


City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-06-1463-ALTCOMM	Date Applied: 6/15/2011	CBL: 010 - - A - 021 - 001 - - - - -	
Location of Construction: 203 ANDERSON ST	Owner Name: 203 ANDERSON LLC	Owner Address: PO BOX 6610 PORTLAND, ME 04103	Phone: 207-838-7981
Business Name:	Contractor Name: Sewell Associates	Contractor Address: PO Box 6610, Portland, ME 04103	Phone: 207-774-4755
Lessee/Buyer's Name:	Phone:	Permit Type: BUILDING	Zone: I-Lb
Past Use: Offices	Proposed Use: Offices – interior alterations – construct stair from 1 st floor to 2 nd floor – add nonbearing p three doors o	Cost of Work: 9000.00	CEO District:
Proposed Project Description: renovations – add stairs btw 1 st & 2 nd floor – add win relocate 3 doors on 2nd floor		Inspection: Use Group: B Type: SB IBC 09 Signature:  1 w/ Conditions (D.) 6/23	

CLOSED

1 w/ Conditions

stream 6/23 (D.)

Permit Taken By:	Zoning Approval		
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 informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions 6/21/11 ASB</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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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: <i>ASB</i>
	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 appication 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	PHON

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that 203 ANDERSON LLC, ** 203
ANDERSON LLC

Located At 197 ANDERSON

Job ID: 2011-06-1463-ALTCOMM

CBL: 010 - - A - 021 - 001 - - - -

has permission to interior alterations

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 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

SCANNED

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.**
 1. Close-in inspection required prior to insulating or drywalling.
 2. Final inspection required upon completion of work.

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 OCCUOPIED.



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: 2011-06-1463-ALTCOMM

Located At: 197 ANDERSON

CBL: 010 - - A - 021 - 001 - - - -

Conditions of Approval:

Zoning

1. This use of this property shall remain as offices. Any change of use shall require a separate permit application for review and approval.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Fire

All means of egress to remain accessible at all times.

Fire extinguishers are required. Installation per NFPA 10.

No means of egress shall be affected by this renovation.

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.

Two means of egress are required from every story. "State Law Title 25 ~ 2453

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

Capt. Gautreau

Building

1. 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.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

3. All penetrations between units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC.



entered P&S

I-L6

2011 06 14 63

66 6/01/11

rec'd 6/14/11

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.

197 Anderson

Location/Address of Construction: <u>203 ANDERSON STREET</u>		
Total Square Footage of Proposed Structure/Area <u>N/A</u>	Square Footage of Lot <u>SEE PLOT PLAN</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>010 A 21+24</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>203 ANDERSON LLC</u> Address <u>PO BOX 6610</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>638-7981</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	Cost Of Work: \$ <u>8620.</u> C of O Fee: \$ _____ Total Fee: \$ <u>110.00</u>
Current legal use (i.e. single family) <u>OFFICE</u> Number of Residential Units <u>NA</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>OFFICE</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>NA</u> Project description: <u>CONSTRUCT A STAIR FROM 1ST FLOOR VESTIBULE TO 2ND FLOOR, ADD 4 WINDOWS ON 2ND FLOOR, ADD 3 NONBEARING PARTITION WALLS ON 2ND FLOOR ALONG WITH 3 RELOCATED OFFICE DOORS</u>		
Contractor's name: <u>SEWALL ASSOC, INC</u> Address: <u>PO BOX 6610</u> City, State & Zip <u>PORTLAND, MAINE</u> Telephone: <u>774-4755</u> Who should we contact when the permit is ready: <u>STEVE SEWALL</u> Telephone: <u>838-7981</u> Mailing address: <u>PO BOX 6610 PORTLAND, MAINE 04103</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.

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: _____

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

203 Anderson, LLC
P.O. Box 6610
Portland, ME 04103

**Submission For Building Permit
at 203 Anderson Street**

The proposed plan to install an interior stair requires fire extinguishers which will be provided.

The two egress exits from the second floor will be maintained and snow will be cleared during the winter.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

June 16 20 11

Received from _____

Location of Work 2036 ...

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 11.00

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 010 April

Check #: 10054 Total Collected \$ 11.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: _____

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

SEWALL ASSOCIATES, INC.

