

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

Location of Construction: 110 Industrial Way		Owner: Turnpike Properties LLC		Phone: 236-6935		Permit No: 000003	
Owner Address: 21 Lily Pond Dr. Camden Me		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Patco Const. Inc. ***		Address: 5 Main Street Sanford ME ***		Phone: 324-5574		Permit Issued: JAN - 5 2000	
Past Use: Vacant		Proposed Use: Office Warehouse		COST OF WORK: \$ 500,000		PERMIT FEE: \$ 3,024	
Proposed Project Description: 10,000 sf office ware house 6,000+ office 4,000 warehouse 3,000 sf TBD all sprinklered <i>Bldg 'A'</i> 6,000 4,000 3,000 12,000				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>B/S</i> / Type: <i>2C</i> <i>COCA 40</i>	
				Signature:		Signature: <i>Hoffman</i>	
Permit Taken By: <i>K.</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	
Date Applied For: <i>Dec 30 1999</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			
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"/>				Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review			

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

PERMIT ISSUED WITH REQUIREMENTS

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

Dec 30 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT
Sam

COMMENTS

This was bldg. ~~not~~!

6 Jan 2000 Inspected site Found 50% ^{of foundation} done without inspection - Called Dennis at PATCO and express my concern - He stated lot lines and Foundation was placed by hand use Consultants I ask for a copy of letter stating Foundation was placed as per approved plans

11 Jan 2000 Inspected, measured Foundation to lot lines OK close on NW corner

14 Jan 2000 North Foundation wall forms set - 8

20 Jan - same -

4 Feb - Foundations placed.

11 Febr steel on site.

16 Feb. same

25 Feb. Framing completed, rear wall sheathing completed, 2/3 of side wall erected (concrete)

8 Mar. Sheathing completed, Roofing completed

8 Mar. Bldg. A. Framing completed

14 Apr. Framing partitions, sprinkler - etc,

15 May Closing in -

30 May Called for Final "NOT ready"!

5 June 2k Done walk through for final Insp. part 2 of bldg. OK. waiting for D.A.C. OK.

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 110 Industrial Way 326-B-001

Issued to Turnpike Properties Inc Date of Issue June 9 2000

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. 000003, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Building A unit B

use group B/SI
type 2C Boca 96

Limiting Conditions:

this is a temporary C of O good until DRC give final approval for permanent CofO

This certificate supersedes certificate issued

Approved:

12 June 2000

(Date) 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.

Handwritten notes: 06/12/00

BUILDING PERMIT REPORT

DATE: 3 Jan 2000 ADDRESS: 110 Industrial way CBL: 326-B-001

REASON FOR PERMIT: Office/warehouse building 13000 sq ft

BUILDING OWNER: Turnpike Properties LLC

PERMIT APPLICANT: CONTRACTOR Patco Const, Inc

USE GROUP: B/s1 CONSTRUCTION TYPE: 2C CONSTRUCTION COST: 500,000.00 PERMIT FEES: 3,024

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, *2, *6, *7, *11, *13, *18, *20, *21, *22, *23, *27, *34, 31

- *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.
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.
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.
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.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
*18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

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. *see Attached Devel Review Appl. conditions*
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).
- Electrical plan shall be submitted for approval to the City's Ele. Inspector Michael Collins.*
37. *Sprinkler system Fire Dept. Connection shall be approved by The Portland Fire Dept.*

P. Samuel Hebert, Building Inspector
 Ce. A. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

**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.

****CERTIFICATE OF OCCUPANCY FEE \$50.00

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19990053
I. D. Number

in Rist & Bonnie Brunet
Applicant
21 Lily Pond Dr, Camden, ME 04843
Applicant's Mailing Address
Land Use Consultants
Consultant/Agent
Applicant or Agent Daytime Telephone, Fax

5/10/99
Application Date
Industrial Way 110
Project Name/Description

110 Industrial Way
Address of Proposed Site
326-B-001
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is based on plans submitted and reviewed for this permit. Any changes shall require an amendment permit and separate review.
2. The pavement setback from lot boundaries are required to be 10 feet and will be measured for compliance.

Fire Conditions of Approval

Detail required on the 20' fire lane

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

19990053

I. D. Number

Martin Rist & Bonnie Brunet

Applicant

21 Lily Pond Dr, Camden, ME 04843

Applicant's Mailing Address

Land Use Consultants

Consultant/Agent

5/10/99

Application Date

Industrial Way 110

Project Name/Description

110 Industrial Way

Address of Proposed Site

326-B-001

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)

11,700sq. ft.

