

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

Please Read
Application And
Notes. If Any,
Attached

PERMIT

Permit Number: 081583

This is to certify that NORTHPORT UPHAM LLC zagalli
has permission to Commercial - Office portion 2nd floor - interior renovations to Business Ins. Current office on 2nd floor from entire 2nd floor to 3/4 of the 2nd floor
AT 56 NORTHPORT DR City 401 A005056 2009

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 worked-in. 24 HOURS 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. Greg Ciss

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Kevin P. Poirer 1/14/09
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: 08-1583		Issue Date:		CBL: 401 A005056	
Location of Construction: 56 NORTHPORT DR (2nd floor)		Owner Name: NORTHPORT UPHAM LLC		Owner Address: PO BOX 4894	
Business Name:		Contractor Name: Pizzagalli		Contractor Address: 131 Presumpscot St Portland	
Lessee/Buyer's Name		Phone:		Phone: 2078742323	
Past Use: Commercial - Office portion 2nd floor		Proposed Use: Commercial - Office portion 2nd floor -interior renovations to Peerless Ins. Current office on 2nd floor from entire 2nd floor to 3/4 of the 2nd floor		Permit Type: Alterations - Commercial	
Proposed Project Description: Commercial - Office portion 2nd floor -interior renovations to Peerless Ins. Current office on 2nd floor from entire 2nd floor to 3/4 of the 2nd floor		Permit Fee: \$1,505.00		Cost of Work: \$141,000.00	
		CEO District: 4		Zone: B-2	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>		INSPECTION: Use Group: B Type: 2 IBC-2003 Signature: <i>Greg Quinn</i> Date: 1/14/09	
		Signature:		Signature:	
		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: 12/31/2008		Zoning Approval	
<ol style="list-style-type: none">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..		Special Zone or Reviews		Zoning Appeal	
		<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"/> <i>Ok w/conditions</i> Date: 12/11/09		<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:	

Permit
12/11/09
CITY OF PORTLAND

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



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: 56 Northport Drive, Portland, ME 04103			
Total Square Footage of Proposed Structure/Area 7,505 (2nd floor work area)		Square Footage of Lot N/A Interior renovations only, no site alterations	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 401 A 5		Applicant * <u>must</u> be owner, Lessee or Buyer* Name Liberty Mutual Address 175 Berkeley Street City, State & Zip Boston, MA 02116 Telephone: 617-654-4105	
Lessee/DBA (If Applicable) Liberty Mutual		Owner (if different from Applicant) Name Northport Upham, LLC Address P.O. Box 4894 City, State & Zip Portland, ME 04112 Cost Of Work: \$ 141,000 C of O Fee: \$ 75 Total Fee: \$ 1,505	
Current legal use (i.e. single family) <u>Business</u> If vacant, what was the previous use? <u>Space is occupied</u> Proposed Specific use: <u>Business (insurance company - same as existing)</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: Reduce Peerless Insurance's (a division of Liberty Mutual) current office on the 2nd floor from the entire floor to 3/4 of the 2nd floor as per submitted plans.			
Contractor's name: <u>To be determined</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Dan Noblet</u> Telephone: <u>207-874-2323</u> Mailing address: <u>131 Presumpscot St., Portland, ME 04103</u> x 106			

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: 12/30/08

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

DEC 31 2008



Certificate of Design Application

From Designer: ADD Inc.
 Date: December 23, 2008
 Job Name: Agency Market - Portland
 Address of Construction: Liberty Mutual, 1361 Washington Avenue, Portland ME 04103 (56 Northport Drive)

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) B - Business
 Type of Construction Existing Non-Combustible 2 Story Structure
 Will the Structure have a fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes
 Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) -
 Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations

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

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

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

Wind loads (1603.1.4, 1609)

<u>N/A</u>	Design option utilized (1609.1.1, 1609.6)
	Basic wind speed (1809.3)
	Building category and wind importance Factor, I_p (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)

Earth design data (1603.1.5, 1614-1623)

<u>N/A</u>	Design option utilized (1614.1)
	Seismic use group ("Category")
	Spectral response coefficients, S_D & S_I (1615.1)
	Site class (1615.1.5)

<u>N/A</u>	Live load reduction
	Roof live loads (1603.1.2, 1607.11)
	Roof snow loads (1603.7.3, 1608)
	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_g (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)

Flood loads (1803.1.6, 1612)

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

Other loads

<u>N/A</u>	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)



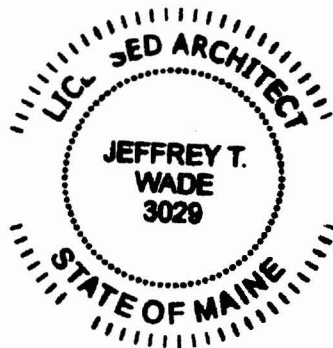
Accessibility Building Code Certificate


Designer: ADD Inc.

Address of Project: 1361 Washington Avenue, Portland ME 04103 (56 Northport Drive)

Nature of Project: Construction modifications & furniture reconfigurations to existing
7,505 SF of Liberty Mutual/Peerless Insurance space.

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



Signature: 

Title: Principal

Firm: ADD Inc.

