



Permitting and Inspections Department  
Michael A. Russell, MS, Director

## New Commercial Structure and Addition Checklist

(Including accessory structure, ramp, stair)

### All applications shall include the following:

- New Commercial Structures and Additions Checklist** (this form)
- General Building Permit Application**
- Plot plan/site plan** showing lot lines, shape and location of existing and proposed structures
- Stamped boundary survey and copy of final approved site plan** (for new commercial structures that were subject to Site Plan approval only)
- Proof of Ownership** (e.g. deed, purchase and sale agreement) if purchased within the last six months
- Administrative Authorization Application** from the Planning Department (required for new structures 500 square feet or less): <http://me-portland.civicplus.com/DocumentCenter/View/2809>

**Please note:** All plans shall be drawn to a measurable scale (e.g., 1/4 inch = 1 foot) and include dimensions. Construction documents prepared and stamped by a licensed architect or engineer shall be required for certain projects in accordance with the stated [Policy on Requirements for Stamped or Sealed Drawings](#).

**Applications for detached accessory structures 120 square feet or less (for storage only) shall also include:** One of the following which includes the length, width and height of the structure:

- A copy of the brochure from the manufacturer; or
- A picture or sketch/plan of the proposed shed/structure

**Applications for new structures and additions shall also include the following** (As each project has varying degrees of complexity and scope of work, some information may not be applicable. Please check and submit only those items that are applicable to the proposed project.)

- Complete Code Reviews** per 2009 IBC and 2009 NFPA 101 with project applicable details
- Geotechnical report**
- Structural load design criteria** per 2009 IBC
- Statement of Special Inspections**
- Certificate of Accessible Building Compliance**
- ComCheck** <https://www.energycodes.gov/comcheck/> or **ResCheck** <https://www.energycodes.gov/rescheck/> with certificates of compliance for thermal envelope and MEP systems
- One complete set of construction drawings with the following:**
  - Life safety plan showing egress capacity, any egress windows, occupancy load, travel distances, common path distance, dead end corridor length, separation of exits, illumination and marking of exits, portables fire extinguishers, fire separations and any fire alarm or fire sprinklers systems.
  - Foundation, floor and wall structural framing plans for each story and roof
  - Stair details with dimensions, direction of travel, handrails and guardrails
  - Wall/floor/ceiling partition types including listed fire rated assemblies and continuity
  - Sections and details showing all construction materials, floor to ceiling heights and stair headroom
  - Building Elevations, existing and proposed for each side of the building
  - Door and window schedules
  - Insulation R-factors of foundation/slab, walls, ceilings, floors, roof and window U-factors
  - Accessibility features and design details
  - Complete electrical, plumbing and mechanical plans Design-Build, to be provided with respective permits
  - Project specifications manual provided on drawings
  - A copy of the State Fire Marshal construction and barrier free permits. For these requirements visit: [http://www.maine.gov/dps/fmo/plans/about\\_permits.html](http://www.maine.gov/dps/fmo/plans/about_permits.html) application pending, to be provided

**Separate permits are required for internal and external plumbing, electrical installations, heating, ventilating and air conditioning (HVAC) systems, appliances and commercial kitchen hoods.**



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### Certificate of Accessible Building Compliance

All facilities for the use of a public entity shall be readily accessible by individuals with disabilities.

Project Name: Cove Street Mixed-Use

Project Address: 50 Cove Street

Classification:  Title II (State/Local Government)

Title III (Public Accommodation/Commercial Facility)

**New Building**

Americans with Disabilities Act (ADA)

Maine Human Rights Act (MHRA)

SFM approval pending

Barrier Free Certification (\$75,000+ scope of work)

State Fire Marshal Plan Review Approval

**Alteration/Addition**

Existing Building Completion date:

Original Building: \_\_\_\_\_

Addition(s)/Alteration(s): \_\_\_\_\_

Americans with Disabilities Act (ADA)

Path of Travel  Yes  No

Maine Human Rights Act (MHRA)

Exceeds 75% of existing building replacement cost

Barrier Free Certification (\$75,000+ scope of work)

State Fire Marshal Plan Review Approval

**Occupancy Change/Existing Facility**

New Ownership – Readily Achievable Barrier Removal: \_\_\_\_\_

**Residential**

Americans with Disabilities Act (ADA)

Fair Housing Act (4+ units, first occupancy)

Maine Human Rights Act (MHRA)

Covered Multifamily Dwelling (4+ units)

Public Housing (20+ units)

Uniform Federal Accessibility Standards (UFAS)

None, explain: \_\_\_\_\_

**Contact Information:**

Design Professional:

Signature

*(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)*

Owner:

Signature

*(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)*

Name: Evan Carroll, Bild Architecture

Address: PO Box 8235

Portland, ME 04104

Phone: 207-408-0168

Maine Registration #: ARC3687

Name: Peter Bass, Random Orbit

Address: 30 Danforth Street, Suite 213

Portland, ME 04101

Phone: 207-712-0954



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### General Building Permit Application

Project Address: 50 Cove Street

Tax Assessor's CBL: 10 H 4 Cost of Work: \$ 830,000  
Chart # Block # Lot #

Proposed use (e.g., single-family, retail, restaurant, etc.): Commercial Business, Back-Office

Current use: Parking Past use, if currently vacant: n/a

Commercial       Multi-Family Residential       One/Two Family Residential

Type of work (check all that apply):

