

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that 1685 CONGRESS LLC, ** 1685 CONGRESS LLC

Located At 1685 CONGRESS

Job ID: 2011-06-1439-ALTCOMM

CBL: 219 - - A - 013 - 001 - - - -

has permission to 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

Code Enforcement Officer / Plan Reviewer

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-06-1439-ALTCOMM

Located At: 1685 CONGRESS

CBL: 219 - - A - 013 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. With the issuance of this permit and the certificate of occupancy, the second floor of this building shall remain as business services. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for any new signage.

Fire

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.

This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

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.

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.

The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.

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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-06-1439-ALTCOMM	Date Applied: 6/13/2011	CBL: 219 - - A - 013 - 001 - - - -	
Location of Construction: 1685 CONGRESS ST - 2nd Floor	Owner Name: PORTLAND STROUDWATER ASSOCIATES	Owner Address: Two Brattle SQ Cambridge, MA 02138	Phone:
Business Name:	Contractor Name: Reagan, Earl	Contractor Address: 106 Merrill RD GRAY MAINE 04039	Phone: (207) 329-3441
Lessee/Buyer's Name: Plymouth Consulting Services Inc.	Phone:	Permit Type: Change of Use	Zone: R-P
Past Use: Professional Offices	Proposed Use: Business Services- Tenant fit up for change of use from professional offices to business services	Cost of Work: 245000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Paine 6/28/11</i>	Inspection: <i>B</i> Use Group: <i>SB</i> Type: <i>SB</i> Signature: <i>IBC 09</i>
Proposed Project Description: Tenant fit up for change of use to building services		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, sept or electrical work. 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.	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>no increase in volume or floor area w/ existing structure</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions 6/24/11</i>	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 type="checkbox"/> Not in Dist 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: <i>Any exterior work requires a separate review & approval</i>
	CERTIFICATION <i>the historic preservation</i>		

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 appication 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHON
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R-P, shazland

2011-06-1439



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>1685 Cayes</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>219</u> Block# <u>A</u> Lot# <u>13</u>		Applicant *must be owner, Lessee or Buyer* Name <u>Portland Shazland Associates</u> Address <u>Two Breeze Sq.</u> City, State & Zip <u>Cambridge MA 02138</u>
Lessee/DBA (If Applicable) <u>VTEC Training Center</u>		Owner (if different from Applicant) Name <u>Reagan & Company</u> Address <u>106 Merrill Rd.</u> City, State & Zip <u>Gray, ME 04039</u> Portland ME
Telephone: _____		Cost Of Work: \$ <u>245,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>255</u>
Current legal use (i.e. single family) <u>Vacant.</u> Number of Residential Units _____		
If vacant, what was the previous use? <u>Office & Exom rooms</u>		
Proposed Specific use: <u>Training Center Audits & Office.</u>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Remodel Remove wall; enter build lavager room for training and office use New ceilings, flooring reuse in bedrooms. Change of use from Professional Office to Business services</u>		
Contractor's name: <u>Reagan & Company</u>		
Address: <u>106 Merrill Rd</u>		
City, State & Zip <u>Gray ME 04039</u>		Telephone: <u>329 3441</u>
Who should we contact when the permit is ready: <u>Raele</u>		Telephone: <u>329-3441</u>
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

Date:

6/13/11

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

06-17-11 Permit is on hold. Spoke to Earle Reagan, contractor. Asked him what VTEC Training Center is. He said it is computer training classes. I need more information to determine if the use meets the permitted uses in the R-P zone. At the minimum it is a change of use. I have a call into Deb Napolitano, the realtor, to find out more about the use. I also have a call into Michael Charek to find out the exact square footage of the area regarding site plan review. -amachado

06-24-11 Met with Deb Napolitano on June 21, 2011 & Deb Napolitano and Varney Hintlian on June 24, 2011. They provided more information about the use of the space and it falls under the definition of "Business Services" which is a permitted use. I told them that it was a change of use so the \$75 certificate of occupancy was paid. -amachado