PORTLAND, MAINE
(207) 774-4755
Fax (207) 774-5448

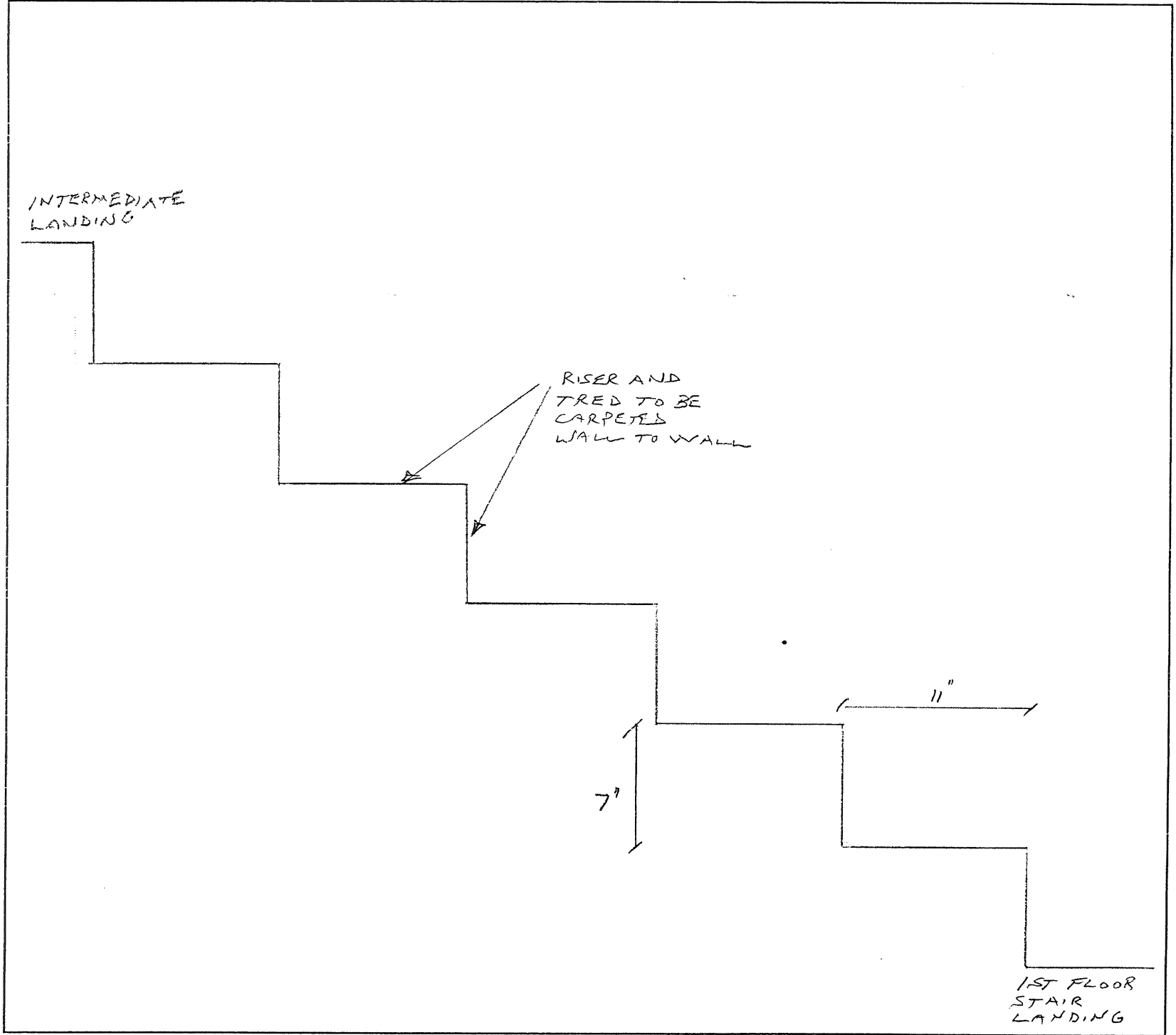
JOB 203 ANDERSON ST - STAIR DETAILS

SHEET NO. _____ OF _____

CALCULATED BY S. SEWALL DATE 6-9-11

CHECKED BY _____ DATE _____

SCALE 1 1/2" = 1'



GENERAL NOTES

1. THE STRUCTURAL DESIGN OF THESE REPAIRS IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT. CONSULT THE ENGINEER IF THERE ARE QUESTIONS ABOUT SEQUENCING THE TEMPORARY SHORING.
2. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
3. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.
4. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND/OR ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY OF THE ARCHITECT AND/OR ENGINEER.
5. DO NOT SCALE FROM THE DRAWINGS.

DESIGN CRITERIA

1. INTERNATIONAL BUILDING CODE, 2003 EDITION; INCLUDING CONSIDERATION OF CHAPTER 34, EXISTING BUILDINGS.

ADDRESS: 203 ANDERSON STREET, PORTLAND, MAINE

SNOW LOAD: NOT APPLICABLE TO PROJECT
WIND LOAD: NOT APPLICABLE TO PROJECT
LIVE LOAD: 100 POUNDS PER SQUARE FOOT, OFFICE COORIDOR FLOORS AND STAIRS

SEISMIC LOAD: PER IBC SECTION 1615.0;
EARTHQUAKE DESIGN DATA PER SECTION 1616.3:

