

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that LIV R CHASE

Located At 52 FEDERAL ST

Job ID: 2011-13839 FOUNDATION ONLY

CBL: 020- D-008-001

has permission to Construct the FOUNDATION ONLY for the proposed new apartment building provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

James Park 12/13/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

CLOSED

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-13839 FOUNDATION (REBUILD) 2011-10-2529-MF 3	Date Applied: 12/13/2011	CBL: 020- D-008-001	
Location of Construction: 52 FEDERAL ST	Owner Name: LIV R CHASE	Owner Address: PO BOX 15372 PORTLAND, 04112 ME - MAINE	Phone: 522-4345
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - FOUNDATION ONLY	Zone: B-2b
Past Use: Three Family Dwelling - destroyed by fire on 6/6/2011	Proposed Use: Build the FOUNDATION ONLY for the proposed new apartment building	Cost of Work: 285000.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: Foundation IBC-2009 Signature: JMB
Proposed Project Description: 3 Unit Replacement after Fire	Pedestrian Activities District (P.A.D.)		12/13/11
Permit Taken By:	Zoning Approval		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland N/A</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone Panel 14</p> <p><input type="checkbox"/> Subdivision Zone C</p> <p><input checked="" type="checkbox"/> Site Plan Admin Auth granted</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: OK w/ conditions per MS 11/3/11</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: JMB</p>
	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 PHONE

Footings okay

However stated to
Contractor Plan may
change. P.E. to do
Spec Insp MCA

1-6-12 D.W.M Brent Adler + Liv Chase.

Footings + walls have been poured + back filled. SI
+ Survey reports will be forwarded ASAP.

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.**

Footings/Setbacks prior to pouring concrete

Foundation/Rebar

Foundation/Backfill

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 OCCUPIED.



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: 2011-10-2529-MF 3

Located At: 52 FEDERAL ST

CBL: 020- D-008-001

Conditions of Approval:

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. THIS APPROVES THE FOUNDATION WORK ONLY, NO WORK ON THE STRUCTURE IS ALLOWED UNTIL THAT PERMIT IS APPROVED AND ISSUED.
3. Special inspection reports shall be submitted to this office on a periodic basis. A final special inspection report must be submitted prior to issuance of a certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Zoning

1. This permit is being approved on the basis of plans submitted and further details given after application. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
4. The owner/applicant has a one year window of opportunity to replace this structure in the same footprint and use based upon section 14-382 of the Land Use Zoning Ordinance. The fire was on 6/6/2011. The applicant has until 6/6/2012 to complete the construction of the building per the requirements of the Ordinance.

Fire

1. Fire conditions will be included on the full building permit approval

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category *B*

Quality Assurance Plan Required (Y/N) *N*

Description of seismic force resisting system and designated seismic systems:
Light Framed Walls Using Wood Shear Panels

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *110 MPH*

Wind Exposure Category *B*

Quality Assurance Plan Required (Y/N) *N*

Description of wind force resisting system and designated wind resisting components:
Light Framed Walls Using Wood Shear Panels

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	PE/GE	<p><i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p>
2. Controlled Structural Fill	PE/GE	<p><i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p> <p><i>Test density of each lift of fill by nuclear methods (ASTM D2922)</i></p> <p><i>Verify extent and slope of fill placement.</i></p>
3. Deep Foundations	PE/GE	<p><i>Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.</i></p> <p><i>Inspect piles for damage from driving and plumbness.</i></p> <p><i>Verify pile size, length and accessories.</i></p> <p><i>Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.</i></p>
4. Load Testing		
4. Other:		

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt	AWS/AISC- SSI ICC-SWSI	<i>Review shop fabrication and quality control procedures.</i>
2. Material Certification	AWS/AISC- SSI ICC-SWSI	<i>Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes</i>
3. Open Web Steel Joists		<i>Inspect installation, field welding and bridging of joists.</i>
4. Bolting	AWS/AISC- SSI ICC-SWSI	<i>Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence. Continuous inspection of bolts in slip-critical connections.</i>
5. Welding	AWS-CWI ASNT	<i>Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds.</i> <i>Ultrasonic testing of all full-penetration welds.</i>
6. Shear Connectors	AWS/AISC- SSI ICC-SWSI	<i>Inspect size, number, positioning and welding of shear connectors. Inspect suds for full 360 degree flash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.</i>
7. Structural Details	PE/SE	<i>Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details.</i>
8. Metal Deck	AWS-CWI	<i>Inspect welding and side-lap fastening of metal roof and floor deck.</i>
9. Other:		

Mechanical & Electrical Systems

Item	Agency # (Qualif.)	Scope
1. Smoke Control		
2. Mechanical, HVAC & Piping		
3. Electrical System		
4. Other:		

- 4-2. The RDP must indicate whether or not a Quality Assurance Plan is required by filling in the information requested on the page. It is only necessary to provide descriptions of the seismic and wind force resisting systems if it is determined that a Quality Assurance Plan is required.
5. Inspection Program Pages For Each Building System:
 - 5-1. There is a page attached for each building system where the RDP identifies the inspection requirements of each system. Fill out the pages for only the building systems included in this SSI. Do not include blank pages for building systems not covered under this SSI.
 - 5-2. Indicate the inspection or testing firm (Agency #) that will perform each inspection task. The Agency # is the number listed next to the Inspector or Testing Laboratory on the chart on page 2 of the SSI.
 - 5-3. Indicate the required qualifications of the Inspector for each inspection. A list of qualifications of Inspectors and testing technicians is provided on page 4 of the SSI for reference. The RDP may require additional qualifications beyond the ones listed if they feel it is appropriate. Suggested qualifications have been included for consideration. The RDP must determine what qualifications are appropriate for the particular project and confirm that the selected agency employs individuals with the specified qualifications.
 - 5-4. The scope of each inspection must be filled in by the RDP. The editable text provided in italics reflects the code mandated minimum inspection requirements designated in section 1704 of IBC Chapter 17. The editable text does not include the inspections requirements for seismic and wind resisting systems listed in sections 1705 through 1708. The RDP must determine if the project falls under the requirements of sections 1705 to 1708 and add the required inspections to the building systems. The final scope of the inspections required for the project must be determined by the RDP.
 - 5-5. Descriptions of all inspections must include the required frequency of each inspection or test.

