Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/06/14

PORTLAND MAINE

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Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- ☐ to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- ☐ call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- ☐ hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- ☐ or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. ***After all approvals have been met and completed, I will then be issued my permit via e-mail.*** No work shall be started until I have received my permit.

Applicant Signature: William Marcotte Date: 10/16/14

I have provided digital copies and sent them on: _____ Date: /

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

New Commercial
Permit Application Checklist

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All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of $50,000.00 must be prepared by a Design Professional and bear their seal .

- [x] Cross sections w/framing details
- [x] Floor plans and elevations
- [x] Window and door schedules
- [ ] Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- [x] Detail egress requirements and fire separations
- [x] Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEEC 2009
- [x] Complete the Accessibility Certificate and The Certificate of Design
- [ ] A statement of special inspections as required per the IBC 2009
- [x] Complete electrical and plumbing layout.
- [x] Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment,
- [x] Electronic files in PDF format are required.
- [x] State Fire Marshall Permit maybe required.
- [x] Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

1 copy of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- [x] A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of ≥ 1" = 20' on paper ≥ 11" x 17"
- [x] The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- [x] Location and dimensions of parking areas and driveways, street spaces and building frontage
- [x] Finish floor or sill elevation (based on mean sea level datum)
- [x] Location and size of both existing utilities in the street and the proposed utilities serving the building
- [ ] Existing and proposed grade contours
- [ ] Silt fence (erosion control) locations

Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936

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Fire Department requirements.

The following shall be submitted on a separate sheet:

- [x] Name, address, e-mail and phone number of applicant **and** the project architect.
- [x] Proposed use of structure (NFPA and IBC classification)
- [x] Square footage of proposed structure (total and per story)
- [x] Existing and proposed fire protection of structure.
- [ ] Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- [x] A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- [ ] Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: $25.00 for the first $1000.00 construction cost, $11.00 per additional $1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Certificate of Design Application

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Date: 11/06/14

From Designer: Steven Grant - SRG Engineering, PO Box 925, Gray, ME 04039

Date: 9-25-14

Job Name: U Haul Moving and Storage

Address of Construction: 425 Marginal Way, Portland, Maine

2009 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) M and S-1

Type of Construction IIB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC No

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) No

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
N/A	

Wind loads (1603.1.4, 1609)

ASCE7, Ch6 Design option utilized (1609.1.1, 1609.6)

100 Basic wind speed (1809.3)

II, 1.00 Building category and wind importance Factor, I_w table 1604.5, 1609.5)

B Wind exposure category (1609.4)

+/- 0.18 Internal pressure coefficient (ASCE 7)

20.8 Component and cladding pressures (1609.1.1, 1609.6.2.2)

14 Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

ELF Design option utilized (1614.1)

II Seismic use group ("Category")

0.51, 0.247 Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

E Site class (1615.1.5)

N/A Live load reduction

N/A Roof *live* loads (1603.1.2, 1607.11)

46 Roof snow loads (1603.7.3, 1608)

60 Ground snow load, P_g (1608.2)

46 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, I_s

1.1 Roof thermal factor, C_t (1608.4)

N/A Sloped roof snowload, P_s (1608.4)

D Seismic design category (1616.3)

Masonry Walls Basic seismic force resisting system (1617.6.2)

2 Response modification coefficient, R, and deflection amplification factor C_d (1617.6.2)

ELF Analysis procedure (1616.6, 1617.5)

122.6 Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

Flood Hazard area (1612.3)

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

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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.

Address/Location of Construction: 425 Marginal Way, Portland, Maine

Total Square Footage of Proposed Structure: 10,420 sq. ft.

Tax Assessor's Chart, Block & Lot
Chart# 008 Block# A005 Lot# 001

Applicant Name: William Marcotte
Address 8080 S. Willow St.
City, State & Zip Manchester, NH 03103
Telephone: 603-625-1461
Email: gmstnegen@comcast.net

Lessee/Owner Name: Five Sac Self Storage
(if different than applicant)
Address: 1250 E. Missouri St.
City, State & Zip: Phoenix, AZ 85014
Telephone 603-627-9128
E-mail: John Loranger

Contractor Name: Gemstone Con.
(if different from Applicant)
Address: 8030 S. Willow St.
City, State & Zip: Manchester, NH 03103
Telephone 603-625-1461
E-mail: gmstnegen@comcast.net

Cost Of Work: $ 225,000
C of O Fee: $
Historic Rev $
Total Fees : $

Current use (i.e. single family) VACANT
If vacant, what was the previous use? AAA, Yoga & Exercise, Indoor Electronic Golf, etc....
Proposed Specific use: U-Haul Rental Center
Is property part of a subdivision? No If yes, please name
Project description:
Renovations to the existing building to house the U-Haul Retail Center.

Who should we contact when the permit is ready: William Marcotte
Address: 8030 S. Willow St.
City, State & Zip: Manchester, NH 03103
E-mail Address: gmstnegen@comcast.net
Telephone: 603-625-1461

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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: William Marcotte **Date:** 10-16-14

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

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Certificate of Design

Date: 10-16-14

From: Robert J. Foster

These plans and / or specifications covering construction work on:

Renovations to building at 425 Marginal Way for U-Haul Retail Center

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

Signature:

Title: Architect

Firm: Robert Foster - Architect

Address: 36 Groveside Road
Portland, ME 04102

Phone: 761-3822

E-mail: rfosterme@earthlink.net

(SEAL)

REGISTERED ARCHITECT
ROBERT J. FOSTER #1734
STATE OF MAINE

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

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Accessibility Building Code Certificate

Designer: Robert J. Foster

Address of Project: 425 Marginal Way, Portland, ME

Nature of Project: Renovate existing building to house U-Haul Retail Center

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.

(SEAL)

REGISTERED ARCHITECT
ROBERT J. FOSTER #1734
STATE OF MAINE

Signature:

Title: Architect

Firm: Robert Foster - Architect

Address: 36 Groveside Road
Portland, ME 04102

Phone: 761-3822

E-mail: rfosterme@earthlink.net

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