

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

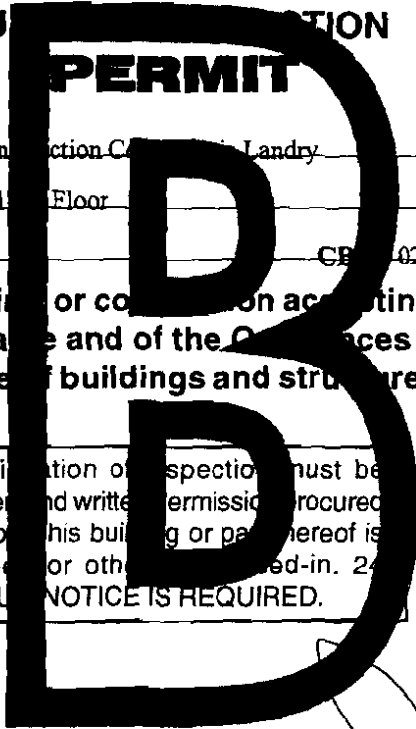
BU...TION PERMIT

Permit Number: 100954

PERMIT ISSUED

This is to certify that BAYSIDE II LLC / Landry Construction Co. Landry
has permission to Selected interior Demo Phase 1 Floor
AT 185 LANCASTER ST CR 025 F001001 AUG - 9

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 buildings and structures, and of the application on file in this department.



Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Gauthier
Health Dept. _____
Appeal Board _____
Other _____
Department Name

John Burke 9/5/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0954	Issue Date:	CBL: 025 F001001
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Location of Construction: 185 LANCASTER ST	Owner Name: BAYSIDE II LLC	Owner Address: ONE CANAL PLAZA	Phone:
Business Name:	Contractor Name: Landry Construction Corp /Denis La	Contractor Address: P.O. Box 1039 Lewiston	Phone: 2077821909
Lessee/Buyer's Name	Phone:	Permit Type: Interior Demo ONLY	Zone: B-7

Past Use: Commercial - Office	Proposed Use: Commercial - Office - Selected interior Demo Phase 1 1st Floor	Permit Fee: \$460.00	Cost of Work: \$44,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: B Type: SA Interior Demo ONLY	

Proposed Project Description:
Selected interior Demo Phase 1 1st Floor

Signature: *(Signature)*

Signature: *(Signature)*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 08/05/2010	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan

Maj Minor MM

Date: *8/16/10*

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: _____

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

Date: _____

PERMIT ISSUED

AUG - 9 2010

City of Portland

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 application 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0954	Date Applied For: 08/05/2010	CBL: 025 F001001
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Location of Construction: 185 LANCASTER ST	Owner Name: BAYSIDE II LLC	Owner Address: ONE CANAL PLAZA	Phone:
Business Name:	Contractor Name: Landry Construction Corp /Denis La	Contractor Address: P.O. Box 1039 Lewiston	Phone (207) 782-1909
Lessee/Buyer's Name	Phone:	Permit Type: Interior Demo ONLY	

Proposed Use: Commercial - Office - Selected interior Demo Phase 1 1st Floor	Proposed Project Description: Selected interior Demo Phase 1 1st Floor
---	---

Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 08/16/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 09/08/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) This approves interior demolition only, no structural work allowed. No other construction activities allowed, including installation of plumbing, electrical and heating systems. 2) 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. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 08/26/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) The fire protection systems(sprinkler & fire alarm) will remain in place during the demolition. 2) Permit is for demolition only. Any construction will require a separate permit. Any cutting and welding done will require a Hot Work Permit from Fire Department. 			



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

85. 20 10

Received from

Lundy Frank

Location of Work

165 Lancaster St.
AKA 185 Lancaster

Cost of Construction \$

Building Fee:

Permit Fee \$

Site Fee:

Certificate of Occupancy Fee:

Total:

4000

470

Building (IL) ___

Plumbing (IS) ___

Electrical (IZ) ___

Site Plan (U2) ___

Other

CBL:

25 F-1

Check #:

1060

Total Collected \$

4000

470

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

Taken by:

S. A. J.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



General Building Permit Application

FOR INTERIOR DEMOLITION PHASE I

If you are the project's owner, you own real estate or personal property (vehicles and boats) located on the property, and the City payment arrangements must be made before permits are issued.

