

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that 164 REALTY LLC

Located At 1600 CONGRESS ST

Job ID: 2012-01-3131-ALTCOMM

CBL: 220- B-010-001

has permission to Renovate 9,976 SF of existing space for tenant expansion – Nephrology Associates provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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**

*JMB 2/16/12*  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-01-3131-ALTCOMM	Date Applied: 1/23/2012	CBL: 220- B-010-001	
Location of Construction: 1600 CONGRESS ST	Owner Name: 164 REALTY LLC	Owner Address: 100 SILVER ST- PORTLAND, ME 04101	Phone: 774-1885
Business Name: Nephrology Associates	Contractor Name: WRIGHT-RYAN CONSTRUCTION- Rob Barrett	Contractor Address: 10 DANFORTH ST PORTLAND MAINE 04101	Phone: (207) 773-3625
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: R-P
Past Use: Professional Offices/Dialysis services	Proposed Use: Same- Professional Offices/Dialysis services – to make tenant improvements to portion of existing office space	Cost of Work: \$544,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied N/A Signature: <i>Capt. Kione 1/31/12</i>	Inspection: Use Group: <i>B</i> Type: <i>2B</i> <i>DR 2009</i> Signature: <i>[Signature]</i>
Proposed Project Description: Tenant fit-up to existing space		Pedestrian Activities District (P.A.D.) <i>2/16/12</i>	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <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 with conditions</i> <i>[Signature]</i> 1/23/12	<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:	<input checked="" 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>[Signature]</i>

**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)

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspections 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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2012-01-3131-ALTCOMM

Located At: 1600 CONGRESS ST

CBL: 220- B-010-001

## **Conditions of Approval:**

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. 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.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. 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.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. 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.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

### **Building**

1. Application approval based upon information provided by applicant, including submitted addendum. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.

### **Zoning**

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.
3. This property shall remain professional offices. Any change of use shall require a separate permit application for review and approval.
4. It is understood that all alterations will be internal and no new additions are being proposed.

2-P Not in Division



# 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>1600 CONGRESS ST</u>		
Total Square Footage of Proposed Structure/Area <u>25,500 SFT; 9976 SFT IMPROVED</u>		Square Footage of Lot <u>256,920</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>220      B010      0001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>164 REALTY, LLC</u> Address <u>100 SILVER ST</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>(207) 774-1885</u>
Lessee/DBA (If Applicable) <u>NEPHROLOGY ASSOCIATES</u>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>544,000</u> C of O Fee: \$ <u>—</u> Total Fee: \$ <u>5460</u>
Current legal use (i.e. single family) <u>COMMERCIAL OFFICE</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>COMMERCIAL OFFICE</u> Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: <u>TENANT IMPROVEMENTS TO PORTION OF EXISTING OFFICE SPACE</u>		
Contractor's name: <u>WRIGHT-RYAN CONSTRUCTION</u> Address: <u>100 DANFORTH ST</u> City, State & Zip <u>PORTLAND ME 04101</u> Telephone: <u>773-3622</u> Who should we contact when the permit is ready: <u>ROB BARRETT</u> Telephone: <u>838-6310</u> Mailing address: <u>100 DANFORTH ST PORTLAND, ME 04101</u>		

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JAN 23 2012  
Dept of Building Inspections  
City of Portland Maine

**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](http://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: 01/18/2011

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



# Certificate of Design Application

From Designer: CWS Architects - Guy Labrecque, Jr.  
 Date: 01/16/12  
 Job Name: Nephrology Renovations  
 Address of Construction: 1600 Congress Street, Portland

## 2003 International Building Code

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

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

Type of Construction Type 2B

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? Yes If yes, separated or non separated or non separated (section 302.3) Separated

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

Structural Design Calculations No Structural modifications Live load reduction

                     Submitted for all structural members (106.1 - 106.11)

                     Roof live loads (1603.1.2, 1607.11)

                     Roof snow loads (1603.7.3, 1608)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown

                     Ground snow load,  $P_g$  (1608.2)

                     If  $P_g > 10$  psf, flat-roof snow load  $P_f$

                     If  $P_g > 10$  psf, snow exposure factor,  $C_e$

                     If  $P_g > 10$  psf, snow load importance factor,  $I_s$

                     Roof thermal factor,  $C_t$  (1608.4)

                     Sloped roof snowload,  $P_s$  (1608.4)

                     Seismic design category (1616.3)

                     Basic seismic force resisting system (1617.6.2)

                     Response modification coefficient,  $R$  and

                     deflection amplification factor  $C_d$  (1617.6.2)

                     Analysis procedure (1616.6, 1617.5)

                     Design base shear (1617.4, 1617.5.1)

### Wind loads (1603.1.4, 1609)

                     Design option utilized (1609.1.1, 1609.6)

                     Basic wind speed (1809.3)

                     Building category and wind importance Factor,  $I_w$   
table 1604.5, 1609.5)

                     Wind exposure category (1609.4)

                     Internal pressure coefficient (ASCE 7)

                     Component and cladding pressures (1609.1.1, 1609.6.2.2)

                     Main force wind pressures (7603.1.1, 1609.6.2.1)

### Flood loads (1803.1.6, 1612)

                     Flood Hazard area (1612.3)