SEISMIC IMPORTANCE FACTOR, I_e	1.0
SEISMIC USE GROUP	I
SHORT-PERIOD RESPONSE ACCELLARATION	0.37
1-SECOND RESPONSE ACCELLARATION	0.10
SEISMIC DESIGN CATEGORY	C
BASIC SEISMIC FORCE-RESISTING SYSTEM	SHEAR WALLS
RESPONSE MODIFICATION FACTOR	1.5
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE

GENERAL REQUIREMENTS

1. COORDINATE CONSTRUCTION TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.
2. DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. SCHEDULE DELIVERY TO MINIMIZE LONG-TERM STORAGE AT PROJECT SITE AND TO PREVENT OVERCROWDING OF CONSTRUCTION SPACES. DELIVER PRODUCT IN MANUFACTURER'S ORIGINAL SEALED CONTAINER OR PACKAGEING, COMPLETE WITH LABELS AND INSTRUCTIONS FOR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING.
4. STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHERTIGHT ENCLOSURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT CONDENSATION.
5. WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.

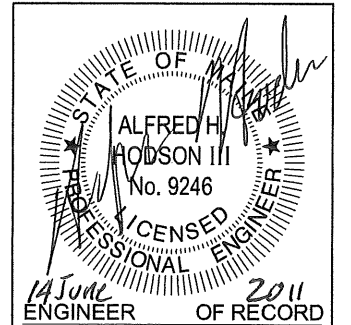
ROUGH CARPENTRY MATERIALS AND REQUIREMENTS

1. DIFFERING TIMBER MATERIALS ARE SPECIFIED AT VARIOUS LOCATIONS. MATERIAL GRADES SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:

<u>CONVENTIONAL LUMBER:</u>	SPRUCE-PINE-FIR (south) NO. 2 GRADING PER NELMA
<u>PRESSURE-TREATED TIMBER:</u>	SOUTHERN YELLOW PINE NO. 2 GRADING
<u>COMPOSITE LUMBER:</u>	PARALLAM BY WEYERHAUSER, Fb=3,100 psi, E=2000ksi.
<u>PLYWOOD:</u>	$\frac{3}{4}$ " THICK, EXTERIOR GRADE, B/C FINISH

ALL LUMBER AND TIMBER FRAMING MATERIAL SHALL BE STORED IN A PROTECTED, DRY AREA OFF OF THE GROUND AND GROUND FLOOR SURFACES. STORE MATERIAL OUT OF DIRECT SUNLIGHT TO PREVENT DIFFERENTIAL DRYING AND WARPING.

2. TIMBER FRAMING SCREWS, WHERE INDICATED, SHALL BE MANUFACTURED BY FASTENMASTER, (413) 789 0252. TIMBER FRAMING SCREWS MAY INCLUDE THE FOLLOWING TYPES: TIMBERLOK, HEADLOK, OR TRUSSLOK AS INDICATED ON THE DRAWINGS. INSTALL ALL FASTENMASTER FASTENERS IN PRE-DRILLED HOLES, USING 1/8" PILOT BIT.
3. JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. ALL HANGERS SHALL BE Z-MAX COATED, ATTACHED WITH 10d x 1 1/2" HANGER NAILS.
4. THIS PROJECT INVOLVES JOINING NEW MATERIALS WITH EXISTING TIMBER AND LUMBER AND SHORING AND LEVELLING EXISTING FLOORS. IT IS ESSENTIAL TO LIFT EXISTING FLOOR JOISTS AND GIRDERS INCREMENTALLY, NOT RAISING FRAMING TOO MUCH IN ANY ONE LIFT OR DAY.
5. RIGHT-ANGLE DRILLS ARE AN ESSENTIAL TOOL TO ACCOMPLISH ANY SISTERING OR SPLICING WORK UNDER THE FIELD CONDITIONS. INSTALL ALL FASTENMASTER FASTENERS IN PRE-DRILLED HOLES, USING 1/8" PILOT BIT. TACK JOIST HANGERS INTO POSITION AND PREDRILL PILOT HOLES WITH 3/32" WOOD BIT INTO EXISTING LUMBER, IF SUCH CONDITIONS ARISE.
6. NOTIFY ENGINEER IF, DURING COURSE OF CONSTRUCTION, CONTRACTOR DECIDES THAT IT IS MORE EXPEDIENT TO REMOVE AND REPLACE EXISTING FLOOR JOISTS THAN TO TRY TO SUPPLEMENT THEM.



RESURGENCE
ENGINEERING & PRESERVATION, INC.
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

Drawn By: Erin Aiello
Checked By: Alfred H. Hodson III P.E.

