General Building Permit Application

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/01/16

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: 131 Washington Ave 04101

Total Square Footage of Proposed Structure: 3050

Tax Assessor's Chart, Block & Lot
Chart# 012 Block# P004 Lot# 001

Applicant Name: John Turk
Address 63 Washburn Ave
City, State & Zip Portland ME 04102
Telephone: 761-9662
Email: jturk@barbawheelock.com

Lessee/Owner Name:
(if different than applicant) Jon Edwards
Address: P.O. Box 0715
City, State & Zip: South Freeport ME 04078-0715
Telephone
E-mail: jon.edwards@comcast.net

Contractor Name:
(if different from Applicant) Rick Romano
Address: Papi & Romano P.O. Box 1079
City, State & Zip: Portland ME 04104
Telephone 797-5313
E-mail: rick@papiandromanobuilders.com

Cost of Work: $ 10,000 increase
C of O Fee: $
Historic Rev $
Total **Fees:** $ 160.00

Current Use (i.e. single family) vacant and artist studio
If vacant, what was the previous use? mercantile
Proposed Specific use: mercantile and artist studio and business
Is property part of a subdivision? If yes, please Name
Project description: Rehabilitation of front block and ell, code and structural upgrades. New ADA toilet room in rear block.

Who should we contact when the permit is ready: Rick Romano John Turk
Address: See Above
City, State & Zip:
E-mail Address: rick@papiandromanobuilders.com
Telephone:

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 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 Department of Permitting and Inspections on-line at www.portlandmaine.gov, or stop by the 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: John Turk **Date:** 5.17.16

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

This is an amendment to BP# 2015-02465 131 Was

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The changes include: flip the stair to second floor.

Department of Permitting and Inspections

Move toilet room to rear Artist Studio. change First floor of main Block from Slab on grade to new framing w/ 2' tall crawl space w/ slab.

Commercial Interior & Change of Use Permit Application Checklist

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] Detail of any new walls or permanent partitions
- [x] Floor plans and elevations
- [x] Window and door schedules
- [ ] Complete electrical and plumbing layout. Design - Build by Papi & Romano
- [ ] Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review Design - Build Papi Romano
- [x] Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEEC 2009
- [ ] Proof of ownership is required if it is inconsistent with the assessors records.
- [x] Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- [x] Per State Fire Marshall, all new bathrooms must be ADA compliant.

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

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- [ ] The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- [ ] Location and dimensions of parking areas and driveways, street spaces and building frontage.
- [ ] Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

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Fire Department requirements.

The following shall be submitted on a separate sheet:

- [x] Name, address 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

  Design - Build - Papi & Romano

  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, $15.00 per additional $1000.00 cost

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

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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.

1. Once the complete application package has been received by us, and entered into the system,
2. You will receive an e-mailed invoice from our office which signifies that your electronic permit application and corresponding paperwork have been entered, ready for payment, to begin the process.
3. You then have the following four (4) payment options:

☐ provide an on-line electronic check or credit/debit card (we accept American Express, Discover, VISA, and MasterCard) payment

☐ 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,

☑ deliver a payment method through the U.S. Postal Service, at the following address:

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

By Signing below, I understand the review process starts only once my payment has been received. After all approvals have been met and completed, I will then be issued my permit and it will be sent via e-mail. ***No work shall be started until I have received my permit.***

Applicant Signature: John Tim J, AIA Date: 5·17·2016

I have provided digital copies and sent them on: Date: 5·17·2016

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

Certificate of Design Application

Reviewed for Code Compliance
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Date: 06/01/16

From Designer: TTL Architects, LLC. and Resurgence Engineering and Preservation, Inc. (Structural)

Date: 10.02.15

Job Name:

Address of Construction: 131 Washington Avenue, Portland, ME 0410

2009 International Building Code

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

Building Code & Year 2009 IBC/ASCE 7-05 Use Group Classification (s) 160,000

Type of Construction IIIB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC NFPA 13

Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) NON-SEPERATED

Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

SEPaRATE 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
Ground Floor (Main Blk)	100 psf live load
Second Floor (Main Blk)	80 psf live load

Wind loads (1603.1.4, 1609)

METHOD 2- ANALYTICAL Design option utilized (1609.1.1, 1609.6)

100 MPH Basic wind speed (1809.3)

II, 1.0 Building category and wind importance Factor, I_w table 1604.5, 1609.5)

C Wind exposure category (1609.4)

+/- 0.18 Internal pressure coefficient (ASCE 7)

+22.7,-35.8 Component and cladding pressures (1609.1.1, 1609.6.2.2)

+20 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

BEARING WALL Design option utilized (1614.1)

II Seismic use group ("Category")

.324g, .123g Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

D Site class (1615.1.5)

N/A Live load reduction

_____ Roof *live* loads (1603.1.2, 1607.11)

46.2 Roof snow loads (1603.7.3, 1608)

60 psf Ground snow load, P_g (1608.2)

46.2 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, 1.2 Roof thermal factor, C_t (1608.4)

46.2 (Cs=0.95) Sloped roof snowload, P_s (1608.4)

B Seismic design category (1616.3)

SHEAR WALLS Basic seismic force resisting system (1617.6.2)

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

EQUIVALANT LATERAL FORCE Analysis procedure (1616.6, 1617.5)

12 KIPS Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)

N/A 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

Accessibility Building Code Certificate

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Date: 06/01/16

Designer: John Turk TTL-Architects

Address of Project: 131 Washington Ave 04101

Nature of Project: Rehab of wood framed front block and ell. Code and structural upgrades and new ADA toilet room in rear artist studio.

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.

REGISTERED ARCHITECT
JOHN TURK
No. 2059
STATE OF MAINE

Signature: John Turk, AIA

Title: Principal

Firm: TTL - Architects

Address: jturk@barbawheclock.com
63 Washburn Ave
Portland, ME 04102

Phone: 207 · 761 · 9662

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

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Date: 06/01/16

Date: 17 MAY 2016

From: John Turk, AIA

These plans and / or specifications covering construction work on:

131 Washington Ave 04101

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

REGISTERED ARCHITECT
JOHN
TURK
No. 2059
STATE OF MAINE

Signature: John Turk

Title: Principal

Firm: TTL-Architects

Address: 63 Washburn Ave
Portland ME 04102

Phone: 207.761.9662

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