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- | | |
|--|--|
| <input type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input checked="" type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input checked="" type="checkbox"/> Structural Steel | <input type="checkbox"/> Architectural Systems |
| <input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator	<i>Downeast Structural Consultants, LLC</i>	<i>5 Oak Street, Cumberland, ME</i>
2. Inspector	<i>Christopher Ray, P.E.</i>	<i>5 Oak Street, Cumberland, ME 207-650-3093</i>
3. Inspector		
4. Testing Agency	<i>SW Cole</i>	<i>286 Portland Rd Gray, ME 207-657-2866</i>
5. Testing Agency		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Structural Statement of Special Inspections

CAST-IN-PLACE CONCRETE

Final Report of Special Inspections (SSIC/SI 1)

[To be completed by the Structural Special Inspections Coordinator (SSIC/SI 1). Note that all Agent's Final Reports must be received prior to issuance.]

Project: *New Three Unit Apartment Building*
Location: *52 Federal Street, Portland, ME*
Owner: *Liv Chase & Brent Adler*
Owner's Address: *P.O. Box 15372, Portland, ME 04112*

Architect of Record: *John Ossie* *FMC Cadd, Portland, ME*
(name) (firm)

Structural Registered Design
Professional in Responsible Charge: *Christopher F. Ray, P.E.* *Downeast Structural Consultants, LLC*
(name) (firm)

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

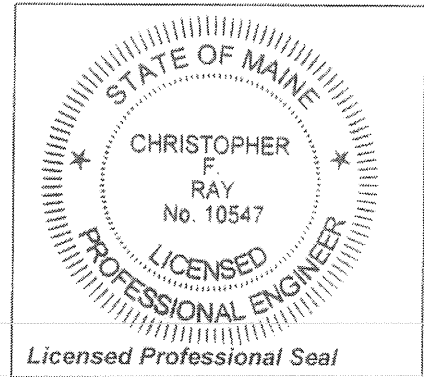
Respectfully submitted,
Structural Special Inspection Coordinator

Christopher F. Ray, P.E.
(Type or print name)

Downeast Structural Consultants, LLC
(Firm Name)

Christopher Ray
Signature

January 30, 2012
Date



Report No. 03300-002

Date: December 22, 2011
Project: 52 Federal Street, Portland ME, New Three Unit Apartment Building
Project Number: 2011-146
Time at Site: 1:25 pm – 2:30 pm
Weather: Sunny, 40°F
Present at Site: Christopher Ray, P.E. (DSC), Elliot Edwards (Edwards Concrete),
Don (Edwards Concrete)

Area(s) of Observations:

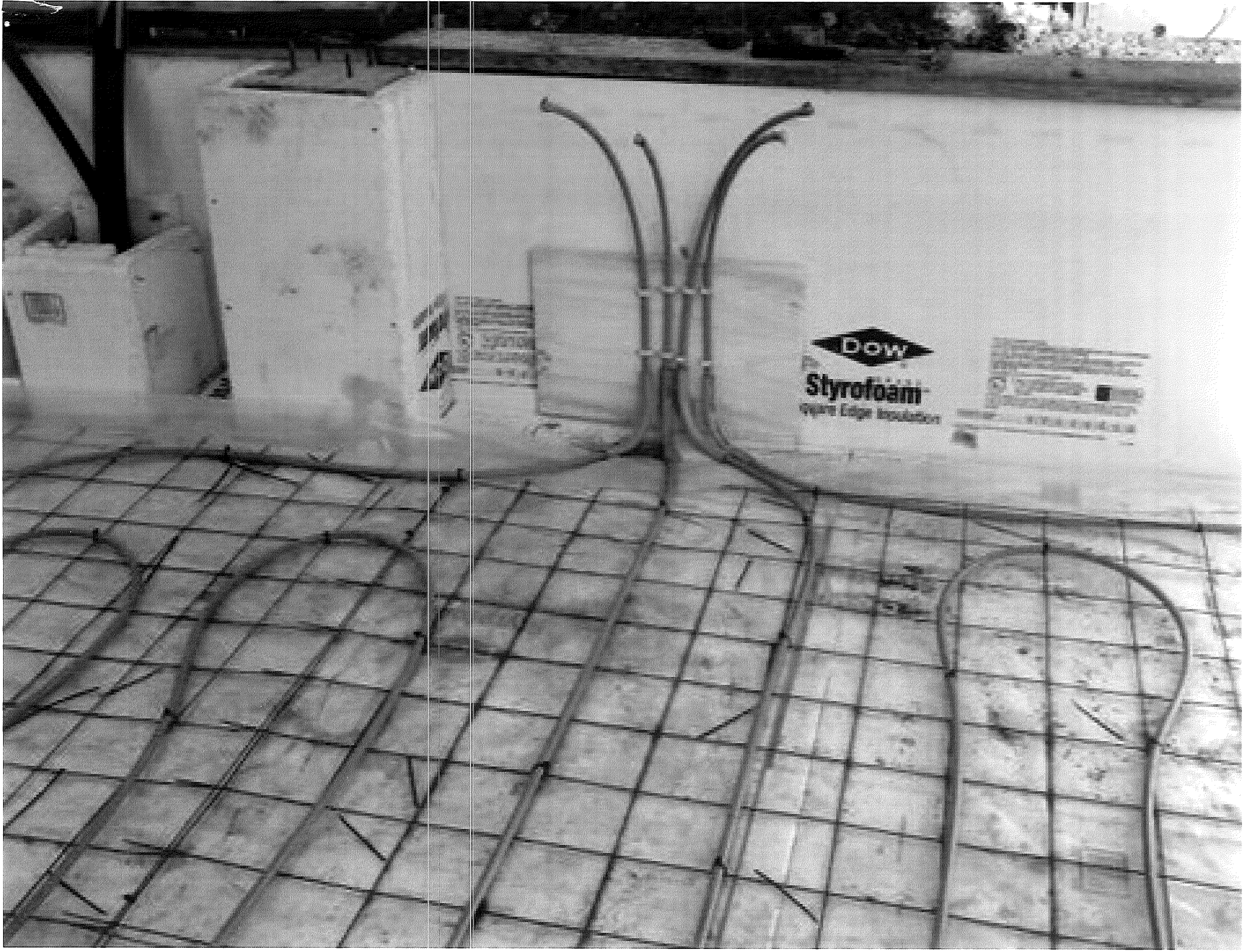
- Foundation Walls.
- Wall rebar size and placement.