Location/Address of Construction: <u>105 LANCASTER STREET, PORTLAND</u>			
Total Square Footage of Proposed Structure/Area <u>93,300 TOTAL 31,233 PROJECT</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>25</u> Block# <u>F</u> Lot# <u>1</u>		Applicant: <u>must be owner, Lessee or Buyer</u> Name <u>BAYSIDE II LLC</u> Address <u>C/O THE BOULEVARD CO.</u> <u>1 CANAL PIKE</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone:
Lessee/DBA (if Applicable)		Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>44,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>BUSINESS</u>			
If vacant, what was the previous use? <u>BUSINESS</u>			
Proposed Specific use: <u>OFFICES, WAITING, CONFERENCE ROOM</u>			
Is property part of a subdivision? <u>NO</u> If yes, please name _____			
Project description: <u>Selected Interior Demo Phase I 1st floor</u>			
Contractor's name: <u>LANDRY/FRENCH CONSTRUCTION COMPANY</u>			
Address: <u>68 MURSEY RD.</u>			
City, State & Zip: <u>SCARBOROUGH, ME 04074</u>		Telephone: <u>730-5566</u>	
Who should we contact when the permit is ready: <u>BRENT POULIN</u>		Telephone: _____	
Mailing address: <u>SAME AS ABOVE</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 provisions of the codes applicable to this permit.

RECEIVED
AUG 25 2010
Dept. of Building Inspection
City of Portland Maine

Signature: [Signature]

Date: 7/28/10

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



Certificate of Design Application

From Designer:

CHARLES RIZZA

Date:

JULY 27, 2010

Job Name:

COMMUNITY COUNSELING CENTER

Address of Construction:

105 LANCASTER STREET

FOR INTERIOR DEMOLITION PHASE I
2003 International Building Code

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

Building Code & Year _____

Use Group Classification (s) BUSINESS

Type of Construction

5A

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC

YES

Is the Structure mixed use?

NO

If yes, separated or non separated or non separated (section 302.3)

Supervisory alarm System?

YES

Geotechnical/Soils report required? (See Section 1802.2)

Structural Design Calculations

INTERIOR RENOVATION

Live load reduction

NA

Submitted for all structural members (106.1 - 106.11)

Roof live loads (1603.1.2, 1607.11)

Roof snow loads (1603.7.3, 1608)

Ground snow load, P_g (1608.2)

If $P_g > 10$ psf, flat-roof snow load, S_f

If $P_g > 10$ psf, snow exposure factor, C_e

If $P_g > 10$ psf, snow load importance factor, I_s

Roof thermal factor, C_t (1608.4)

Sloped roof snowload, P_s (1608.4)

Seismic design category (1616.3)

Basic seismic force resisting system (1617.6.2)

Response modification coefficient, R_d and

deflection amplification factor, C_d (1617.6.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use

Loads Shown

NA

Wind loads (1603.1.4, 1609)

Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1609.3)

Building category and wind importance factor, I_w
table 1604.5, 1609.5)

Wind exposure category (1609.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures (1609.1.1, 1609.6.2.2)

Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Design option utilized (1614.1)

Seismic use group ("Category")

Spectral response coefficients, S_D & S_M (1615.1)

Site class (1615.1.5)

Flood loads (1803.1.6, 1612)

Flood Hazard area (1612.3)

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)



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.

FOR INTERIOR DEMOLITION PHASE I

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.

- Cross sections w/framing details *NA*
- Detail of any new walls or permanent partitions
- Floor plans and elevations *DEMO & FIRE PROTECTION RANKS*
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

TO BE SUBMITTED ONCE CONSTRUCTION DOCUMENTS ARE COMPLETE.

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: *NO ADDITIONS*

- 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)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification) **EXISTING BUSINESS, BUSINESS**
- Square footage of proposed structure (total and per story) **93,300 TOTAL**
- Existing and proposed fire protection of structure. **53,917 FIRST FLOOR**
- Separate plans shall be submitted for **89,502 SECOND FLOOR**
 - a) Suppression system **31,233 PROJECT AREA**
 - b) Detection System (separate permit is required)
- 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 **TBD**
 - d) Location of emergency lighting **DESIGN BUILD**
 - e) Location of exit signs **DESIGN BUILD**
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher. **NA**
*** TO BE SUBMITTED PRIOR TO CONSTRUCTION.**

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: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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



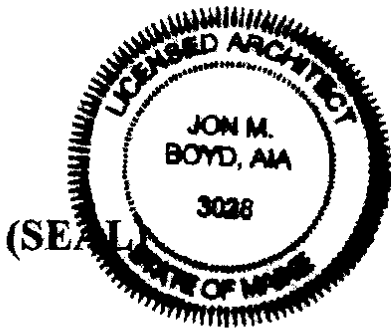
Accessibility Building Code Certificate

Designer: CHARLES RIZZA / JON BOYD

Address of Project: 105 LANCASTER STREET, PORTLAND

Nature of Project: INTERIOR RENOVATIONS FOR
COUNSELING CENTER OFFICES

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.



