

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that RONALD K WELTON

Located At 45 EASTERN PROMENADE UNIT A-G

Job ID: 2011-11-2725-ALTCOMM

CBL: 002- A-007-0AG

has permission to Replacement entrance canopy
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-11-2725-ALTCOMM	Date Applied: 11/15/2011	CBL: 002- A-007-0AG	
Location of Construction: 45 EASTERN PROMENADE UNIT A-G	Owner Name: PORTLAND HOUSE CONDO ASSOC - EDIE LEWIS	Owner Address: 45 EASTERN PROMENADE PORTLAND, ME 04101	Phone: 207-871-1080
Business Name:	Contractor Name: Mike Barton, Wright Ryan Construction	Contractor Address: 10 DANFORTH ST PORTLAND ME 04101	Phone: (207) 773-3625
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: 108 residential condos	Proposed Use: Same - 108 residential condos - replace entrance canopy in same footprint	Cost of Work: 208000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: IB
Proposed Project Description: Replacement entrance canopy		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>property is in shoreland - building is at edge of 250' line</i></p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision <i>- all work w/in existing footprint</i></p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions 11/16/11 [Signature]</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ASU</i></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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

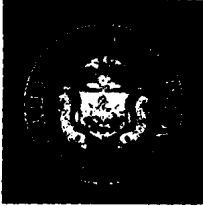
Footings/Setbacks prior to pouring concrete

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

Final Inspection

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

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-11-2725-ALTCOMM

Located At: 45 EASTERN
PROMENADE UNIT A-G

CBL: 002- A-007-0AG

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain as 108 residential units per certificate of occupancy on file. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that all the work is taking place within the existing footprint.

Fire

All construction shall comply with City Code Chapter 10.

This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

The Sprinkler systems shall be reviewed by a licensed contractor for code compliance. Compliance letters are required.

The sprinkler system shall be installed in accordance with NFPA 13.

The lobby level will not have sprinkler coverage for a couple years based on their approved plan. We will allow them to install, but not connect, the required dry or antifreeze loop in the canopy to be connected when the lobby is sprinklered. The heads need to be provided but capped and not installed until the system becomes operational.

A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.

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.

Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.

All means of egress to remain accessible at all times.

Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Prior to the final inspection a sealed letter shall be submitted to this office confirming that based on inspections performed all discrepancies have been corrected and the structural work is in compliance with the approved plans.
2. Special inspection reports shall be submitted to this office on a periodic basis. A final special inspection report must be submitted prior to issuance of a certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken. At the completion of the work, a licensed engineer is required to sign off on the installation and that the structure is fit for occupation by the public.
3. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
4. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
5. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
6. Special inspections are required to be performed in accordance with chapter 17 of the IBC 2009.

R.L. - Shadland



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>PORTLAND HOUSE, 45 EASTERN PROMENADE</u>		
Total Square Footage of Proposed Structure/Area <u>3100 S.F.</u>	Square Footage of Lot	Number of Stories <u>ONE</u>
Tax Assessor's Chart, Block & Lot Chart# <u>2</u> Block# <u>A</u> Lot# <u>7</u>	Applicant: (must be owner, lessee or buyer) Name <u>PORTLAND HS. CONDO. ASSOC.</u> Address <u>45 EASTERN PROMENADE</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207-871-1080</u> <u>EDIE LEWIS</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$208 K</u> C of O Fee: <u>\$ 4500</u> Historic Review: <u>\$ 0.00</u> Planning Amin.: <u>\$ 0.00</u> Total Fee: <u>\$2171.00</u>
Current legal use (i.e. single family) <u>MULTI-FAMILY</u> Number of Residential Units <u>(12)</u> <i>vertical of occupancy says 1st</i> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>NA</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>REPLACEMENT ENTRANCE CANOPY</u>		
Contractor's name: <u>WRIGHT - RYAN CONSTRUCTION</u> Email: Address: <u>10 DANFORTH STREET</u> City, State & Zip: <u>PORTLAND, MAINE 04101</u> Telephone: <u>207-735-3625</u> Who should we contact when the permit is ready: <u>MICHAEL BARTON</u> Telephone: <u>same</u> Mailing address: <u>C/O WRIGHT-RYAN (SEE ABOVE)</u>		

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.