Observations and Discussions:

1. The reinforcing steel was observed along the foundation walls and column piers at the locations referenced above. The size, spacing, quantities and clear cover of the reinforcing steel bars was reviewed and are in conformance with the contract documents.

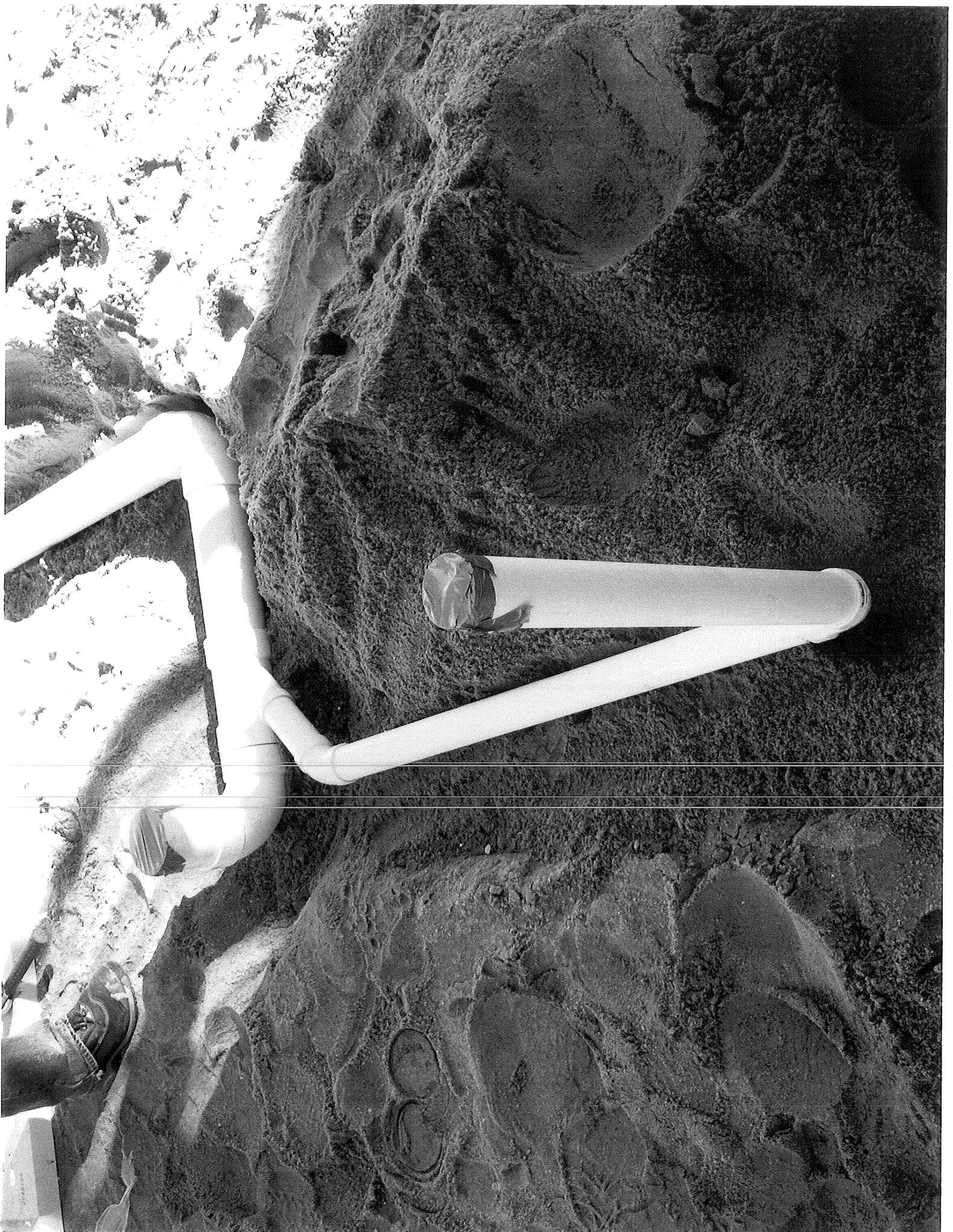
Non-Conformance Items:

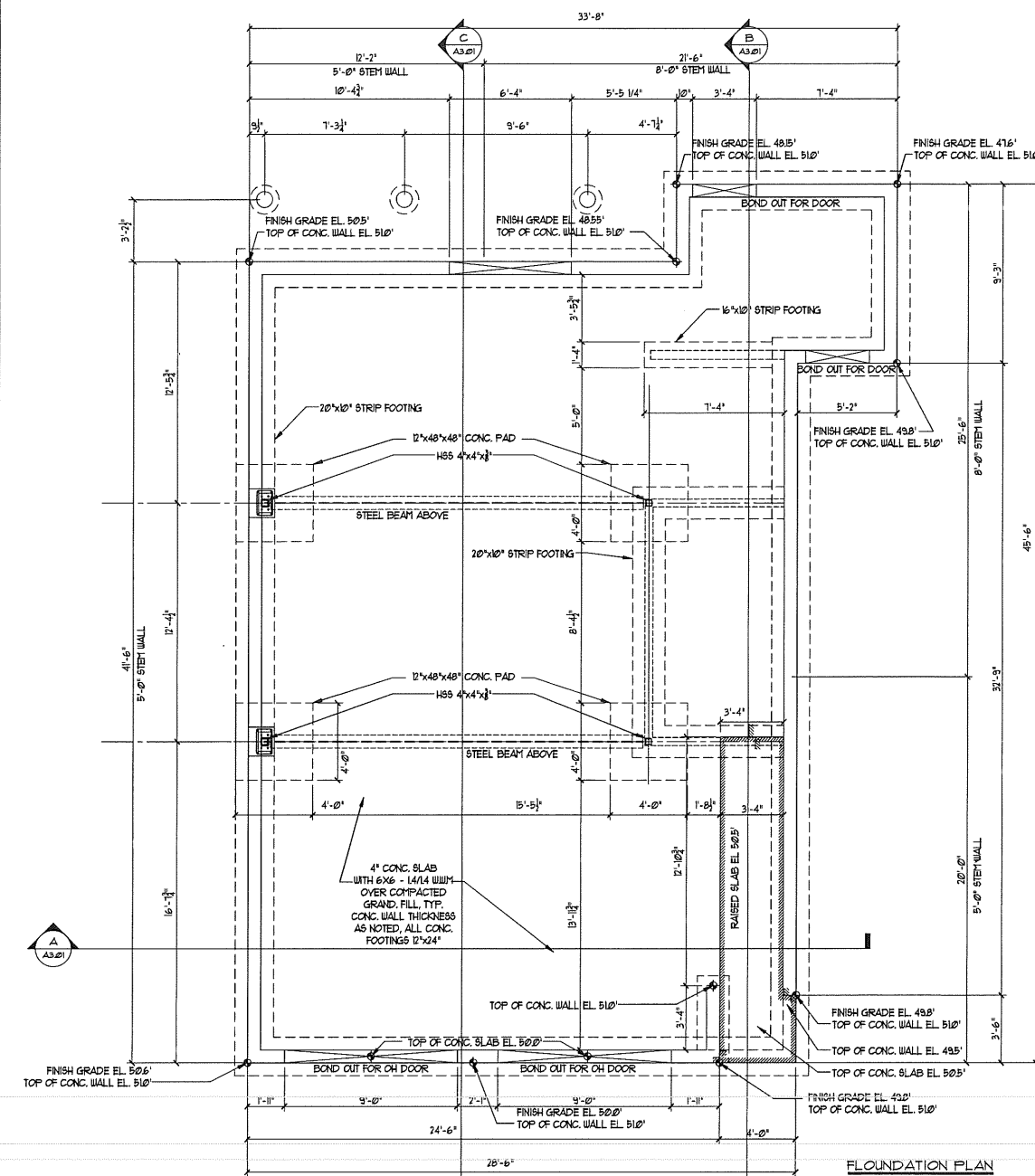
No additional non-conforming items were noted during this visit.



