



Yes. Life's good here.

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): <u>http://me-portland.civicplus.com/DocumentCenter/View/2809</u>

<u>Please note</u>: 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 <u>Policy on Requirements for Stamped or Sealed Drawings</u>.

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 <u>https://www.energycodes.gov/comcheck/</u> or **ResCheck** <u>https://www.energycodes.gov/rescheck/</u> with certificates of compliance for thermal envelope and MEP systems

One complete set of construction drawinas with the followina:

Life safety blan 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

Project specifications manual

A copy of the State Fire Marshal construction and barrier free permits. For these requirements visit: <u>http://www.maine.gov/dps/fmo/plans/about_permits.html</u>

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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General Building Permit Application

Project Address:							
Tax Assessor's CBL:		Cost of Work: \$					
	Chart #	Block #	Lot #				
Proposed use (e.g., single	e-family, r	etail, restaura	ant, etc.):				
Current use:			Pas	t use, if cur	rently vacant:		
Commercial	M	Multi-Family Residential			One/Two Family Residential		
Type of work (check al	l that ap	ply):					
New Structure		Fence			Change of Ownership - Condo Conversion		
Addition		Pool - Above Ground			Change of Use		
Alteration		Pool - In Ground			Change of Use - Home Occupation		
Amendment		Retaining Wall			Radio/Telecommunications Equipment		
Shed		Replacement Windows			Radio/Telecommunications Tower		
Demolition - Structu	ire	Commercial Hood System			Tent/Stage		
Demolition - Interio	r	Tank Installation/Replacement			Wind Tower		
Garage - Attached		Tank Re	moval		Solar Energy Installation		
Garage - Detatched					Site Alteration		

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

Applicant Name:	Phone: ()
Address:	Email:
Lessee/Owner Name (if different):	Phone: ()
Address:	Email:
Contractor Name (if different):	Phone: ()
Address:	Email:

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:

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.

389 Congress Street/Portland, Maine 04101/ http://portlandmaine.gov /tel: (207) 874-8703/fax: (207) 874-8716



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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: <u>portlandmaine.gov/payyourpermit</u>
- 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.

a ful 03.02.2018 Applicant Signature: Date:

I have provided electronic copies and sent themon:



NOTE: All electronic paperwork must be delivered to <u>permitting@portlandmaine.gov</u> 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.