1.95 acre

IM

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 5/10/99

Fire Approval Status:

Reviewer Lt. Mc Dougall

- Approved Approved w/Conditions
see attached Denied

Approval Date 5/10/99 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance Lt. Mc Dougall signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990053

I. D. Number

Martin Rist & Bonnie Brunet

5/10/99

Applicant

Application Date

21 Lily Pond Dr, Camden, ME 04843

Industrial Way 110

Applicant's Mailing Address

Project Name/Description

Land Use Consultants

110 Industrial Way

Consultant/Agent

Address of Proposed Site

326-B-001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Warehouse/Distribution Building Addition Parking Lot Change Of Use Residential Other (specify) _____

11,700sq. ft.

1.95 acre

IM

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots _____
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other _____

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 5/10/99

Planning Approval Status:

Reviewer sarah

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 6/22/99 Approval Expiration 6/22/00 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit sarah hopkins 12/23/99
signature date

Performance Guarantee

- Required*
- Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990053

I. D. Number

Martin Rist & Bonnie Brunet

Applicant

21 Lily Pond Dr, Camden, ME 04843

Applicant's Mailing Address

Land Use Consultants

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

5/10/99

Application Date

Industrial Way 110

Project Name/Description

110 Industrial Way

Address of Proposed Site

326-B-001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Building Addition Change Of Use Residential
 Parking Lot Other (specify) _____

11,700sq. ft.

1.95 acre

IM

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$500.00** Subdivision _____ Engineer Review _____ Date: **5/10/99**

DRC Approval Status:

Reviewer **sarah**

- Approved** **Approved w/Conditions**
see attached **Denied**

Approval Date **6/22/99** Approval Expiration **6/22/00** Extension to _____ Additional Sheets Attached

Condition Compliance **steve bushey** **12/23/99** Attached
signature date

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

19990053
I. D. Number

Martin Rist & Bonnie Brunet

5/10/99

Applicant

Application Date

21 Lily Pond Dr, Camden, ME 04843

Industrial Way 110

Applicant's Mailing Address

Project Name/Description

Land Use Consultants

110 Industrial Way

Consultant/Agent

Address of Proposed Site

326-B-001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)

11,700sq. ft. 1.95 acre IM
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other

Fees Paid: Site Plan \$500.00 Subdivision Engineer Review Date: 5/10/99

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date 1/4/00 Approval Expiration Extension to Additional Sheets Attached

Condition Compliance signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

Applicant: Patco Const.
Address: 110 Industrial Way.

Date: 1/4/2000
C-B-L: 326-B-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - I-M

Interior or corner lot - Bldg "A" (idz Bldgs) construct 100' x 130' warehouse and Light Industrial
Proposed Use/Work - \nearrow

Sewage Disposal - City

Lot Street Frontage - 60' req - 200' shown

Front Yard - 1' for each 1' of height - 80' shown

Rear Yard - 1' for each 1' of height up to 25' - 25' shown

Side Yard - 1' for each 1' of height up to 25' - 25' shown
Does not abut any res. uses anywhere
Projections - .

Width of Lot - N/A

Height - 75' max allowed - 220' shown on submittals

Lot Area - N/A 84,942 sq ft shown

Lot Coverage / Impervious Surface - 75% max - 70.3% shown

Area per Family - N/A

Off-street Parking - for both bldg "A" & "B" office: 5 req 15 shown
warehouse: 22 req 35 shown

Loading Bays - 1 bay req for each bldg - 2 shown just for bldg "B"
3 shown just for bldg "A"

Site Plan - major approved

Shoreland Zoning / Stream Protection - N/A
19990053

Flood Plains - Panel 1' Zonal

Pavement setback from lot boundaries required to be 10 feet

BUILDING PERMIT REPORT

DATE: 3 Jan. 2008 ADDRESS: 116 Industrial way CBL: 326-B-001
 REASON FOR PERMIT: Office/warehouse building, 13000 sq ft
 BUILDING OWNER: Turnpike Properties LLC
 PERMIT APPLICANT: _____ CONTRACTOR: Patco Const. Inc
 USE GROUP: B/31 CONSTRUCTION TYPE: 2C CONSTRUCTION COST: 500,000.00 PERMIT FEES: 3,024

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, *2, *6, *7, *11, *13, *18, *20, *21, *22, *23, *27, *34

- *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 1/4" 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 (508)mm, 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)

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.