Signature: *[Handwritten Signature]*

Title: SR. STAFF ARCHITECT

Firm: MORRIS SWITZER EFH

Address: ONE DANA STREET
PORTLAND, ME

Phone: (207) 773-8841

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

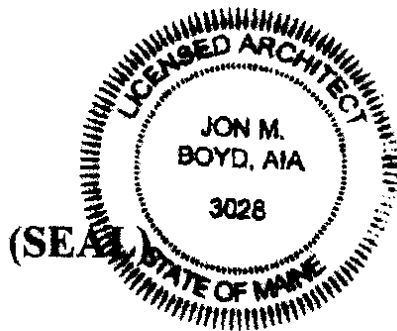
Date: JULY 27, 2010

From: JAN

These plans and / or specifications covering construction work on:

COMMUNITY COUNSELING CENTER
165 LANCASTER STREET, PORTLAND MAINE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: [Handwritten Signature]

Title: SR. STAFF ARCHITECT

Firm: MORRIS SWITZER EFH

Address: ONE DANA STREET
PORTLAND, ME 04101

Phone: (207) 773-8841

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Transmittal

Transmitted to:

Attention	Kevin French	Date	July 27, 2010
Company	Landry/French Construction Company	Project No.	29070
Address	68 Mussey Road Scarborough, ME 04074	Project	Community Counseling Center

We Transmit via [Click Here to Make Selection](#)

Herewith In accordance with your request Under separate cover

For your:

Approval Distribution Information Review/Comment Records Use

Material Transmitted:

Drawings Specifications Shop Drawings Other

No. of Copies	Date	Revision No.	Description
2	7/27/10		AD-1 First Floor Demolition Plan
2	7/27/10		A0-2 Existing First Floor Plan, Fire Protection Plan
1	7/27/10		Application

If enclosures are not as noted, please inform us immediately.

Drawings and application for submittal to City of Portland to obtain Demolition Permit.

Remarks:

Copies to:	Enclosures:	By:
file	<input checked="" type="checkbox"/>	Jon Boyd, AIA LEED AP
	<input type="checkbox"/>	



General Building Permit Application

FOR INTERIOR DEMOLITION

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.

Location/Address of Construction: <u>105 LANCASTER STREET, PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>93,300 TOTAL</u>		Square Footage of Lot <u>31,233 PROJECT</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Address City, State & Zip	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>BUSINESS</u>		
If vacant, what was the previous use? <u>BUSINESS</u>		
Proposed Specific use: <u>OFFICES, WAITING, CONFERENCE ROOM</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description:		
Contractor's name: <u>LANDRY/FRENCH CONSTRUCTION COMPANY</u>		
Address: <u>608 MUSSEY RD.</u>		
City, State & Zip: <u>SCARBOROUGH, ME 04074</u>		Telephone: <u>730-5566</u>
Who should we contact when the permit is ready: <u>BRENT POULIN</u>		Telephone: _____
Mailing address: <u>SAME AS ABOVE</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:

Date:

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



Certificate of Design Application

From Designer:

CHARLES RIZZA

Date:

JULY 27, 2010

Job Name:

COMMUNITY COUNSELING CENTER

Address of Construction:

105 LANCASTER STREET

FOR INTERIOR DEMOLITION
2003 International Building Code

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

Building Code & Year _____ Use Group Classification (s) BUSINESS

Type of Construction EA

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____

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

Structural Design Calculations INTERIOR RENOVATION Live load reduction

NA 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
<u>NA</u>	

Wind loads (1603.1.4, 1609)

- NA Design option utilized (1609.1.1, 1609.6)
- NA Basic wind speed (1809.3)
- _____ Building category and wind importance Factor, I_w table 1604.5, 1609.5)
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

- NA Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D & S_{D1} (1615.1)
- _____ Site class (1615.1.5)

- _____ Roof live loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load P_f
- _____ If $P_g > 10$ psf, snow exposure factor, C_e
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- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

- NA Flood Hazard area (1612.3)
- _____ Elevation of structure

Other loads

- NA 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)



Commercial Interior & Change of Use Permit Application Checklist

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FOR INTERIOR DEMOLITION

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- Cross sections w/framing details *NA*
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- Floor plans and elevations *DEMO & FIRE PROTECTION RANS*
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- Separate plans shall be submitted for **39,502 SECOND FLOOR**
 - a) Suppression system
 - b) Detection System (separate permit is required) **31,233 PROJECT AREA**
- 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
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 - d) Location of emergency lighting **DESIGN BUILD**
 - e) Location of exit signs **DESIGN BUILD**
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher. **NA**
*** TO BE SUBMITTED PRIOR TO CONSTRUCTION.**

