 2211 Congress Street Portland, ME 04122</i> | | Lessee/Buyer's Name (If Applicable) | Cost Of Work: <i>\$ 18,000.</i> Fee <i>\$ 732</i> |
| Proposed Project Description: (Please be as specific as possible) <i>Interior demolition of existing office space - Grand floor and First floor. DEMOLITION ONLY</i> | | | |
| Contractor's Name, Address & Telephone <i>Turner Construction Co. c/o Unum HO2 773-1807</i> | | | Rec'd By <i>WB</i> |
| Current Use: <i>office</i> | | Proposed Use: <i>same</i> | |



Kevin McCosh
Project Engineer

*855 Boylston Street
Boston, Massachusetts 02116*

phone: 617.247.6400 fax: 617.437.0354
email: kmccosh@tcco.com

Internal & External Plumbing, HVAC and Electrical installation.
in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
in compliance with the State of Maine Plumbing Code.
in compliance with the 1996 National Electrical Code as amended by Section 6-Art III.
(wiring) installation must comply with the 1993 BOCA Mechanical Code.

UNUM
KEVIN MCCOSH
7731807

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

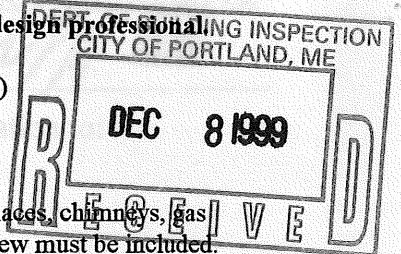
- A complete set of construction drawings showing all of the following elements of construction:
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and dampproofing
 - Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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 of applicant: <i>Kevin A. McCosh TCCo</i> | Date: <i>12/8/99</i> |
|---|----------------------|

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum





ection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

congratulations !!!!!

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

Minor or Major site plan review will be required for the most of the above proposed projects.



Must Have Photo!
Interior Demolition only

City of Portland
Inspection Services Division
Demolition Call List

Site Address: Unum Ho2

Owner: Unum Prudent

Structure Type: Office Bldg.

Contractor: Turner Construction Company
773-1807

UTILITY APPROVALS

NUMBER

CONTACT NAME/DATE

Central Maine Power

1-800-750-4000

NYNEX

878-7000

Northern Utilities

797-8002 X6241

Portland Water District

761-8310

Public Cable Co.

775-3431 X257

Dig Safe***

1-888-344-7233

*** (After call, there is a wait of 72 bus hrs before digging can begin)

CITY APPROVALS

NUMBER

CONTACT NAME/DATE

DPW/Sewer Division(J.DiPaolo)

874-8300 X8467

DPW/Traffic Division(K.Doughty)

874-8300 X8437

DPW/Forestry Division(J.Tarling)

874-8300 X8389

DPW/Sealed Drain Permit(C.Merritt)

874-8300 X8822

Building Inspections(insp required)

874-8300 X8703

Historic Preservation

874-8300 X8726

Fire Dispatcher

874-8300 X8676

Written Notice to Adjoining Owners

ASBESTOS

NUMBER

CONTACT NAME/DATE

DEP - Environmental (Augusta)

287-2651 (Ed Antz)

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:

Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: _____

[Signature]

DATE: _____

12/8/99

Turner Construction