                     Elevation of structure

### Earth design data (1603.1.5, 1614-1623)

                     Design option utilized (1614.1)

                     Seismic use group ("Category")

                     Spectral response coefficients,  $S_D$  &  $S_{D1}$  (1615.1)

                     Site class (1615.1.5)

### Other loads

                     Concentrated loads (1607.4)

                     Partition loads (1607.5)

                     Misc. loads (Table 1607.8, 1607.6.1, 1607.7,  
1607.12, 1607.13, 1610, 1611, 2404)



# Certificate of Design

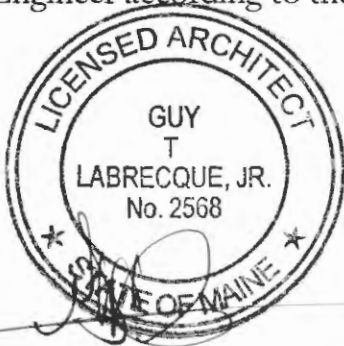
Date: 01/16/12

From: Cws Architects - Guy Labrecque, Jr.

These plans and / or specifications covering construction work on:

Nephrology Renovations to 1600 Congress street

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



(SEAL)

Signature: [Handwritten Signature]

Title: Vice President

Firm: CWS ARCHITECTS

Address: 434 CUMBERLAND AVE  
PORTLAND, ME 04101

Phone: 774.4441

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Accessibility Building Code Certificate

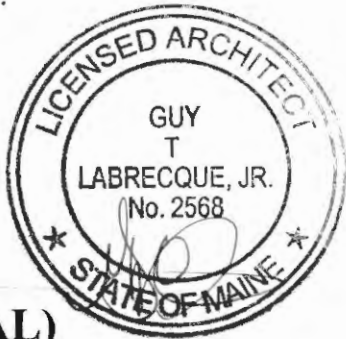
**Designer:** Cws Architect - Guy Labrecque, Jr.

**Address of Project:** 1600 Congress Street, Portland

**Nature of Project:** Interior Renovations

\_\_\_\_\_  
\_\_\_\_\_

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.



**(SEAL)**

Signature:

Title: Vice President

Firm: CWS ARCHITECTS

Address: 4321 CUMBERLAND AVE  
PORTLAND, MAINE

Phone: 774-4441

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





**Jeanie Bourke**

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**From:** "Guy Labrecque" <glabrecque@cwsarch.com>  
**To:** <jmb@portlandmaine.gov>  
**Date:** 2/16/2012 11:44 AM  
**CC:** "Robert Barrett" <rbarrett@wright-ryan.com>  
**Attachments:** Nephrology WCPR2-02-16-12.pdf

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Hi Jeanie,

Here is the revision document we discussed. I've copied the site super as well. Give me a call if you have any questions.

Thanks,

*Guy Labrecque, Jr. AIA*  
Vice President

The logo for CWS Architects, featuring the letters 'CWS' in a stylized, bold, italicized font.

**A r c h i t e c t s**

(207) 774-4441

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FEB 16 2012  
Dept. of Building Inspections  
Portland, Maine

# Work Change Proposal Request

AIA DOCUMENT G709

PROJECT: Nephrology Associates Renovations  
Portland, Maine

PROPOSED REQUEST NUMBER: 2

OWNER:   
ARCHITECT:   
CONSTRUCTION MANAGER:   
CONTRACTOR:   
FIELD:   
OTHER:

## Code Clarification Revisions

OWNER: 164 Realty LLC  
100 Silver Street  
Portland, ME 04101

DATE OF ISSUANCE: 2/16/2012

CONTRACT FOR: New Construction

FROM ARCHITECT: CWS Architects  
434 Cumberland Ave.  
Portland, ME 04101

CONTRACT DATE: 1/20/2012

TO CONTRACTOR: Wright/Ryan Construction  
10 Danforth Street  
Portland, Maine 04101

ARCHITECT'S PROJECT NUMBER: 11422

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Within Zero (14) days, the Contractor must submit this proposal or notify the Architect, in writing, of the date on which proposal submission is anticipated.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

### DESCRIPTION:

Item No. 1: The contractor shall revise the fire rating of all new doors within Corridor 152 from 45 - minute doors to 60 - minute fire rated door units. This applies to doors 151B, 152A, 152B, 152C, 152D, 152E, 152F and 143.

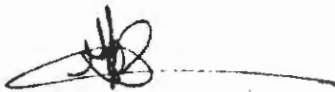
Item No. 2: The contractor shall revise the partition tags at the new alcoves within Building Common Exit Corridor 152 from 4A-similar to 4D-similar. The similar in this case refers to the adjacent noting on the plans indicating that the partition height shall match the adjacent existing wall heights. These new walls are 1-hour fire rated assemblies as wall type 4D describes.

### ATTACHMENTS:

None

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FEB 16 2012

### REQUEST BY THE ARCHITECT:



(Signature)

Guy Labrecque, Architect, Vice President  
(Printed name and title)



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

20 12

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 15760

Building (1L) \_\_\_\_\_  Plumbing (15) \_\_\_\_\_  Electrical (12) \_\_\_\_\_  Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 2012-11

Check #: 03225 Total Collected \$ 15760

**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