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> New Structure | <input type="checkbox"/> Fence                         | <input type="checkbox"/> Change of Ownership - Condo Conversion |
| <input type="checkbox"/> Addition                 | <input type="checkbox"/> Pool - Above Ground           | <input type="checkbox"/> Change of Use                          |
| <input type="checkbox"/> Alteration               | <input type="checkbox"/> Pool - In Ground              | <input type="checkbox"/> Change of Use - Home Occupation        |
| <input type="checkbox"/> Amendment                | <input type="checkbox"/> Retaining Wall                | <input type="checkbox"/> Radio/Telecommunications Equipment     |
| <input type="checkbox"/> Shed                     | <input type="checkbox"/> Replacement Windows           | <input type="checkbox"/> Radio/Telecommunications Tower         |
| <input type="checkbox"/> Demolition - Structure   | <input type="checkbox"/> Commercial Hood System        | <input type="checkbox"/> Tent/Stage                             |
| <input type="checkbox"/> Demolition - Interior    | <input type="checkbox"/> Tank Installation/Replacement | <input type="checkbox"/> Wind Tower                             |
| <input type="checkbox"/> Garage - Attached        | <input type="checkbox"/> Tank Removal                  | <input type="checkbox"/> Solar Energy Installation              |
| <input type="checkbox"/> Garage - Detached        |  | <input type="checkbox"/> Site Alteration                        |

Project description/scope of work (attach additional pages if needed):

Two-story, three-tenant, commercial building. Construction is wood frame on a raised concrete slab. Use is back-office and support space for commercial companies.

Applicant Name: Peter Bass, Random Orbit Phone: (207) 712-0954

Address: 30 Danforth Street, Suite 213, Portland, ME 04101 Email: peterbass54@gmail.com

Lessee/Owner Name (if different): NA Phone: ( ) -

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor Name (if different): Wright Ryan Construction Phone: (207) 773-3625

Address: 10 Danforth Street, Portland, ME 04101 Email: N/A

*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:  Date: 2/2/18  
*This is a legal document and your electronic signature is considered a legal signature per Maine state law.*

**Review of this application will not begin until the permit payment is received. This is not a permit. Work may not commence until the permit is issued.**



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## Requirements for Electronic Submissions

In order to ensure the most expedient review of your application, please meet the requirements below for all submissions:

- **All applications must be submitted electronically via e-mail to [permitting@portlandmaine.gov](mailto:permitting@portlandmaine.gov).** Paper applications will not be accepted.
- **Drawings sheets shall be submitted individually-- each PDF file shall contain no more than one drawing sheet.** Only PDF files are acceptable for plan review, and each file shall not exceed 5MB in size.\*
- **Drawing files shall be named based on the drawing sheet number and name.** It is recommended to include a Category/Discipline letter (such as A for Architectural), a sheet number and a descriptive title (e.g., A1 Existing Exterior Elevation).
- **Revised file submissions must use the exact same file name as originally submitted.** The Electronic Plan Review software will recognize this submission as Version 2.
- **Supporting documents shall be submitted as an individual PDF file for each document (these documents may be multi-page PDF files) and named based on the document type** (e.g., "Deed", "Stormwater Report", "Permit Application", etc.). Searchable PDF files are requested for calculations, reports and other supporting documents.
- **A graphic scale or a scale to reference shall be included on each drawing sheet.**
- **Plans prepared by a design professional shall include a Code Analysis sheet,** referencing the Maine Uniform Building and Energy Code and Portland City Code, Chapter 10 – Fire Prevention and Protection, which includes National Fire Protection Association (NFPA) 1, Fire Code and NFPA 101, Life Safety Code. Chapter 10 of the City Code can be viewed at: <http://www.portlandmaine.gov/citycode/chapter010.pdf>.
- **Files shall be submitted via email to [permitting@portlandmaine.gov](mailto:permitting@portlandmaine.gov).** The email subject line shall include the project address and type of permit. Multiple emails may be sent for one project if the files exceed the maximum file size.
- **Submissions should include all required documents and drawings as listed on the appropriate Submission Checklist sheet specific to the type of work being performed.**

For further information and to access PDF versions of this and other forms, visit the Permitting and Inspections Department online at <http://portlandmaine.gov/1728/Permitting-Inspections>.

\*To download a free version of Adobe Acrobat Reader, please visit: <https://get.adobe.com/reader/>



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**Electronic Signature and Fee Payment Confirmation**

This is a legal document and your electronic signature is considered a legal signature per Maine state law. You will receive an e-mailed invoice from our office which signifies that your electronic permit application has been received and is ready for payment. Please pay by one of the following:

- Electronic check or credit card: [portlandmaine.gov/payyourpermit](http://portlandmaine.gov/payyourpermit)
- Over the phone at (207) 874-8703
- Drop off to Room 315, City Hall
- Mail to:

**City of Portland  
Permitting and Inspections Department  
389 Congress Street, Room 315  
Portland, Maine 04101**

By signing below, I understand the review process starts once my payment has been received. After all approvals have been completed, my permit will be issued via e-mail. Work may not commence until permit is issued.

Applicant Signature: \_\_\_\_\_ Date: 2/2/18

I have provided electronic copies and sent them on: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTE:** All electronic paperwork must be delivered to [permitting@portlandmaine.gov](mailto:permitting@portlandmaine.gov) or with a thumb drive to the office.

**If you or the property owner owes taxes or user charges on property within the City, payment arrangements must be made before a permit application is accepted.**