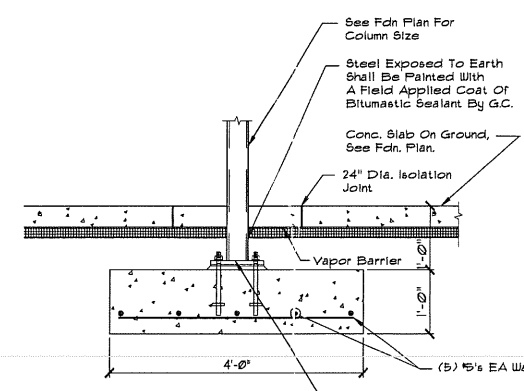




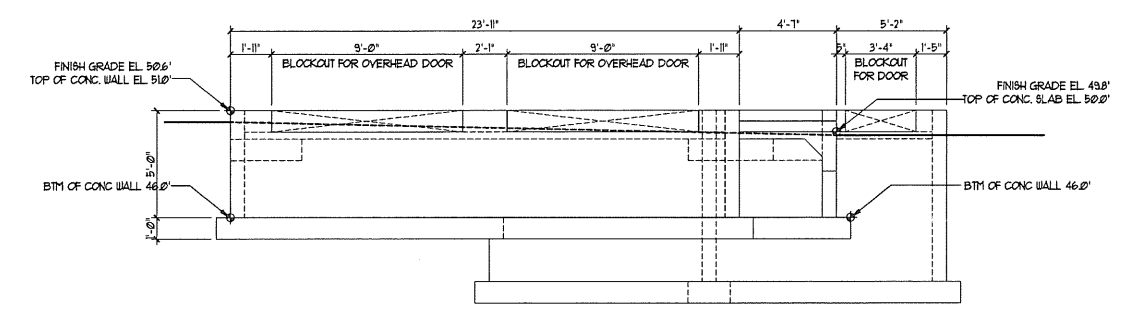




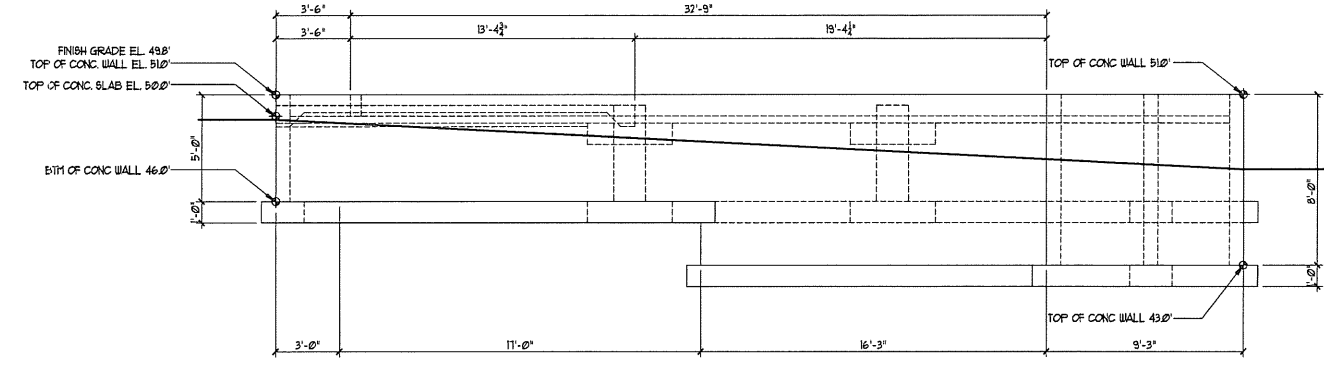
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



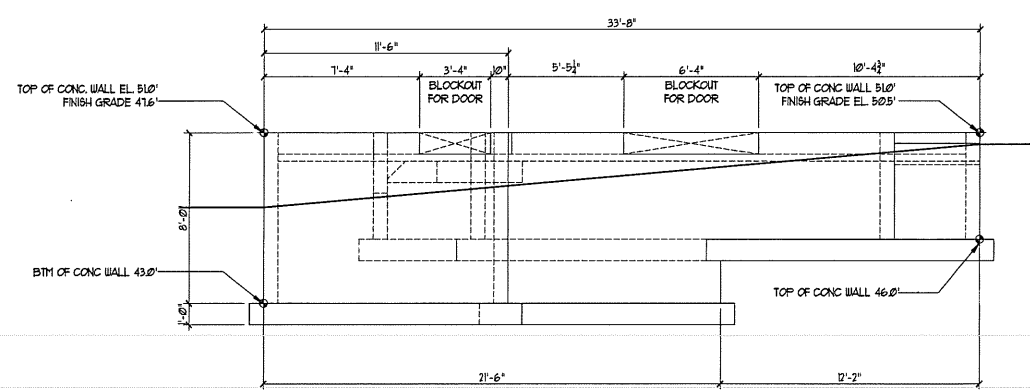
DETAIL @ INTERIOR COLUMN PAD
SCALE: 3/4" = 1'-0"



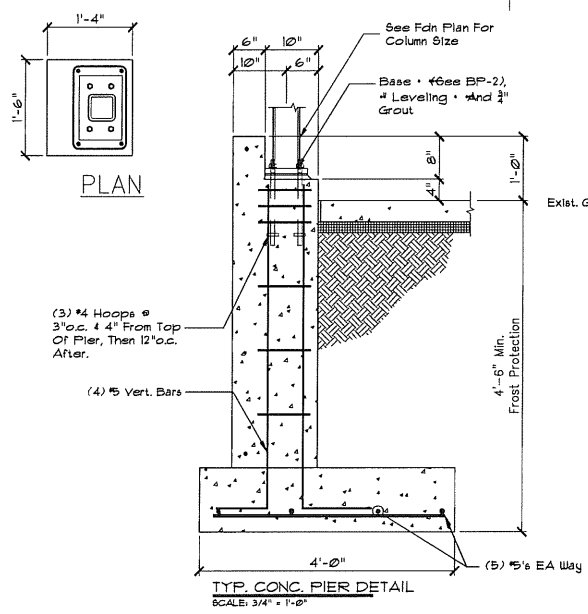
FRONT FOUNDATION ELEVATION
SCALE: 1/4" = 1'-0"



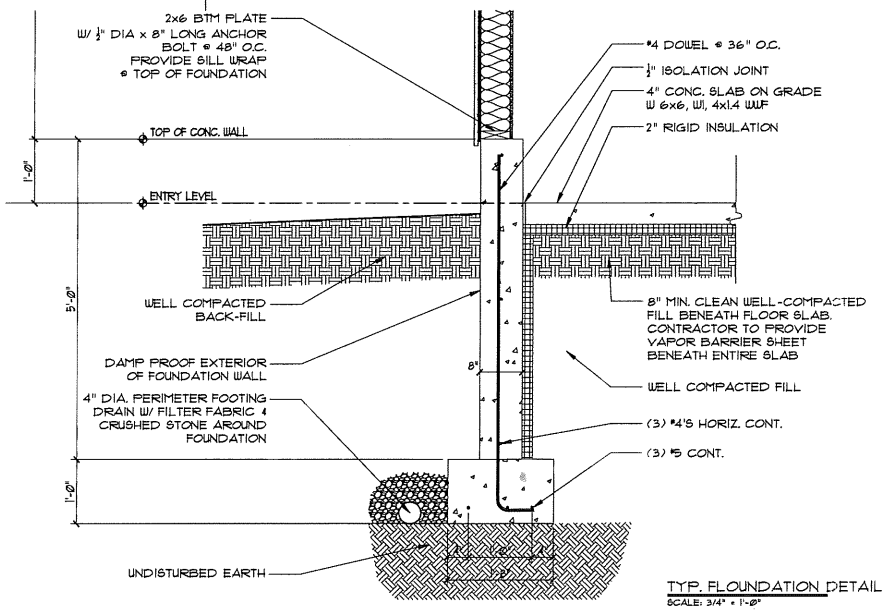
RIGHT SIDE FOUNDATION ELEVATION
SCALE: 1/4" = 1'-0"