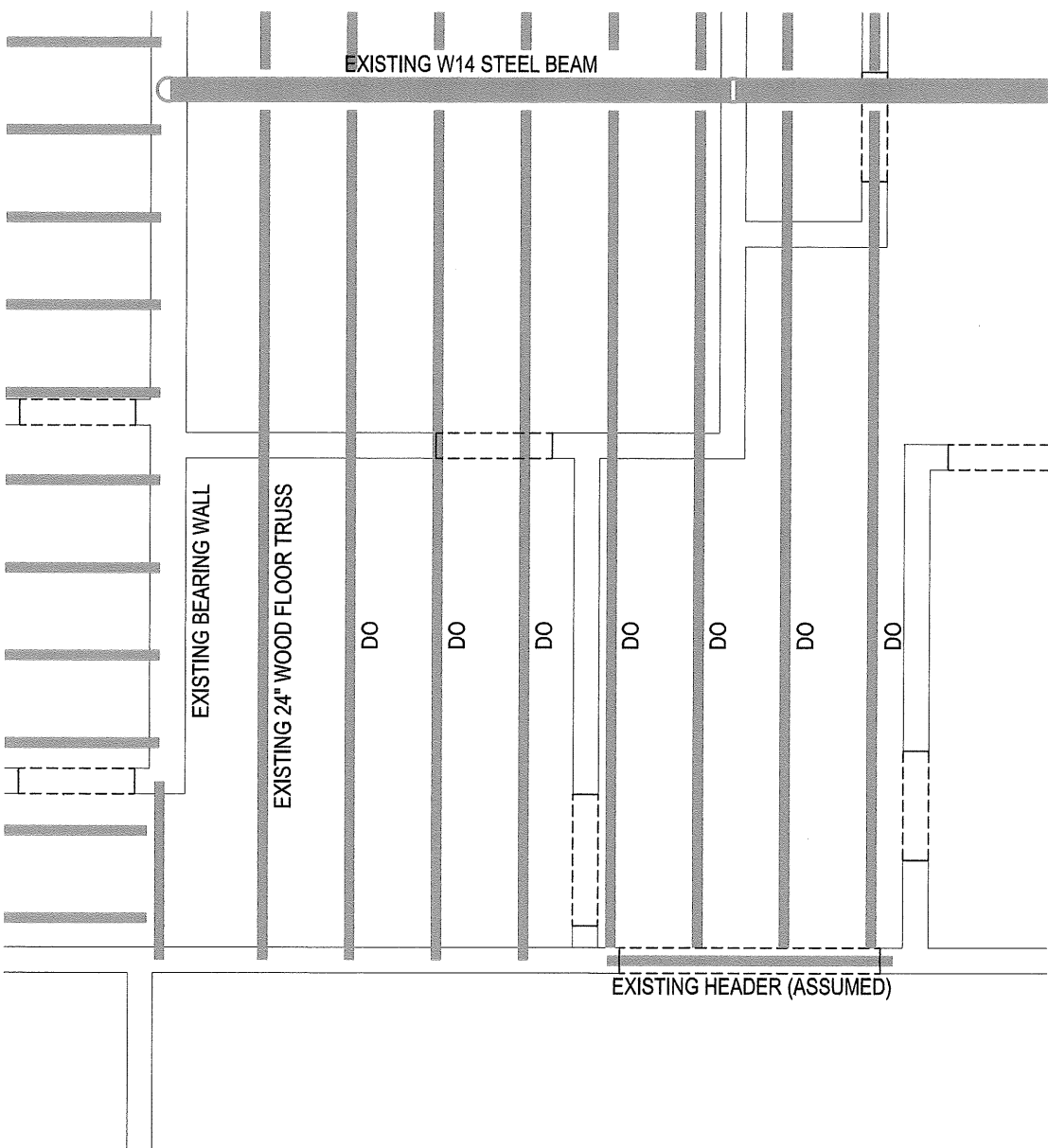
203 ANDERSON STREET
PORTLAND, MAINE
203 ANDERSON LLC