Address: 311 Summer Street
Boston MA 02210

Phone: 617.234.3100

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



Certificate of Design

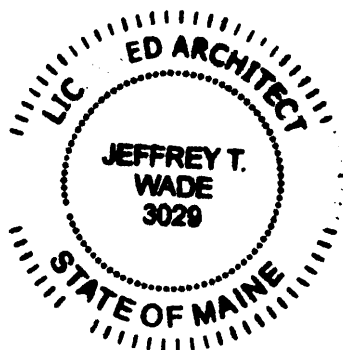
Date: December 23, 2008

From: ADD Inc.

These plans and / or specifications covering construction work on:

The second floor of 1361 Washington Avenue Portland ME 04103.

To the best of my knowledge, information, and belief, have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



Signature: 

Title: Principal

Firm: ADD Inc.

Address: 311 Summer Street

Boston MA 02210

Phone: 617.234.3100

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



Certificate of Design

Date: December 23, 2008

From: RDK Engineers

These plans and / or specifications covering construction work on:

Liberty Mutual, 56 Northpoint Drive

Portland, Maine, 2nd Floor

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



Signature: 

Title: Sr. Mechanical Engineer

Firm: RDK Engineers

Address: 200 Brickstone Square

Andover, MA 01810

Phone: 978-475-0298

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



Certificate of Design

Date: December 23, 2008

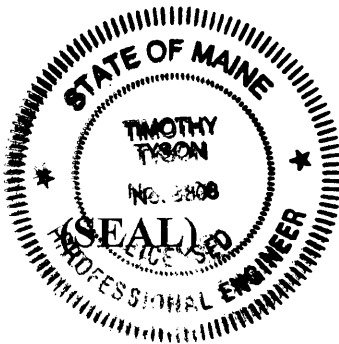
From: RDK Engineers


These plans and / or specifications covering construction work on:

Liberty Mutual, 56 Northpoint Drive

Portland, Maine, 2nd Floor

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



Signature: 

Title: Sr. Electrical Engineer

Firm: RDK Engineers

Address: 200 Brickstone Square

Andover, MA 01810

Phone: 978-475-0298

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

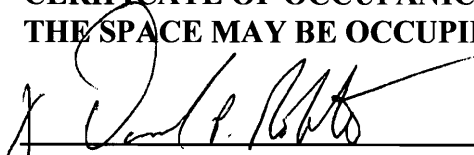
 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

1/14/09
Date



Signature of Inspections Official

1/14/09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1583	Date Applied For: 12/31/2008	CBL: 401 A005056
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Location of Construction: 56 NORTHPORT DR	Owner Name: NORTHPORT UPHAM LLC	Owner Address: PO BOX 4894	Phone:
Business Name:	Contractor Name: Pizzagalli	Contractor Address: 131 Presumpscot St Portland	Phone (207) 874-2323
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office - portion 2nd floor -interior renovations to Peerless Ins. Current office on 2nd floor from entire 2nd floor to ¾ of the 2nd floor	Proposed Project Description: Commercial - Office portion 2nd floor -interior renovations to Peerless Ins. Current office on 2nd floor from entire 2nd floor to ¾ of the 2nd floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/02/2009
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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 01/14/2009
Note: **Ok to Issue:** ☒

- 1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 01/07/2009
Note: **Ok to Issue:** ☒

- 1) Emergency lights are required to be tested at the electrical panel.
- 2) Walls in structure are to be labeled according to fire resistance rating.
IE; 1 hr. / 2 hr. / smokeproof.
- 3) All means of egress to remain accessible at all times
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.
Compliance letters are required.
- 5) A single source supplier should be used for all through penetrations.
- 6) Application requires State Fire Marshal approval.

Comments:

1/14/2009-jmb: Left voicemail with Dan N. To clarify no FA components and sprinkler in bathrooms. Dan returned call to confirm that sprinklers and alarms are in the bathrooms, an oversight on the plans as this area is not under contract for reno. Ok to issue

02/26/09 Close-in 2nd Floor OKay

MA

03/13/09 Close-in portion 2nd Floor

MA

05/18/09 Final OKay

MA



Certificate of Occupancy

LOCATION

56 NORTHPORT DR

CBL 401 A005056

Issued to

Northport Upham Llc /Pizzagalli

Date of Issue

06/02/2009

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. 08-1583, 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

Peerless Insurance
2nd Floor

APPROVED OCCUPANCY

Commercial Office Space
Use Group B
Type 2
IBC 2003

Limiting Conditions:

None

SCANNED

This certificate supersedes
certificate issued

Approved:

06/03/09 *Michael A. Collins*
(Date) Inspector

CAPT. H. Sauter

06/03/09

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.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

1231 2009

Received from

D. J. Sullivan

Location of Work

50 North Main

Cost of Construction \$

Building Fee:

4,435

Permit Fee

\$ 4,505

Site Fee:

Certificate of Occupancy Fee:

75

Total:

4,505

Building (U)

Plumbing (I5)

Electrical (I2)

Site Plan (U2)

Other

CBL:

401A5

Check #:

737934

Total Collected \$

4,505

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you **MUST** present the Original Receipt.

Taken by:

[Signature]

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