NOTEIf 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): <u>110 Industrial Way</u>			
Total Square Footage of Proposed Structure <u>13,000</u>		Square Footage of Lot <u>0 84,943</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>326</u> Block# <u>326</u> Lot# <u>B</u>	Owner: <u>Marty Rist, manager</u> <u>Turnpike Properties LLC.</u>	Telephone#: <u>236-6935</u>	
Owner's Address: <u>21 Lily Pond Dr.</u> <u>Camden, Me</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 500,000</u>	Fee: <u>\$ 3024</u>
Proposed Project Description: (Please be as specific as possible) <u>10,000 sq ft of office work space one tenant</u> <u>6000 sq ft office 4,000 work space</u> <u>3,000 sq ft TBD All sprinklered</u>			
Contractor Name, Address & Telephone <u>PTCO Construction Inc. 324-5574</u> <u>475 Main St. SANFORD, Me</u>			Rec'd By: <u>(Signature)</u>
Current Use: <u>vacant</u>		Proposed Use: <u>office/warehouse</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

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:

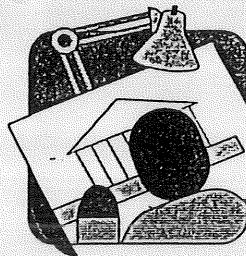
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <u>(Signature)</u>	Date: <u>12-15-99</u>
--	-----------------------

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



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: Mark Sengelmann
Port City Architecture

DATE: 12.16.99

Job Name: BLDG 'A' INDUSTRIAL WAY BUSINESS CENTER

Address of Construction: 110 Industrial Way Portland ME 04103

THE BOCA NATIONAL BUILDING CODE/1996 THIRTEENTH EDITION

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

Building Code and Year BOCA 96 Use Group Classification(s) ~~SC~~ BUSINESS

Type of Construction 2C Bldg. Height 16' EAVE/22'³ Bldg. Sq. Footage 13,000

Seismic Zone 2 ~ Group Class Group B

Roof Snow Load Per Sq. Ft. ~~49~~ 49 PSF Dead Load Per Sq. Ft. varies

Basic Wind Speed (mph) 90 MPH Effective Velocity Pressure Per Sq. Ft. 20.78 PSF

Floor Live Load Per Sq. Ft. 2000 PSF

Structure has full sprinkler system? Yes X No _____ Alarm System? Yes _____ No X
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

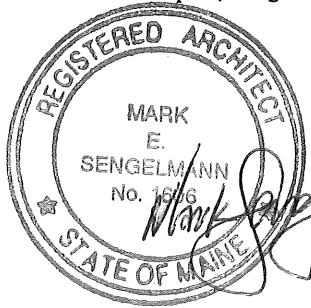
Is structure being considered unlimited area building: Yes _____ No X

If mixed use, what subsection of 313 is being considered ~ N/A

List Occupant loading for each room or space, designed into this Project.

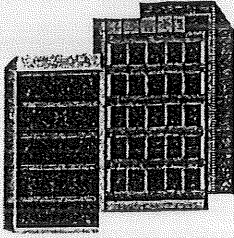
SUITE A = 31 @ 100 SF/P
SUITE B = 99 @ 100 SF/P

PSH 9/24/99



(Designers Stamp & Signature)

Mark Sengelmann



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: MARK SENGELMANN PORT CITY ARCHITECTURE

RE: Certificate of Design

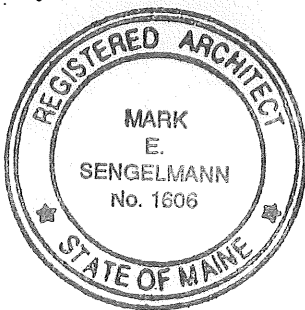
DATE: 12.16.99

These plans and/or specifications covering construction work on:

INDUSTRIAL WAY BUSINESS CENTER - BLDG 'A'
110 Industrial Way Portland Maine 04103

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1996 Thirteenth Edition, and local amendments.

(SEAL)



Signature Mark Sengel

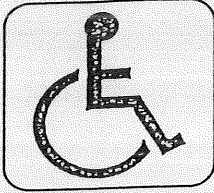
Title Principal

Firm Port City Architecture

Address 65 Newbury St
Portland ME 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



City of Portland, Maine

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Services

FROM: MARK SENGELMANN Port City Architecture

RE: Certificate of Design, HANDICAP ACCESSIBILITY

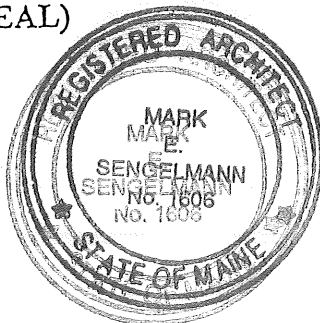
DATE: 12.16.99

These plans and/or specifications covering construction work on:

Industrial Way Business Center - Building 'A'
110 Industrial Way Portland ME 04103

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



Signature Mark Sengelmann

Title Principal

Firm Port City Architecture

Address 65 Newbury St
Portland ME 04101