Drawing:
STRUCTURAL NOTES

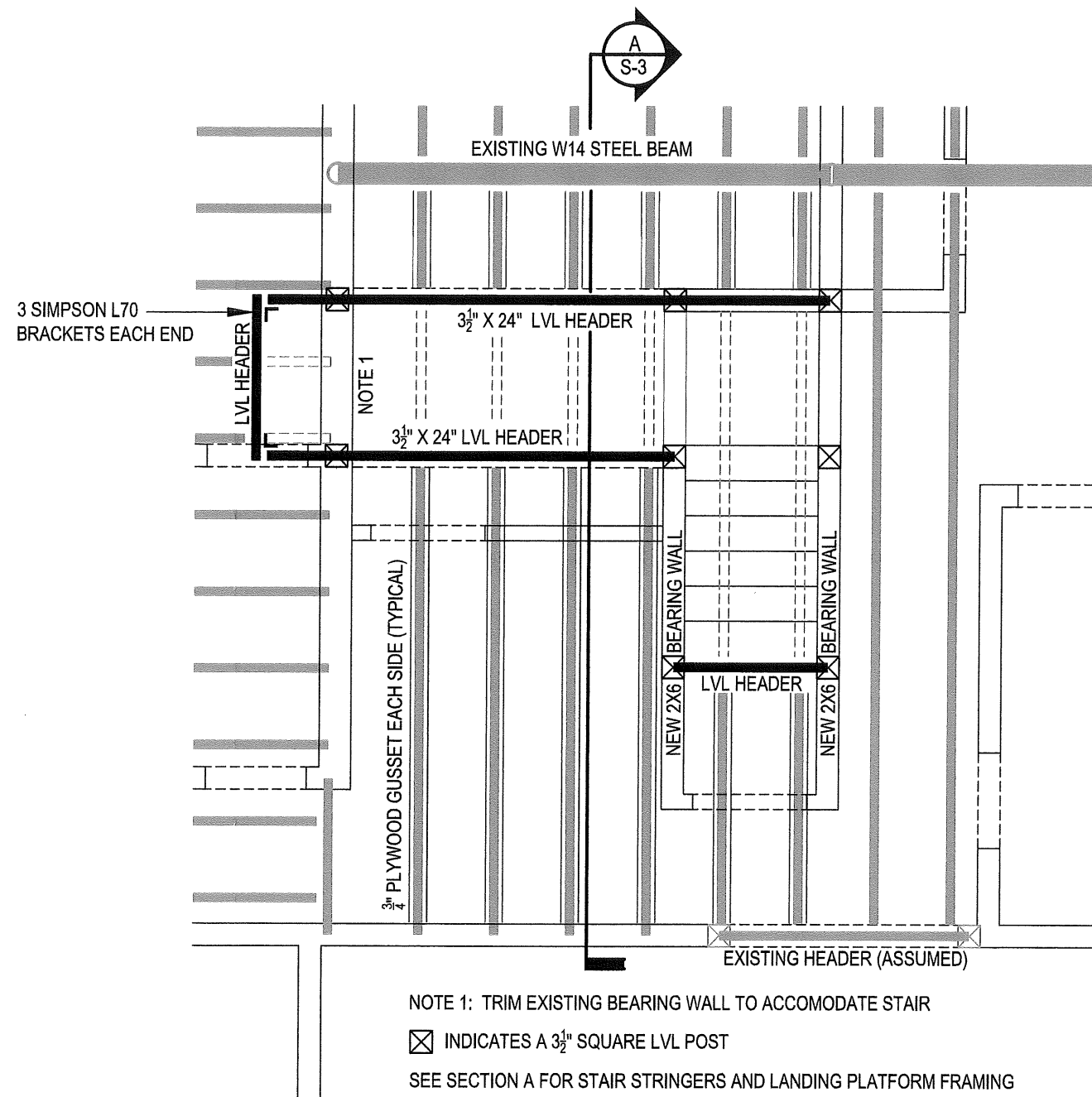
Date: 06/14/11
Issued for:

CONSTRUCTION

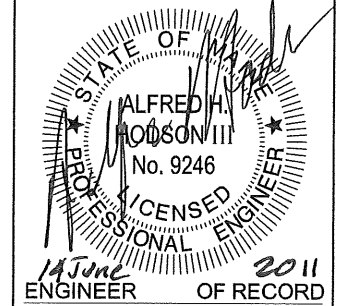
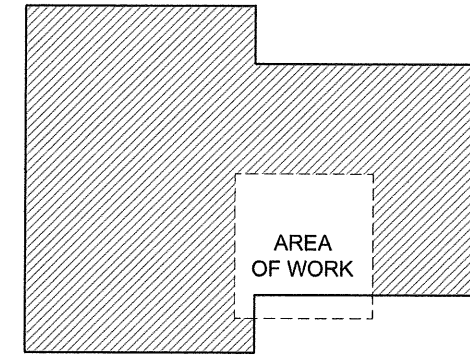
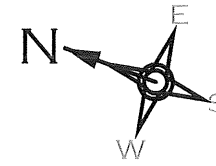
S-1



SECOND FLOOR FRAMING PLAN (EXISTING CONDITIONS)
SCALE: 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN (PROPOSED)
SCALE: 1/4" = 1'-0"



RESURGENCE
ENGINEERING & PRESERVATION, INC.
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

Drawn By: Erin Alello
Checked By: Alfred H. Hodson III P.E.

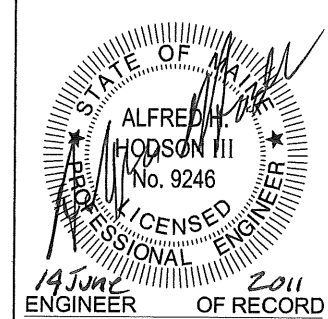
203 ANDERSON STREET
PORTLAND, MAINE
203 ANDERSON LLC

Drawing:
FRAMING PLAN
SECOND FLOOR

Date: 06/14/11
Issued for:

CONSTRUCTION

S-2



RESURGENCE
 ENGINEERING & PRESERVATION, INC.
 132 BRENTWOOD STREET
 PORTLAND, ME 04103
 207.773.4880

Drawn By: Erin Aiello
 Checked By: Alfred H. Hodson III P.E.