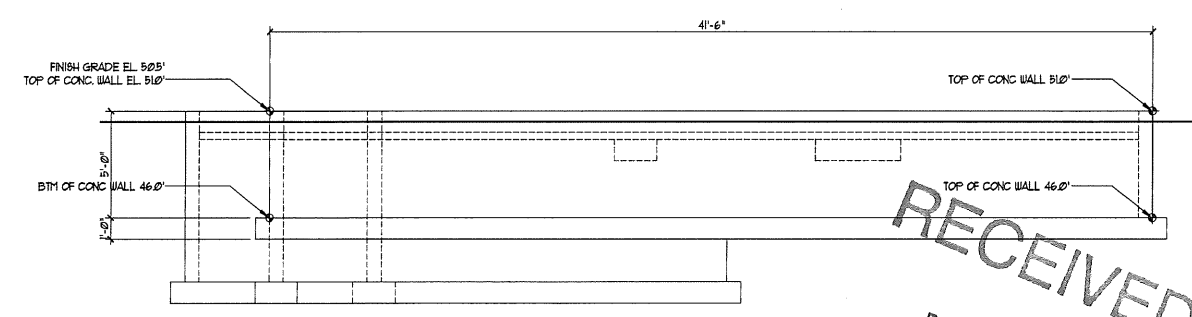
REAR FOUNDATION ELEVATION
SCALE: 1/4" = 1'-0"



TYP. CONC. PIER DETAIL
SCALE: 3/4" = 1'-0"



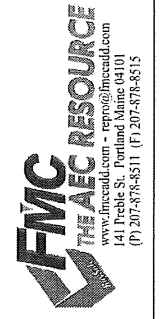
TYP. FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



LEFT SIDE FOUNDATION ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
DEC 13 2011
Dept. of Building Inspections
City of Portland Maine

PROPERTY OF



New Three Unit at 52 Federal Street
 Portland, Maine
 Owners: Liv Chase & Brent Adler

Rev.	Date	Remark
A	09-13-11	Issued for pricing
B	10-12-11	Issued for Permitting
C	12-13-11	Issued for Permitting

CODE: IBC 2009
 TOWN: Portland
 DATE: 09-13-11
 SCALE: as noted
 DESIGNED: LC
 DRAWN: JJO
 TITLE: Foundation Plan Details
 FILE:
 SHEET: S1.01

SEE NOTE 9

S 40°02'16" E
45.36' (44.5'±)

removing on porch

S 45°38'34" W 37.00' (37'±)

STEPS ENCROACH
from old porch
steps on
other porch

CAPPED REBAR
LIC.#1172
NOT HELD

CAPPED REBAR
LIC.#1314
SET

Existing Foundation

NEW THREE STORY
PLUS ONE GARAGE
LEVEL BUILDING AT
500'

NEW ENTRANCE AT
505'

FFE=55.3'

N 47°59'38" E
36.83' (37'±)

X=49.8

48.8'±

N 39°55'58" W
46.89' (47'±)

47.3'± X

47.5'± X

50.4'± X

50.5'± X

50.2'± X

3'-3 3/4"

20'-0"
Curb Cut

5'-1 1/4"

NEW LANDSCAPED AREA
X=48.0'

CAPPED REBAR
LIC.#1172
HELD FOR LINE,
08' INTO R/W

48.8'±

48.5'± X

TBM: MAG NAIL IN
BRICKS SIDEWALK
= ELEVATION 50.51'

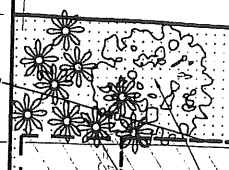
BRICK SIDEWALK

Paved area

Daylily, 'Happy Returns'

Bee Balm

Grass cover



Daylily, 'Happy Returns'

Daylily, 'Happy Returns'

Bee Balm

Japanese Maple
Bloodgood

Grass cover

Porous pavers

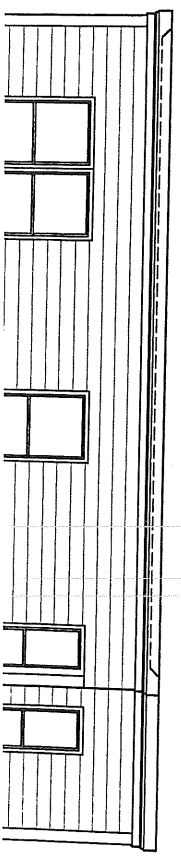
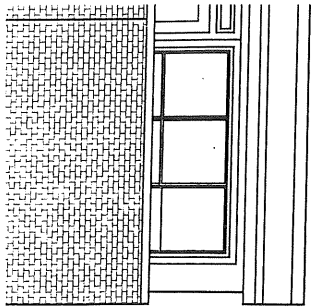
ABUTTERS FENCE