Ann Machado - 1685 Congress

From: "Deb Napolitano" <deb@paragonre.com>
To: <amachado@portlandmaine.gov>
Date: 6/21/2011 7:20 PM
Subject: 1685 Congress

Ann,

Thank you for your time today to discuss the new tenant at Stroudwater Crossing. In review, the tenant is Plymouth Consulting Services Inc. This company is effectively the parent to three (3) operating businesses:

- (1) Global American Staffing—Provides technical staffing to other businesses, including but not limited to, computer programmers, engineers, drafts people and other similar professional technical staffing.
- (2) Infosecurus---Information security consulting and IT consulting services to businesses such as lending institutions.
- (3) VTEC---Computer based technical training and other forms of professional training for employees.

As discussed today, the plan labels certain space as classrooms which are actually training rooms for the above stated purposes. The rooms are furnished with a 4' wide table and computer for the person in training, and the largest room provides for a maximum 8 stations.

Certainly this use is compliant with zoning under the definition of "business services" as defined in the ordinance and it also seems to me that it could easily be classified entirely as "professional offices" ---the professional field of IT just does not seem to be separately identified in the ordinance anywhere.

Having said, I haven't been able to connect with architect Mike Charek yet today, but when I do I will forward the floor plan depicting the areas on this floor which are devoted to office vs training use and provide sf calculations of this space including the vertical penetrations as you have requested. We are hoping an administrative review without need for a Level II review makes sense to you as well.

It was good to meet you. Both Drew and Tim O'neil asked about you and the girls-----small world or what!

Respectfully,
Deb

RECEIVED

JUN 22 2011

Dept. of Building Inspections
City of Portland Maine

Memo

RECEIVED

JUN 24 2011

To: File
From: Varney Hintlian
Re: VTEC Permit at 1685 Congress Street Portland
Date: June 24, 2011

Dept. of Building Inspections
City of Portland Maine

The following is a brief summary of our position regarding the request for a permit for tenant improvements at the building located at 1685 Congress Street in Portland:

1. The building is located in the City's R-P Residential-Professional Zone and the tenant's proposed use of space in the building qualifies as a permitted use under Section 14-47 (b) of the City of Portland Land Use Ordinance.
2. Under this Section, "business services," as defined in Section 14-47 of the Ordinance, qualifies as a permitted business use. Section 14-47 defines business services as "establishments primarily engaged in rendering services to other business establishments on a fee or contract basis such as advertising, mailing services, building maintenance services, employment services, management and consulting services, protective services, personnel services and similar businesses."
3. The tenant's proposed use of space in the building for purposes of providing training classes to business professionals and general business consulting services clearly fits within the above definition for business services.
4. The prior use of the space as a medical office space was also a permitted business use in the R-P Residential-Professional Zone as a "professional office" under Section 14-147 (b) (1) of the Ordinance.
5. Both of these types of businesses fit within the permitted use category of "business" under Section 14-147 (b) of the Ordinance.
6. In addition, the proposed use for the tenant does not amount to a "change of use" under the definitions of Section 14-522 of the Ordinance. In this Section a "change of use" is defined as "any change in use of an existing building, whether or not alterations are involved, from any use in the following list to any other uses on the list: 1. Manufacturing or processing, storage and warehouse, and other industrial; 2. Residential; 3. Transportation; 4. Institutional; 5. Retail and Commercial; 6. Water-dependent use and marine use; and 7. Office.
7. A change within the "Business Services" definition is not a defined change of use under Section 14-522 of the ordinance. Further, even if a narrower definition is used namely that the prior use of this space in the building was for "office" use, under subsection 7 of

Section 14-522 the tenant's proposed use of the space will also be for "office" use. Therefore, there is no "change of use" under the definitions of Section 14-522 of the Ordinance.

8. Accordingly, given that the tenant's proposed use of the space does not amount to a "change of use" of the building, our request for a permit for the tenant improvements in this building should not trigger a review pursuant to the requirements of Section 14-523 (e) (7) of the Ordinance or any other additional review by City's Planning Authority.