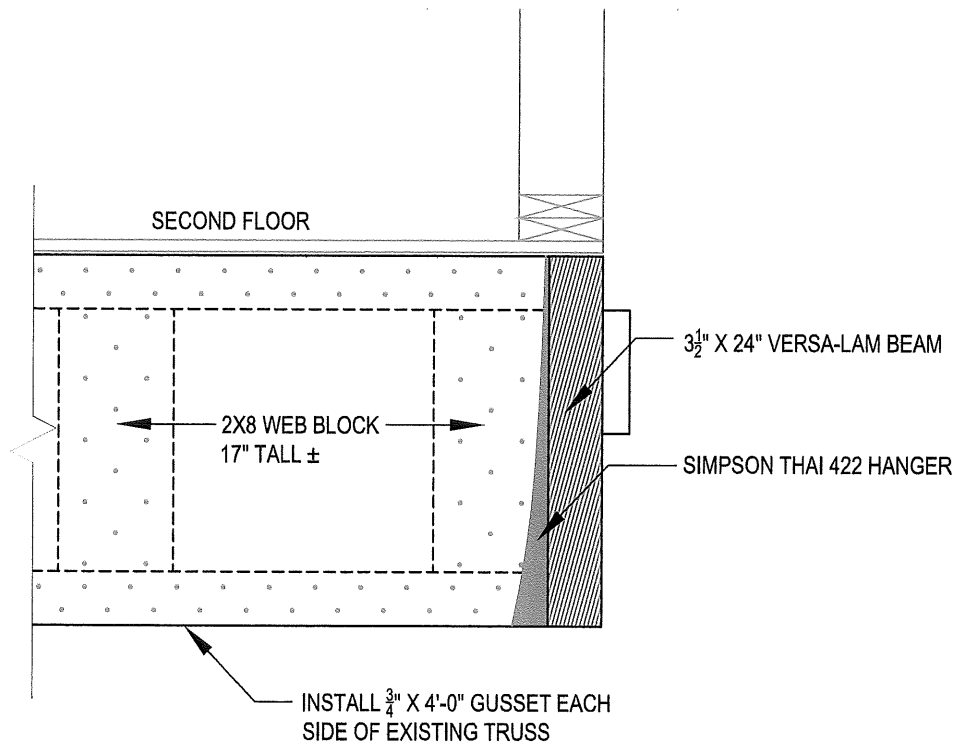
203 ANDERSON STREET
 PORTLAND, MAINE
 203 ANDERSON LLC

