

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

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

Permit No: 07-1022	Issue Date:	CBL: 233 A004001
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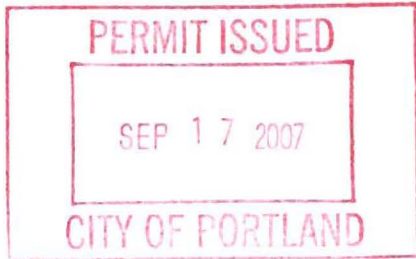
Location of Construction: 2352 CONGRESS ST	Owner Name: MAINE TURNPIKE AUTHORITY	Owner Address: 430 RIVERSIDE ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: I-M

Past Use: Vacant Land	Proposed Use: Commercial - Office Maine Turnpike Authority - New 3 story building w/192 parking spaces	Permit Fee: \$112,965.00	Cost of Work: \$11,286,305.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>2B</i> <i>9/16/07</i>	

Proposed Project Description: New 3 story building w/192 parking spaces	Signature: <i>Greg Carr</i>	Signature: <i>[Signature]</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: 08/21/2007	<b>Zoning Approval</b>
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<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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 12 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0090</i> Major <input type="checkbox"/> Minor <input checked="" type="checkbox"/> M:M Date: <i>9/24/07</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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>S</i>
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**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

10/10/08

class - in 3rd Floor ) ~~MA~~  
denny

# City of Portland, Maine - Building or Use Permit

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Permit No: 07-1022	Date Applied For: 08/21/2007	CBL: 233 A004001
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Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial - Office Maine Turnpike Authority - New 3 story building w/192 parking spaces	Proposed Project Description: New 3 story building w/192 parking spaces
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/24/2007

**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 09/19/2007

**Note:** **Ok to Issue:**

- 1) This permit is approved, all of the review questions/comments have been responded to and adequately satisfy code compliance of this project.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 08/24/2007

**Note:** **Ok to Issue:**

- 1) The sprinkler system shall be installed in accordance with NFPA 13.
- 2) A single source supplier should be used for all through penetrations.
- 3) The fire alarm system shall comply with NFPA 72
- 4) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 5) Application requires State Fire Marshal approval.
- 6) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 7) The doors in both stairs at the first floor shall swing in the direction of egress travel
- 8) All construction shall comply with NFPA 101  
Review 8.7.1.2 & 8.7.1.3 Doors to storage to be 3/4 hr.

**Dept:** Public Works      **Status:** Open      **Reviewer:**      **Approval Date:**

**Note:** **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:**

**Note:** **Ok to Issue:**

**Dept:** Parks      **Status:** Open      **Reviewer:** Jeff Tarling      **Approval Date:**

**Note:** **Ok to Issue:**

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<b>Dept:</b> Traffic	<b>Status:</b> Open	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> Engineering	<b>Status:</b> Open	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Cptn Greg Cass	<b>Approval Date:</b>
<b>Note:</b> The Fire dept checklist needs to be referanced here as I am unable to do the plan review with the information provided. Mark Johnson @ SMRT contacted 5-23-06			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> DRC	<b>Status:</b> Pending	<b>Reviewer:</b> Jay Reynolds	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> Planning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jean Fraser	<b>Approval Date:</b> 05/08/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>

**Comments:**

8/22/2007-mes: waiting for a stamped approved site plan from Planning.

8/24/2007-mes: My error- the stamped approved plans were given to this office on 7/27/07 and were not filed away yet.

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9/19/2007-ldobson:

-----Original Message-----

From: Mike Nugent [mailto:mjn@portlandmaine.gov]

Sent: Saturday, September 08, 2007 1:46 PM

To: Jeanie Bourke

Cc: info

Subject: ME turnpike permit

I've completed the reveiw and have the following questions/comments:

- 1)Need COMcheck report or other document establishing IECC code complaince.
- 2) Curious!! The siesmic Site Class is a "B" yet we arrived at a seismic design category of "C". How did that happen? Anyway if you classify this as a "C" we need a Seismic Quality assurance plan and also need a contractor's statement of responsibility (See Chapter 17)
- 3) Need UL listing for all required fire separation assemblies.
- 4) What is a "nonsecure" fire separation assembly? (see AE001)
- 5)The occupant numbers on AE001far exceed thelimitations in Table1004.1.2 for Business areas please provide a Code Justification.
- 6) The first floor area that contains rooms 117 through 149 has one means of egress. Let's review it to make sure that there are no common path of travel issues or dead end issues etc.
- 7)What kind of cooking equipment will be in the "Kitchen"?
- 8) Please confirm the tread and riser dimensions and balluster spacing.
- 9) Please provide exterior stair details with guards, intermediate rail and hand rail details.
- 10) Please show locations of exterior walking areas that are 30" or greater above grade below and their guard details (including retaining walls)
- 11) Please provide building elevations that show safety glazing locations

Great plans!

Thanks

Mike Nugent  
Consulting Plans Examiner  
City of Portland

-----Original Message-----

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Business Name:	Contractor Name: TBD	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

From: Mike Nugent [mailto:mjn@portlandmaine.gov]  
 Sent: Sunday, September 16, 2007 3:23 PM  
 To: Jeanie Bourke; Scott Benson  
 Cc: PriceEngrs@aol.com; RDRISCOLL@HNTB.com; PMerfeld@maineturnpike.com;  
 Lannie Dobson; Laurie Warhol  
 Subject: Me Turnpike Authority Permit

Thanks for the responses.

With regard to the "accessory assembly spaces", we are still an overall "B" use group, I assume that you are using section 1004.2 to allow for the increased occupant load and that you fully comply, please confirm.  
 Response: Means of egress are designed to accommodate the occupancy load described on the drawings, which load we understand is correctly determined for both the business use and accessory assembly use in accordance with Section 1004, including 1004.2.