Certificate of Design Application

From Designer: Michael Charek Architects
Date: June 15, 2011
Job Name: VTEC Training Center
Address of Construction: 1685 Congress Street, Portland, ME 04102

2009 International Building Code

~~2003 International Building Code~~

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2009 Use Group Classification (s) B Business

Type of Construction V-B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____



Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) No

Structural Design Calculations

N/A Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>N/A</u>	<u>N/A</u>
	

Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)
N/A Basic wind speed (1809.3)
N/A Building category and wind importance factor, I_w
table 1604.5, 1609.5)
N/A Wind exposure category (1609.4)
N/A Internal pressure coefficient (ASCE 7)
N/A Component and cladding pressures (1609.1.1, 1609.6.2.2)
N/A Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)
N/A Seismic use group ("Category")
N/A Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
N/A Site class (1615.1.5)

N/A Live load reduction
N/A Roof live loads (1603.1.2, 1607.11)
N/A Roof snow loads (1603.7.3, 1608)
N/A Ground snow load, P_g (1608.2)
N/A If $P_g > 10$ psf, flat-roof snow load P_f
N/A If $P_g > 10$ psf, snow exposure factor, C_e
N/A If $P_g > 10$ psf, snow load importance factor, I_s
N/A Roof thermal factor, C_T (1608.4)
N/A Sloped roof snowload, P_s (1608.4)
N/A Seismic design category (1616.3)
N/A Basic seismic force resisting system (1617.6.2)
N/A Response modification coefficient, R and
deflection amplification factor, C_d (1617.6.2)
N/A Analysis procedure (1616.6, 1617.5)
N/A Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)
N/A Elevation of structure

Other loads

N/A Concentrated loads (1607.4)
N/A Partition loads (1607.5)
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer:

Michael Charek Architects

Address of Project:

1685 Congress Street

Nature of Project:

Renovation of existing second story of 3-story office
building to create classrooms and support spaces for
the VTEC Training Center.

To the best of my knowledge and belief,

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: _____

Title: Principal

Firm: Michael Charek Architects

Address: 25 Hartley Street

Portland, ME 04103

Phone: 207-761-0556

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: June 16, 2011


From: Michael Charek Architects

To the best of my knowledge and belief,
These plans and / or specifications covering construction work on:

Renovation of existing second story of 3-story office building to create classrooms
and support spaces for the VTEC Training Center.

Have been designed and drawn up by the undersigned, a Maine registered Architect /
Engineer according to the ~~2003 International Building Code~~ and local amendments.
2009 International Building Code



Signature: 