Drawing:
 SECTION DETAILS

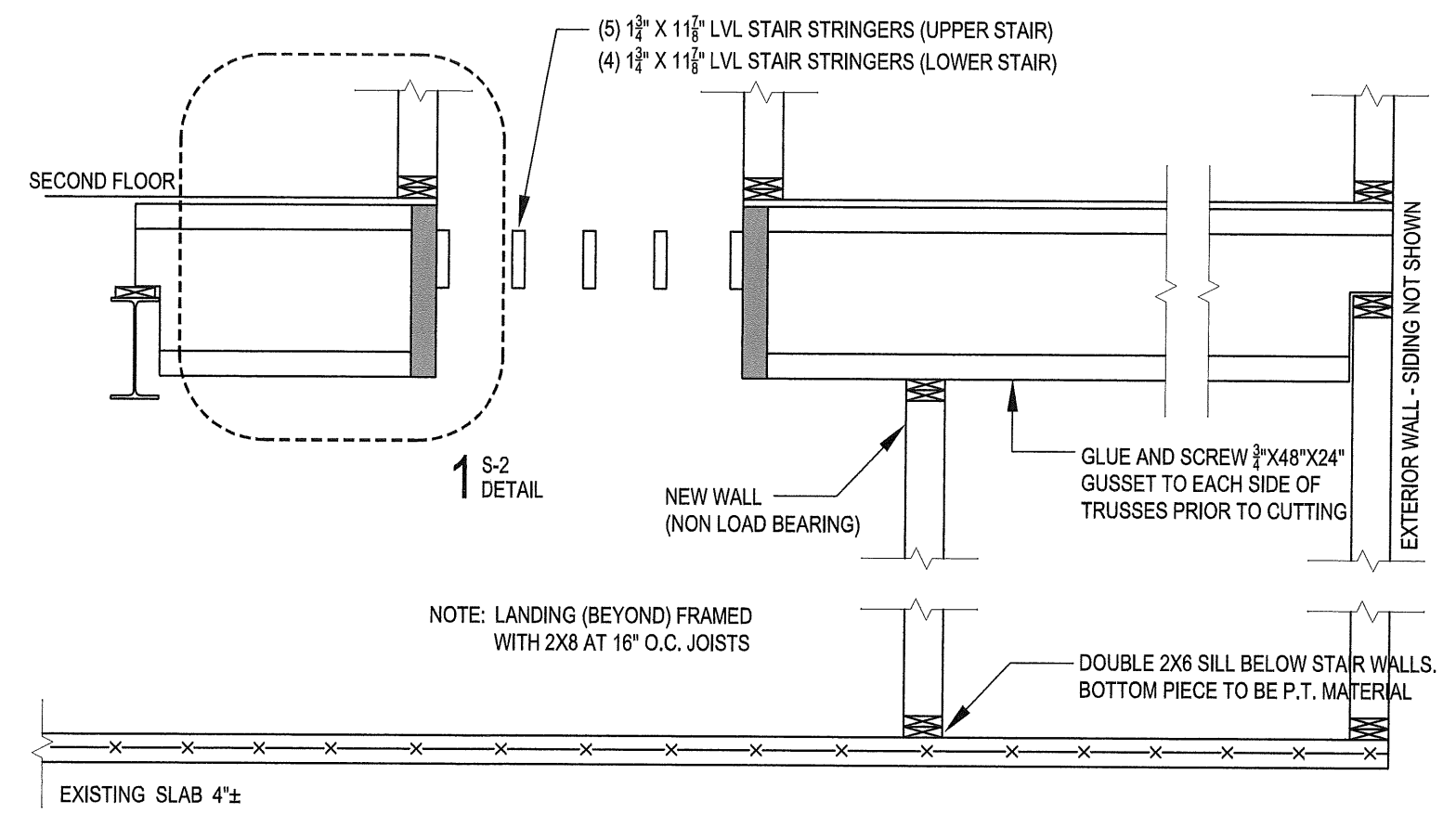
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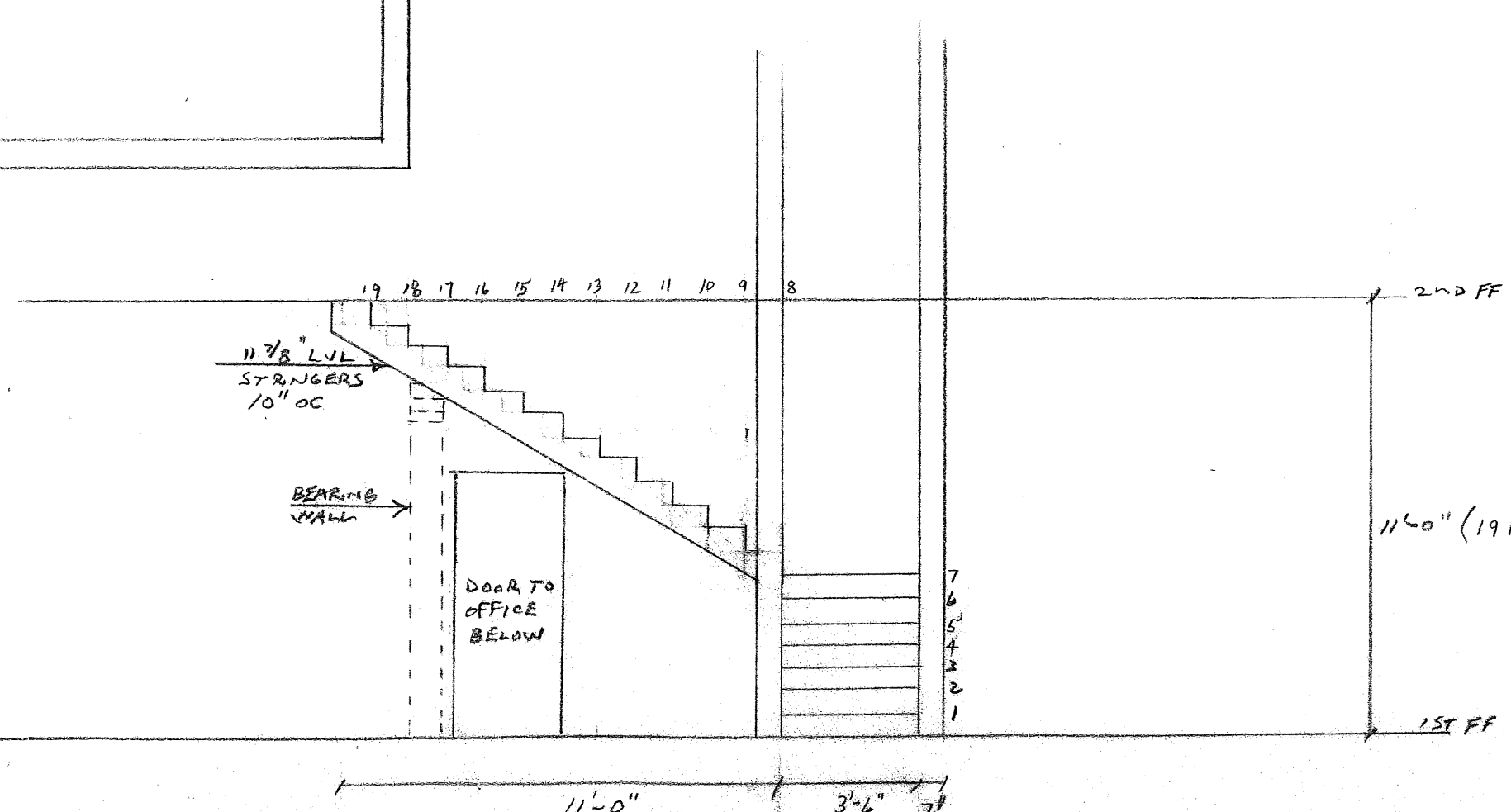
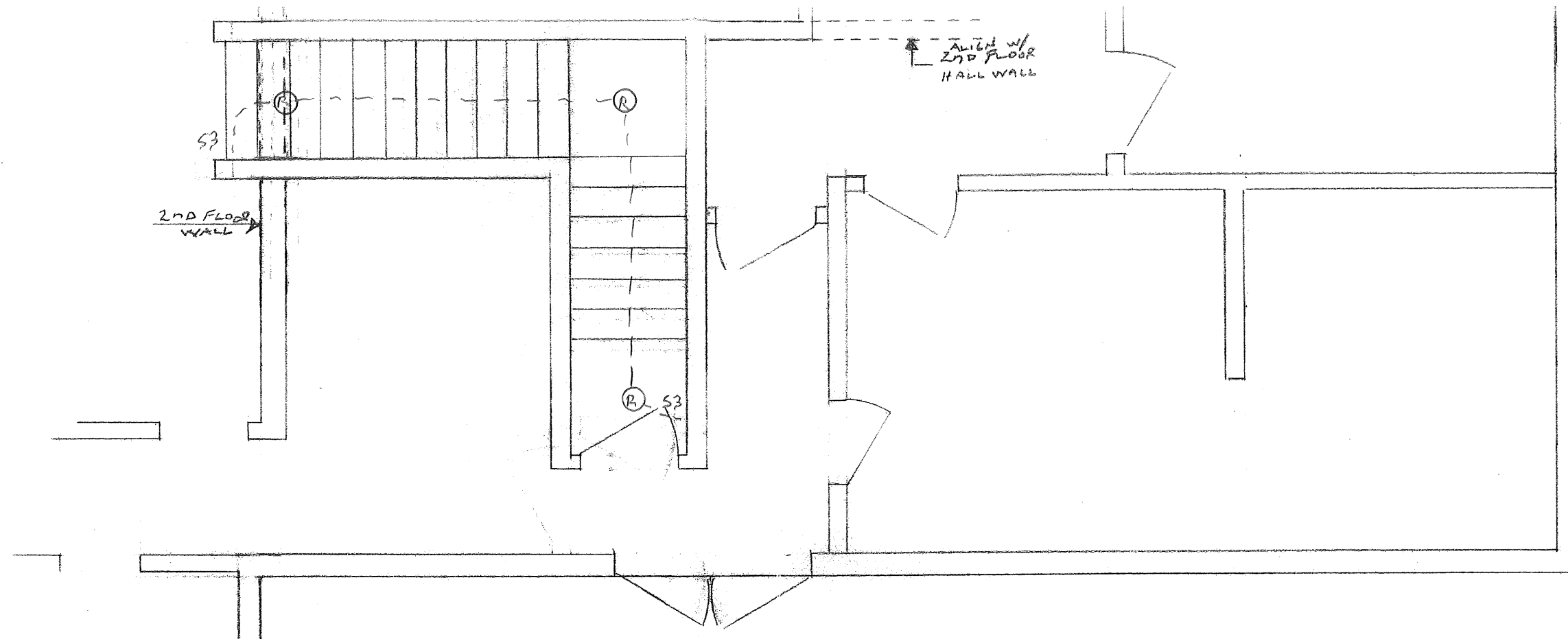
S-3



1
 S-3
 DETAIL
 1" = 1'-0"



A
 S-2
 SECTION
 1/2" = 1'-0"



ELECTRICAL PLAN FOR NEW STAIR
 203 ANDERSON STREET

KEY
 R = 5" RECESSED FIXTURE
 S3 = CIRCUIT SWITCHED FROM 2 LOCATIONS

SEWALL ASSOCIATES, INC.
 PORTLAND, MAINE
 (207) 774-4755
 Fax (207) 774-5448

JOB 203 ANDERSON
 SHEET NO. 2
 CALCULATED BY S. SEWALL
 CHECKED BY
 SCALE 1/4" = 1'