With regard to energy code compliance, Please provide a signed compliance statement that establishes compliance with all applicable elements of the 2003 IECC.  
 Response: As part of the building permit application SMRT has already submitted a "Certificate of Design" stating our understanding that the design complies with the 2003 International Building Code. Per Section 101.4.7  
 Energy: "The provisions of the International Energy Conservation Code shall apply to all matters governing the design and construction of buildings for energy efficiency." Per Section 102.4 Referenced codes and standards: "The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference." By executing the "Certificate of Design," SMRT has already certified compliance with 2003 IECC.

With regard to window glazing please confirm that there are no other window locations that fall into the category of Hazardous Locations as outlined in section 2406.3.  
 Response: The only windows known to fall into the category of "hazardous locations" not addressed in SMRT's correspondence dated 9/11/07 are those windows whose glazing is held in wood frames around the Lobby 210 and Hall 201a. The tempered safety glazing for these windows is described on A4, A7 & A10/AE625.

And finally with regard to exterior stairs and retaining wall guards. Please confirm that all retaining walls that are more than 30" above the grade below will have code compliant guard protection, and that all stairs will have code compliant guardrails / hand rails/intermediate handrails where required.  
 Response: Please reference Item No. 9 of SMRT's correspondence dated 9/11/07 as follows: "Exterior hand rail details are provided on G1/C503 and G1/C504."  
 Also please reference Item No. 10 of SMRT's correspondence dated 9/11/07 as follows: "Where retaining walls are located along open-sided walking surfaces, design wall height is sufficient to meet guard height requirements of Section 1012.2." We understand the requirements of the code for exterior handrails at stairs, and guards

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- at retaining walls have been satisfied by the design as described in documents
- dated 7/9/07. Further, SMRT's understanding has been asserted by execution of the
- "Certificate of Design" submitted with the building permit application.

With those preconstruction requirements, I'm signing off. Lannie, Please put them in the system.

Mike Nugent  
Consulting Plans Examiner  
City Of Portland



# 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: <b>2360 Congress Street</b>		
Total Square Footage of Proposed Structure/Area <b>54,817</b>		Square Footage of Lot <b>6.77 acres (295,083 s.f.)</b>
Tax Assessor's Chart, Block & Lot Chart# <b>233</b> Block# <b>A0004</b> Lot# <b>001</b> Chart# <b>233</b> Block# <b>A0008</b> Lot# <b>001</b>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <b>Maine Turnpike Authority</b> Address <b>430 Riverside Drive</b> City, State & Zip <b>Portland, ME 04103</b>	Telephone:  <b>207-871-7771</b>
Lessee/DBA (If Applicable) <b>NA</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <b>\$11,286,305.00</b> C of O Fee: <b>\$75.00</b> Total Fee: <b>\$112,915.00</b>
Current legal use (i.e. single family) <b>NA (undeveloped site)</b> If vacant, what was the previous use? <b>NA (undeveloped site)</b> Proposed Specific use: <b>Office building</b> Is property part of a subdivision? <b>No</b> If yes, please name _____ Project description: <b>3-story steel frame and masonry veneer office building to be used as administrative headquarters for Maine Turnpike Authority to replace existing facility located at 430 Riverside Drive. Development to include associated new drives, parking (192 spaces), walkways and terraces, utilities, site lighting, signage, and plantings.</b>		
Contractor's name: <b>To be determined – project is currently out to public bid</b> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <b>Scott Benson, C/O SMRT Telephone: (207) 772-3846.</b> Mailing address: <b>144 Fore Street, Portland, Maine 04101</b>		

**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: <b>Scott L. Benson</b>	Date: <b>August 21, 2007</b>
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# ELECTRICAL PERMIT

## City of Portland, Me.

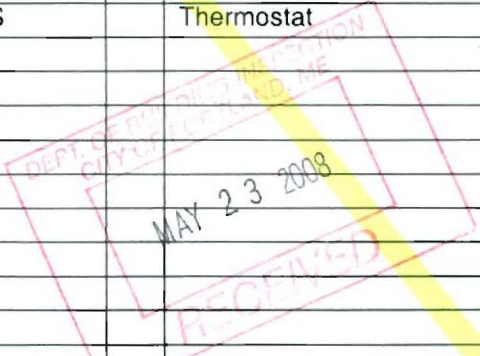


To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 5/23/08  
 Permit # 2008-4329  
 CBL# 233 A 604

LOCATION: 2360 Congress St METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # 4411812720001 OWNER MAINE TURNPIKE Building  
 TENANT w/o 3-373271 PHONE # \_\_\_\_\_

							TOTAL EACH FEE		
OUTLETS	<u>800</u>	Receptacles	<u>300</u>	Switches		Smoke Detector	.20	<u>220</u>	
FIXTURES		Incandescent	<u>700</u>	Fluorescent		Strips	.20		
SERVICES		Overhead		Underground		TTL AMPS <800	15.00		
		Overhead	<u>X</u>	Underground		<u>1600 AMP @ 800</u>	25.00		
Temporary Service		Overhead		Underground		TTL AMPS	25.00		
							25.00		
METERS	<u>1</u>	(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	
	<u>1</u>	Air Cond/cent				Pools	10.00		
	<u>3</u>	HVAC		EMS		Thermostat	5.00		
	<u>1</u>	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		
	<u>30</u>	E Lights					1.00		
	<u>1</u>	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 Corby Electric Inc MASTER LIC. # 3630  
 ADDRESS 609 MAIN ST #3 WESTBROOK LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 591-1851  
252-0018  
 SIGNATURE OF CONTRACTOR [Signature] v 2165