Title: Principal

Firm: Michael Charek Architects

Address: 25 Hartley Street

Portland, ME 04103

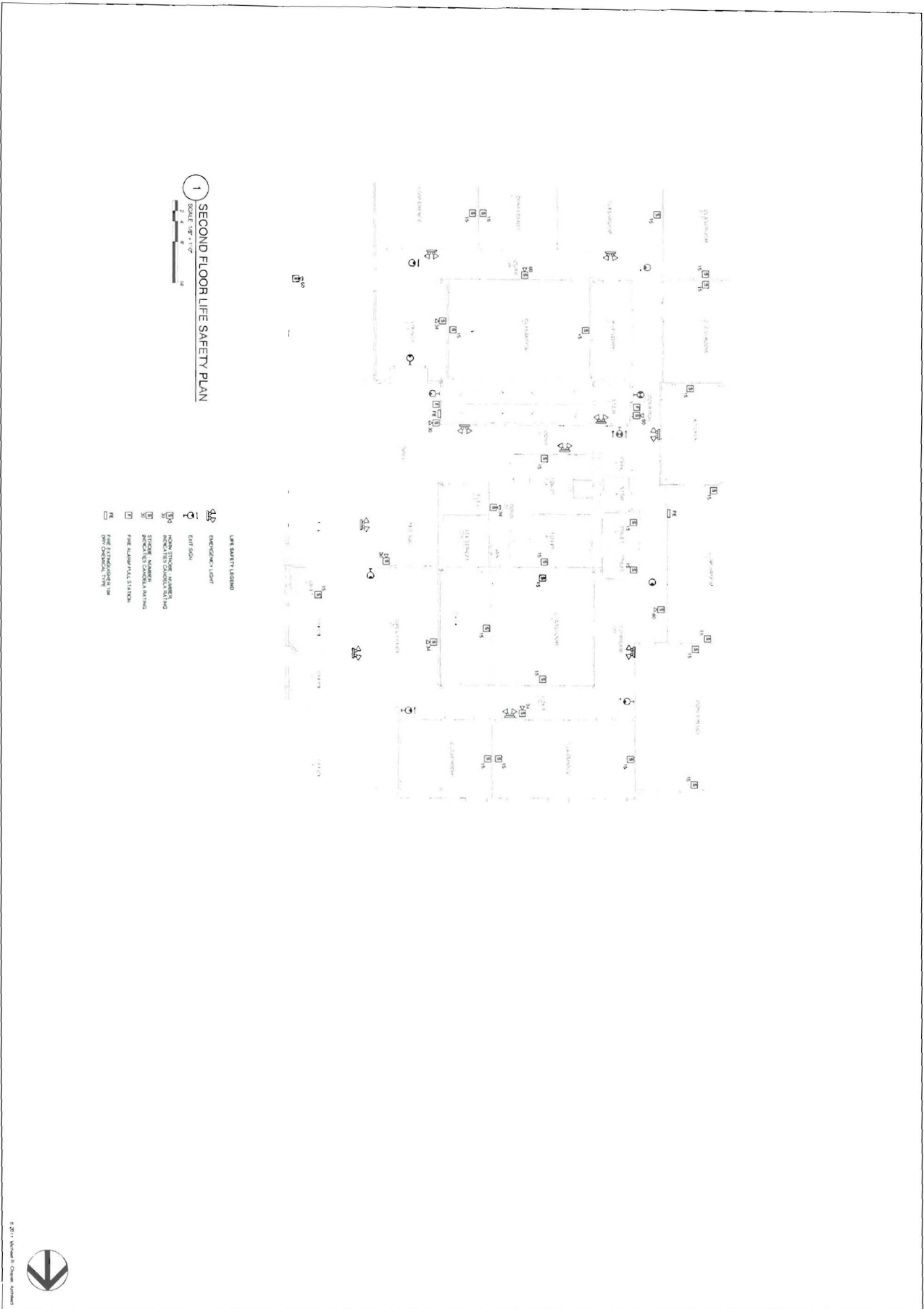
Phone: 207-761-0556

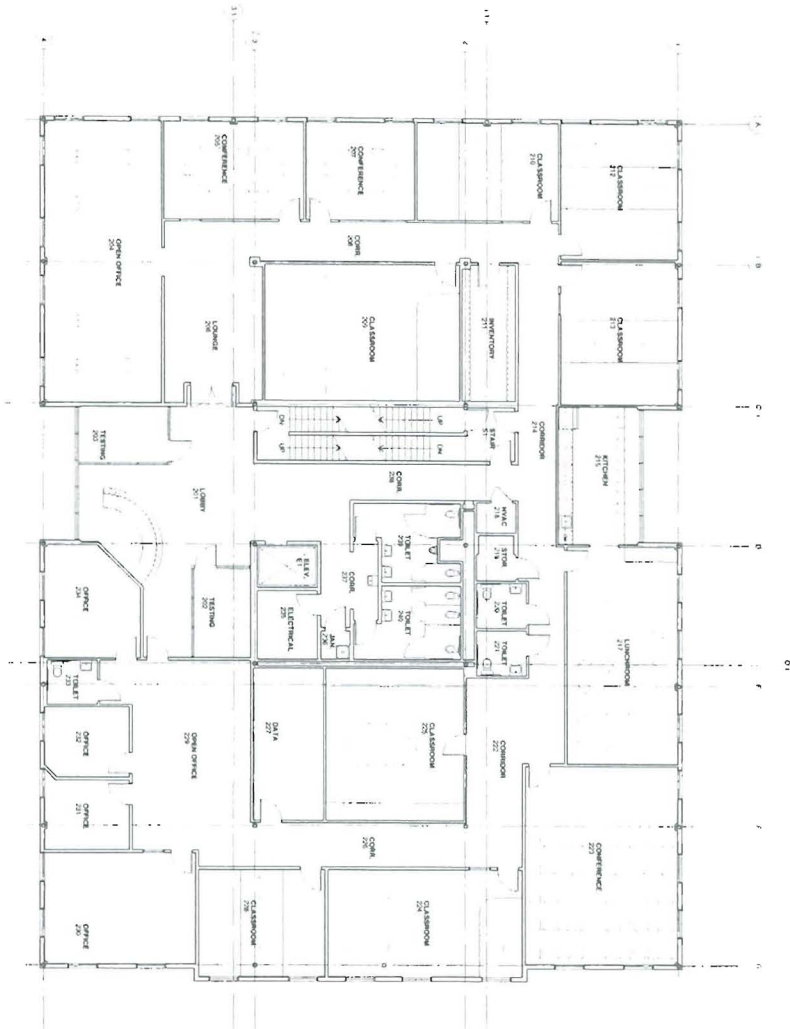
For more information or to download this form and other permit applications visit the Inspections Division
on our website at www.portlandmaine.gov

<p>Sheet</p> <p>G2</p>	<p>Revisions</p> <p>ISSUED FOR PERMIT</p>	<p>Date: 06/11/07</p> <p>Scale: 1/4" = 1'-0"</p>	<p>TITLE</p> <p>SPECIFICATIONS</p>	<p>VTEC TRAINING CENTER</p> <p>1685 Congress Street Portland, ME 04102</p>		<p>Michael Charek Architects</p> <p>25 Hartley Street Portland, Maine 04103 (207) 761-0556</p>
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<p>Scale: 1/8" = 1'-0"</p> <p>Date: 03/11</p> <p>Revisions</p> <p>ISSUED FOR PERMIT</p> <p>Sheet</p> <p>A1</p>	<p>Title</p> <p>SECOND FLOOR PLAN</p>	<p>VTEC TRAINING CENTER</p> <p>1685 Congress Street Portland, ME 04102</p>	 <p>Michael Charek Architects</p> <p>25 Hartley Street Portland, Maine 04103 (207) 761-0556</p>
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1 SECOND FLOOR FURNITURE PLAN

SCALE: 1/8" = 1'-0"

- FURNITURE PLAN NOTES
1. FURNITURE SHOWN IS FOR A 1500 HOURS PER DAY OPERATION.
 2. FURNITURE TO BE PROVIDED BY TENANT.



© 2011 Michael Charek Architects

Sheet
F1

ISSUED FOR
PERMIT

Revisions

Date: 09/11

Scale: 1/8" = 1'-0"

Title
SECOND
FLOOR
FURNITURE
PLAN

VTEC TRAINING CENTER

1685 Congress Street
Portland, ME 04102



Michael Charek
Architects

25 Hartley Street
Portland, Maine 04103
(207) 761-0556



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6-15-20 11

Received from

Location of Work

Cost of Construction \$ Building Fee:

Permit Fee \$ Site Fee:

Certificate of Occupancy Fee:

Total: 42545

Building (IL) Plumbing (IS) Electrical (I2) Site Plan (U2)

Other

CBL: 219-11-15

Check #: 6552 Total Collected \$ 2545

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

June 24

20 11

Received from

Vancey Hinton

Location of Work

1685 Congress St.

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

75.00

Total:

Building (IL)

Plumbing (IS)

Electrical (I2)

Site Plan (U2)

Other

Building permit already applied for.

CBL:

219-A-13

Check #:

CC

Total Collected \$

75.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

ABH

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy