



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

CBL 254 A003001

106 PINE TREE IND PKWY

Date of Issue 08/24/2010

LOCATION

Jlts Viii Llc /Turner Brothers Construction

Issued to

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. 09-0979, has had final inspection, has been found to conform occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

W.B. Mason
Entire

None

APPROVED OCCUPANCY

Commercial Office/Storage/Mercantile
Use Group B/S/M
Type 3B
IBC-2003

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

8-24-10
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

BUILDING INSPECTION

PERMIT

Permit Number: 090979

PERMIT ISSUED
DEC 22 2009

This is to certify that JLTS-VIII LLC/TBD
has permission to interior renovation, interior loading dock addition, & 12,000 sq ft second floor addition for office space
AT 106 PINE TREE IND PKWY CBL 254 A003001

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 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 written permission procured before this building or part thereof is lathed or otherwise 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. CAPT. R. Tubbs
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0979	Issue Date:	CBL: 254 A003001
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Location of Construction: 106 PINE TREE IND PKWY	Owner Name: JLTS VIII LLC	Owner Address: 59 CENTRE ST	Phone:
Business Name: WB Mason	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: EM

Past Use: Commercial Vacant Space connected w/ permit#090045	Proposed Use: Commercial - "WB MASON" Interior renovation, interior loading dock addition, & second floor addition for office space	Permit Fee: \$12,095.00	Cost of Work: \$1,200,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group M/B/S (Primary) Type 3B IBC-2003	

Proposed Project Description: Interior renovation, interior loading dock addition, & 12,000 sq ft second floor addition for office space	Signature: <i>(KLG)</i>	Signature: <i>JMB 12/22/09</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: Ldobson	Date Applied For: 09/08/2009	Zoning Approval
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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>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>NA</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>2009-0037</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>with conditions</i> Date: <i>9/14/09</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District 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:
	<p>PERMIT ISSUED</p> <p>DEC 22 2009</p> <p>City of Portland</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

2-16-10

meeting / settlement (noah-saban) mEM
(Back Address) - ~~110~~ ~~115~~ ~~120~~ ~~125~~ ~~130~~ ~~135~~ ~~140~~ ~~145~~ ~~150~~ ~~155~~ ~~160~~ ~~165~~ ~~170~~ ~~175~~ ~~180~~ ~~185~~ ~~190~~ ~~195~~ ~~200~~ ~~205~~ ~~210~~ ~~215~~ ~~220~~ ~~225~~ ~~230~~ ~~235~~ ~~240~~ ~~245~~ ~~250~~ ~~255~~ ~~260~~ ~~265~~ ~~270~~ ~~275~~ ~~280~~ ~~285~~ ~~290~~ ~~295~~ ~~300~~ ~~305~~ ~~310~~ ~~315~~ ~~320~~ ~~325~~ ~~330~~ ~~335~~ ~~340~~ ~~345~~ ~~350~~ ~~355~~ ~~360~~ ~~365~~ ~~370~~ ~~375~~ ~~380~~ ~~385~~ ~~390~~ ~~395~~ ~~400~~ ~~405~~ ~~410~~ ~~415~~ ~~420~~ ~~425~~ ~~430~~ ~~435~~ ~~440~~ ~~445~~ ~~450~~ ~~455~~ ~~460~~ ~~465~~ ~~470~~ ~~475~~ ~~480~~ ~~485~~ ~~490~~ ~~495~~ ~~500~~ ~~505~~ ~~510~~ ~~515~~ ~~520~~ ~~525~~ ~~530~~ ~~535~~ ~~540~~ ~~545~~ ~~550~~ ~~555~~ ~~560~~ ~~565~~ ~~570~~ ~~575~~ ~~580~~ ~~585~~ ~~590~~ ~~595~~ ~~600~~ ~~605~~ ~~610~~ ~~615~~ ~~620~~ ~~625~~ ~~630~~ ~~635~~ ~~640~~ ~~645~~ ~~650~~ ~~655~~ ~~660~~ ~~665~~ ~~670~~ ~~675~~ ~~680~~ ~~685~~ ~~690~~ ~~695~~ ~~700~~ ~~705~~ ~~710~~ ~~715~~ ~~720~~ ~~725~~ ~~730~~ ~~735~~ ~~740~~ ~~745~~ ~~750~~ ~~755~~ ~~760~~ ~~765~~ ~~770~~ ~~775~~ ~~780~~ ~~785~~ ~~790~~ ~~795~~ ~~800~~ ~~805~~ ~~810~~ ~~815~~ ~~820~~ ~~825~~ ~~830~~ ~~835~~ ~~840~~ ~~845~~ ~~850~~ ~~855~~ ~~860~~ ~~865~~ ~~870~~ ~~875~~ ~~880~~ ~~885~~ ~~890~~ ~~895~~ ~~900~~ ~~905~~ ~~910~~ ~~915~~ ~~920~~ ~~925~~ ~~930~~ ~~935~~ ~~940~~ ~~945~~ ~~950~~ ~~955~~ ~~960~~ ~~965~~ ~~970~~ ~~975~~ ~~980~~ ~~985~~ ~~990~~ ~~995~~ ~~1000~~

rebar inspection -
special concrete inspection by TIERIA.COM
controlled work site w/ special INSPECTIONS
SEE Schedule of Special Inspections. S.M.K

7-22-10

cl to cl on 2nd floor
ULN

8-3-10

- ✓ Need Knox Box ✓
- ✓ Need all elec covers
- ✓ Need HUNG Girts
- ✓ Need soap, paper towel, drain
- ✓ Need # on door sign out front
- front room needs to be finished
- ✓ Elec mech room need to be sealed

* Air Dampened through rated walls and floors

✓ Pure Knobs

* ✓ CK at plan for shares in back area Beyond the hood

✓ Returned handrail

Remove all old wiring ○

✓ Door closures on exit and fire doors

✓ Need exit path drawn out
e light schedule in warehouse
(approved wallers surface for entrance exit)

guards on exit stairs / new stairs

4" between balusters ✓

✓ fire door assemblies

✓ stairway fire rated

✓ suspended ceiling in stairway rated?

elec on bathrooms ✓

Fire alarm list problem. a problem

(all Fire doors need closures)

Labeling tabs on circuit breakers

✓ sprinker room

exterior landscaping Phil Depina

(Sign Permit zoning) ✓

elec, sprinker Labeled ✓

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0979	Date Applied For: 09/08/2009	CBL: 254 A003001
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Business Name: WB Mason	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial - "WB MASON" Interior renovation, interior loading dock addition, & second floor addition for office space	Proposed Project Description: Interior renovation, interior loading dock addition, & 12,000 sq ft second floor addition for office space
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/14/2009

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.
- 3) Please note that the "retail" aspect of this primary warehouse and distribution use is accessory. The "retail" use shall only be used as defined in a letter from Attorney Thomas E. Behenna of Cohasset, MA dated October 10, 2008. If there is any change to the uses, this office shall be notified prior to the changes being implimented.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/22/2009

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, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant with subsequent revisions.. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 09/17/2009

Note: **Ok to Issue:**

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 3) The Fire Department will require knox locking caps on all Fire Department Connections on the exterior of the building.
- 4) Fire department sprinkler connection type and location shall be approved in writing by fire prevention bureau.
- 5) Application requires State Fire Marshal approval.
- 6) The sprinkler system shall be installed in accordance with NFPA 13.
- 7) All construction shall comply with NFPA 101
- 8) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 9) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required.
- 10) A single source supplier should be used for all through penetrations.
- 11) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

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

- 12 All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP and keyed alike, labeled "FIRE ALARM RECORDS".
- 13 Fire alarm system requires a Masterbox connection per city ordinance.
Masterbox design and installation shall be as approved by City Electrical Division.
- 14 Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 15 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.
- 16 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.
- 17 A separate Fire Alarm System Permit is required.
- 18 A separate Sprinkler System Permit is required.
- 19 Emergency lights and exit signs are required

Dept: Public Services	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Zoning	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Parks	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Fire	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 12/11/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Planning	Status: Open	Reviewer: Eric Giles	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Comments:

9/11/2009-Ldobson: Held until we heard the check is on the way. Lannie

9/11/2009-mes: I e-mailed Eric Giles in Planning as to what the status was for the site plan - I see no full review completed or guaranteed fees submitted.- WAIT FOR PLANNING OK BEFORE ISSUING

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11/2/2009-jmb: Left vmsg for Chris Meehan at WB Mason for details including Geotech report, ladder to new roof hatch, drawings for metal bldg. (Chief Metal Buildings), waiver for plumbing fixtures, B window tempered if under 60" in stair #1, statement of special inspections.

11/4/2009-jmb: Returned call to Bob Turner discussed required submissions, added section showing the existing interior loading dock w/mezzanine not shown on plan 5.1(cc). He will have Matt Pelletier follow up on all, but the plans for the steel bldg. Are on order. Requested a foundation only permit, advised he speak with Eric G. for planning requirements.

11/6/2009-jmb: Received via email the letters for waiver request and granting for the bathroom fixture count. Also see email string about the allowance for a fixed ladder to access rooftop for HVAC maintenance per the IMC 2003.

11/16/2009-jmb: Received via email the comcheck for building envelope.

11/25/2009-jmb: Received via mail the documents for statement of special inspections and structural affidavit from the engineer.

12/17/2009-jmb: Received via mail plan from BKA for foundation revision and plans from Turner for the Chief Metal Bldg. Stamped plans

ELECTRICAL PERMIT

City of Portland, Me.