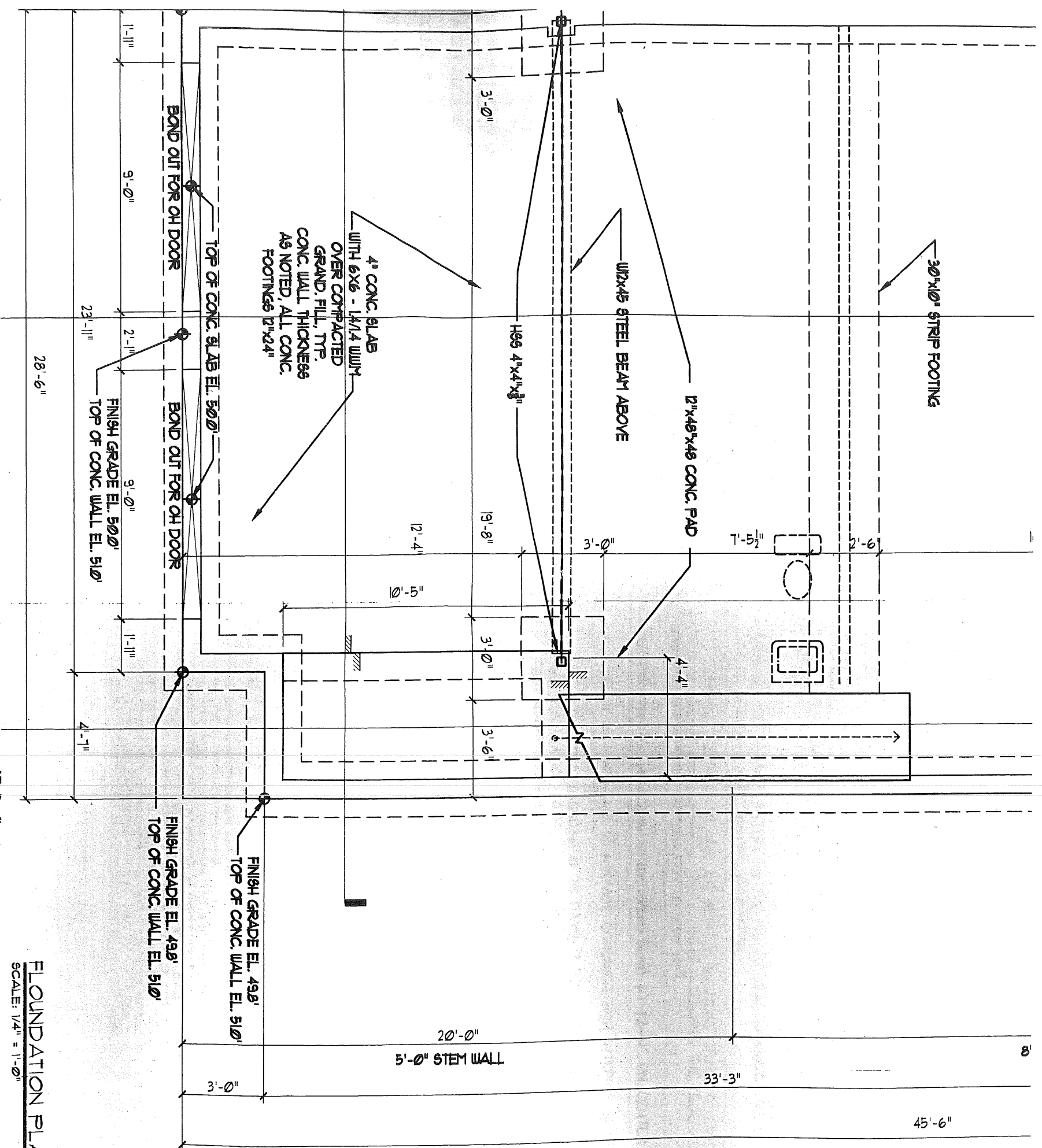
Rain barrels
at Each down
spout

*Steps from porch
to lawn*

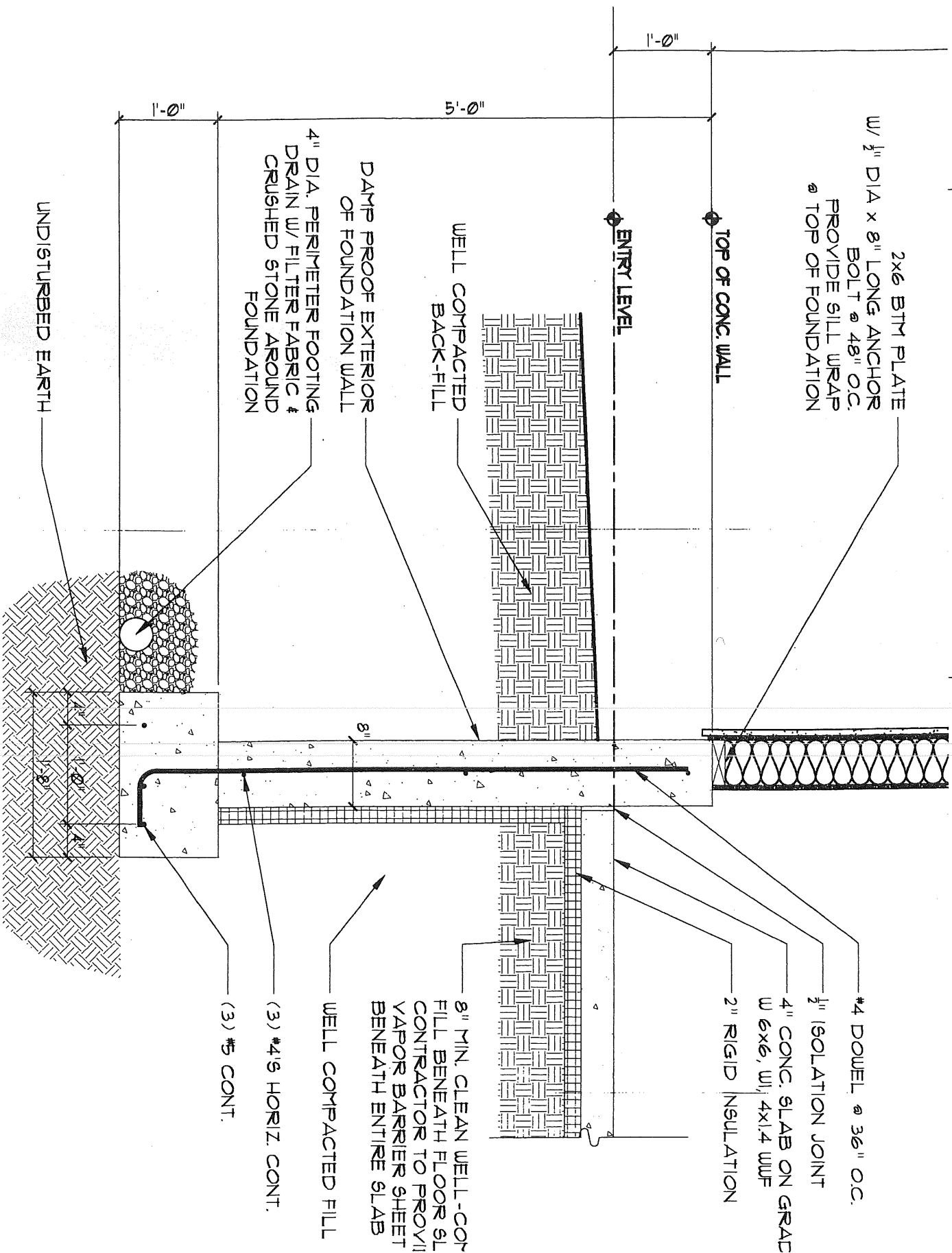
6.25

5' min req

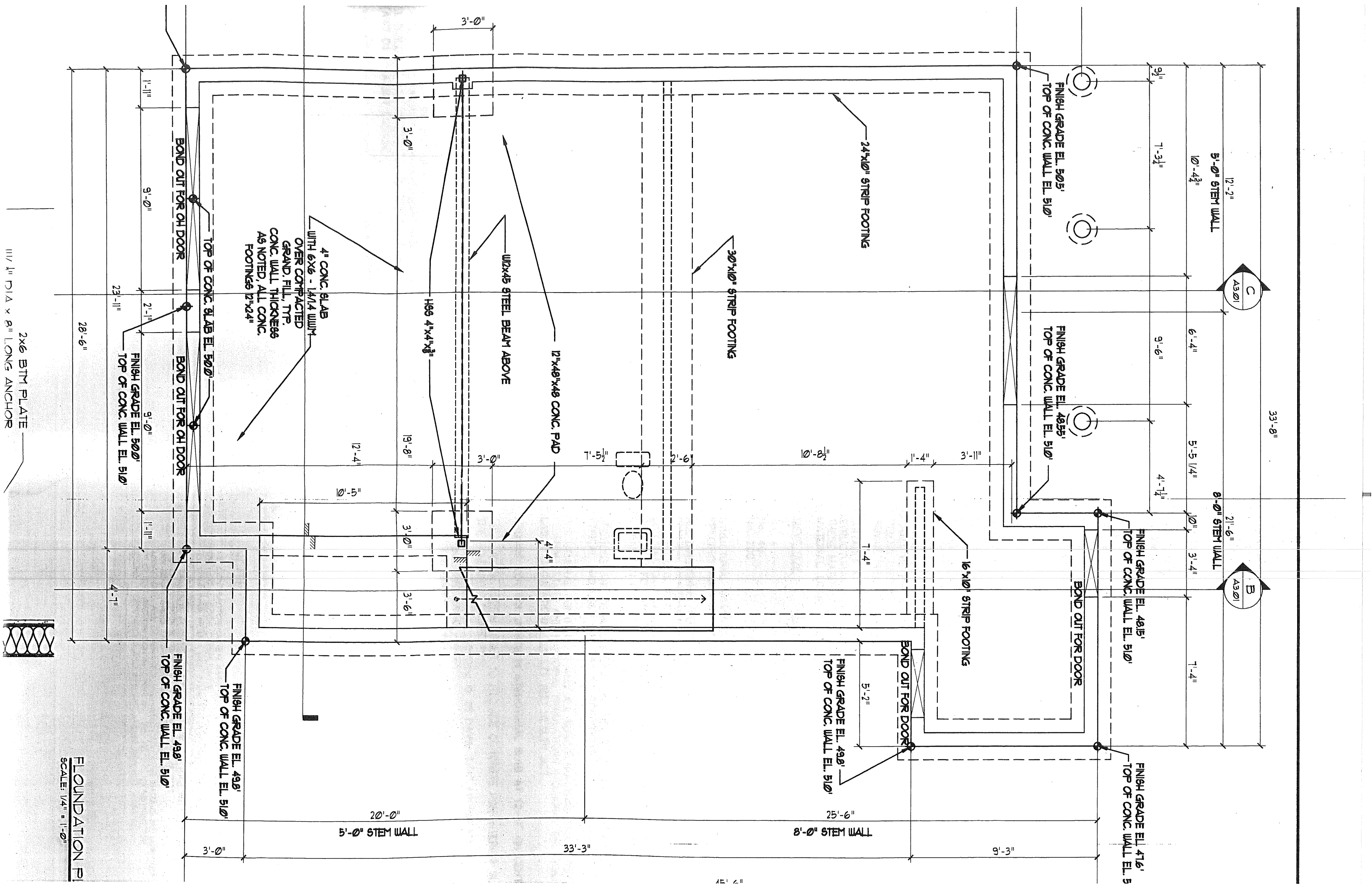




FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



1 DETAIL



FOUNDATION P
 SCALE: 1/4" = 1'-0"