and 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

Signature: [Signature] Date: 11/15/2011

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

RECEIVED

NOV 15 2011

Dept. of Building Inspections
City of Portland Maine



Certificate of Design Application

From Designer: SNBT, INC. & PRICE ENGINEERING,
 Date: 11.7.2011
 Job Name: PORTLAND HOUSE ENTRANCE CANOPY
 Address of Construction: 45 EASTERN PROMENADE, PORTLAND, 04101

2003 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) R-2
 Type of Construction NON-COMBUSTIBLE
 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) N/A
 Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (1603.11, 1807)

Floor Area Use	Loads Shown
<u>Slab on grade</u>	<u>100 psf</u>
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

ASCE 7-05 Design option utilized (1609.1.1, 1609.6)
100 mph Basic wind speed (1809.3)
1.0 Building category and wind importance Factor, K_d table 1604.5, 1609.5)
D Wind exposure category (1609.4)
-18 Internal pressure coefficient (ASCE 7)
37 psf (Horizontal) Component and cladding pressures (1609.1.1, 1609.6.2.2)
33 psf Main force wind pressures (1603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Equiv. Lateral Force Design option utilized (1614.1)
B Seismic use group ("Category")
 $S_s = .31$ $S_1 = .027$ Spectral response coefficients, S_D & S_1 (1615.1)
D Site class (1615.1.5)

None Live load reduction
 _____ Roof live loads (1603.1.2, 1607.11)
42 psf Roof snow loads (1603.7.3, 1608)
50 psf Ground snow load, P_g (1608.2)
42 psf If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, C_t
1.2 Roof thermal factor, C_{tr} (1608.4)
42 psf Sloped roof snowload, P_s (1608.4)
B Seismic design category (1616.3)
Moment Frame Basic seismic force resisting system (1617.6.2)
3.0 Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
Equiv. Lateral Force Analysis procedure (1616.6, 1617.5)
2.0k Design base shear (1617.4, 1617.5.1)
 Flood loads (1803.1.6, 1612)
 _____ Flood Hazard area (1612.3)
90' Elevation of structure
 Other loads
 _____ Concentrated loads (1607.4)
 _____ Partition loads (1607.5)
 _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

Date: 11.7.2011

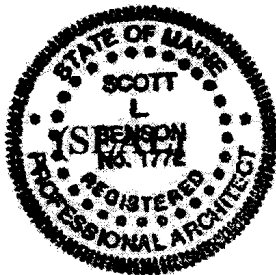
From: SMRT, INC.

These plans and / or specifications covering construction work on:

PORTLAND HOUSE ENTRANCE CANOPY

45 EASTERN PROMENADE, PORTLAND, MAINE 04101

ARCH'T DOCUMENTS G1001, A-001 THROUGH A2601 AND E-001 THROUGH E1101
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: Scott L. Benson

Title: ARCHITECT

Firm: SMRT, INC.

Address: 144 FORE ST.

PORTLAND, ME 04101

Phone: 207.777.3846

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: 11.7.2011

From: PRICE ENGINEERING, INC.

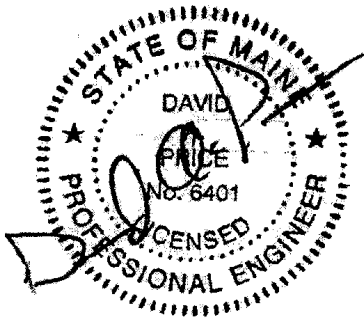
These plans and / or specifications covering construction work on:

PORTLAND HOUSE ENTRANCE CANOPY

45 EASTERN PROMENADE, PORTLAND, MAINE 04101

STRUCTURAL ENGINEERING DOCS. S1.0 THROUGH S5.4.

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: D. Price

Title: PRESIDENT

Firm: PRICE ENGINEERING, INC.

Address: 75 FARMS EDGE ROAD

N. YARMOUTH, ME. 04097

Phone: 207.846.0099

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



Accessibility Building Code Certificate

Designer: SMRT, INC.

Address of Project: 144 FORE STREET

Nature of Project: PORTLAND HOME ENTRANCE CANOPY
45 EASTERN PROMENADE
REPLACEMENT OF EXISTING CANOPY

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



Signature: Scott L. Peterson

Title: ARCHITECT

Firm: SMRT, INC.

Address: 144 FORE ST.
PORTLAND, ME 04101

Phone: 207.772.3846

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