E=Existing

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 3/10/10
 Permit # 2010 4155
 CBL# 254 A003

LOCATION: 106 Pine Tree Industrial Parkway METER MAKE & # Existing
 CMP ACCOUNT # _____ OWNER WB Mason
 TENANT WB Mason PHONE # _____

254 A003

							TOTAL EACH FEE		
OUTLETS	150	Receptacles	75	Switches	10	Smoke Detector	.20	47.00	
FIXTURES	0	Incandescent	300	Fluorescent		Strips	.20	60.00	
SERVICES	E	Overhead		Underground		TTL AMPS <800	15.00		
		Overhead		Underground		>800	25.00		
Temporary Service	N/A	Overhead		Underground		TTL AMPS	25.00		
							25.00		
METERS	E	(number of)					1.00		
MOTORS	E	(number of)					2.00		
RESID/COM		Electric units					1.00		
HEATING		oil/gas units	Interior		Exterior		5.00		
APPLIANCES			Ranges		Cook Tops		2.00		
			Insta-Hot		Water heaters		2.00		
			Dryers		Disposals		2.00		
			Compactors		Spa		2.00		
			Others (denote)				2.00		
									2.00
MISC. (number of)	4	Air Cond/win					3.00		
		Air Cond/cent				Pools	10.00	40.00	
		HVAC		EMS		Thermostat	5.00		
	E	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		
	30	E Lights					1.00	30.00	
		E Generators					20.00		
PANELS	3	Service		Remote		Main	4.00	1200 400	
TRANSFORMER	0	0-25 Kva					5.00		
		25-200 Kva					8.00		
		Over 200 Kva					10.00		
TOTAL AMOUNT DUE								\$177.00	
MINIMUM FEE/COMMERCIAL 55.00							MINIMUM FEE	45.00	(181.00)

RECEIVED

MAR 11 2010

Dept. of Building Inspections
 City of Portland Maine

CONTRACTORS NAME Eli B. Florence MASTER LIC. # ME 484 387 *
 ADDRESS 125 John Hancock Rd. Taunton, MA 02780 LIMITED LIC. # _____
 TELEPHONE 508-823-5550

[Signature]

SIGNATURE OF CONTRACTOR _____

PLUMBING APPLICATION

Department of Health and Human Services
Office of Environmental Health

PROPERTY ADDRESS

City of
Portland

PORTLAND

90579

Address
Number/Street

106 PINE TREE IND. PK WY

PROPERTY OWNERS NAME

JLTS III REALTY TRUST

Applicant
Name

PIP PLUMBING-HEATING-GAS

PORTLAND

Date
Permit
Issued:

1/13/10

PERMIT # 11164 STATE COPY

\$ 111519 FEE

Double Fee
Charged

Local Plumbing Inspector Signature

L.P.I. #

360

254-A-3

Main Address of
Contractor/Plumber
or Subcontractor

24 CADDIE LN PORTLAND ME.

Owner/Applicant Statement:

I certify that the information submitted is correct to the best of my knowledge and understanding and am submitting a reason for the Local Plumbing Inspector to City of Portland.

Jeff Martin

1/13/10

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Code.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

Type of Structure To Be Served:

Plumbing To Be Installed By:

- 1 NEW PLUMBING
- 2 RELOCATED PLUMBING

- 1 SINGLE FAMILY DWELLING
- 2 MODULAR OR MOBILE HOME
- 3 MULTIPLE FAMILY DWELLING
- 4 OTHER - SPECIFY COMMERCIAL BUILDING

- 1 MASTER PLUMBER
- 2 OIL BURNERMAN
- 3 MFG'D HOUSING DEALER/MECHANIC
- 4 PUBLIC UTILITY EMPLOYEE
- 5 PROPERTY OWNER

LICENSE #

254 A 3

Hook-Up & Piping Relocation
Maximum of 1 Hook-Up

Number

Column 2

Type of Fixture

Number

Column 1

Type of Fixture

HOOK-UP to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District

0, 2

Hosebib / Sillcock

Bathub (and Shower)

OR

0, 1

Floor Drain

Shower (Separate)

HOOK-UP to an existing subsurface wastewater disposal system.

0, 9

Urinal

Sink

PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures

Drinking Fountain

Wash Basin

Indirect Waste

0, 9

Water Closet (Toilet)

Water Treatment Softener, Filter, etc.

Clothes Washer

Grease/Oil Separator

Dish Washer

Roof Drain

Garbage Disposal

OR

TRANSFER FEE
(\$6.00)

0, 3

Other
City of Building Inspections
City of Portland Maine

0, 1

Laundry Tub

0, 3

Water Heater

2, 2

Fixtures (Subtotal)
Column 1

0, 3

Fixtures (Subtotal)
Column 2

2, 5

Total Fixtures

Fixture Fee

Transfer Fee

Hook-Up & Relocation Fee

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE

Permit Fee

on second floor 9 - 2 sets BR + 1 kitchen
underground waste line - pressure tested at 516
OK SMA
Plumber on site said floor drain was for 2nd floor

7-6-10
OK to close in NLA