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

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Accessibility Building Code Certificate

Designer:

CHARLES RIZZA / JON BOYD

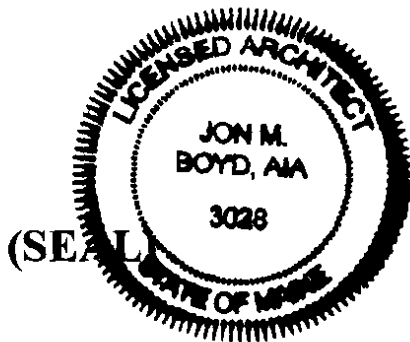
Address of Project:

105 LANCASTER STREET, PORTLAND

Nature of Project:

INTERIOR RENOVATIONS FOR
COUNSELING CENTER OFFICES

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.



Signature:

[Handwritten Signature]

Title:

SR. STAFF ARCHITECT

Firm:

MORRIS SWITZER EFF

Address:

ONE DANA STREET
PORTLAND, ME

Phone:

(207) 773-8841

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Certificate of Design

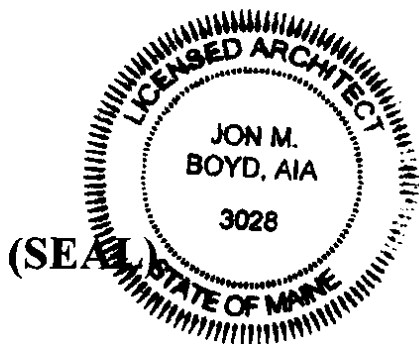
Date: JULY 27, 2010

From: JON

These plans and / or specifications covering construction work on:

COMMUNITY COUNSELING CENTER
165 LANCASTER STREET, PORTLAND MAINE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



Signature: [Handwritten Signature]

Title: SR. STAFF ARCHITECT

Firm: MORRIS SWITZER EFH

Address: ONE DANA STREET
PORTLAND, ME 04101

Phone: (207) 773-8841

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ASBESTOS / LEAD DETERMINATION REPORT

**165 Lancaster Street
Portland, Maine**

Prepared for:

**Mr. Paul Ureneck
CB Richard Ellis / Boulos
One Canal Plaza
Portland, Maine 04101**

Prepared by:

Environmental Safety & Hygiene Associates, Inc.

ESH Project # 10-130

June 15, 2010

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EXECUTIVE SUMMARY

Environmental Safety & Hygiene Associates, Inc. (ESHA) was retained by CB Richard Ellis / Boulos to conduct a comprehensive asbestos building materials, lead bearing paint, and universal waste inventory (Light ballasts/light tubes) assessment at 165 Lancaster Street, Portland, Maine. The physical site assessment and sampling was conducted by Mr. Peter Jabbusch and Mr. Mark Coleman both State of Maine certified Asbestos Inspectors on June 4th, 2010.

Asbestos Building Materials Survey

The objective of the assessment was to assess and document the presence of accessible Presumed Asbestos Containing Materials (PACM), lead based paint, and universal wastes within the boundaries of the facility that are scheduled to be impacted by building renovations and interior demolition. In addition, the assessment was conducted in accordance with the requirements of the MDEP, USEPA National Emission Standard for Hazardous Air Pollutants, and the Occupational Safety and Health Administration.

During the survey, the inspection team identified suspect interior and exterior PACM's for subsequent sampling and analysis. The assessment by the survey team encompassed the majority of the facility as allowed by access, a few areas of the facility were not accessible. The asbestos building material survey was conducted in accordance with Maine DEP Chapter 425 Asbestos Management Regulations. The inspection includes collecting bulk samples of accessible suspect materials that are representative of each homogenous area. There were three types of PACM's sampled during this survey:

Surfacing materials; sprayed or applied by trowel and include fireproofing materials and various plasters. At least three bulk samples of surfacing materials were collected from each homogeneous area that was less than 1,000-square feet. Five bulk samples were collected for areas 1,000 to 5,000-square feet, and seven bulk samples were collected for areas greater than 5,000-square feet

Thermal system insulation; including boiler cover, pipe cover, and duct insulation were assessed. The materials were either assumed to be asbestos containing or were sampled as follows; At least three bulk samples of thermal system insulation from each homogenous area or at least one bulk sample from each homogeneous patched area if the section is less than six linear or square feet

Miscellaneous ACM; includes a variety of ceiling tiles, floor tiles, and gypsum board. Sample quantities for miscellaneous ACM follow the same requirements as for the two previously mentioned ACM types.

All bulk samples collected were analyzed by an independent State-licensed and NVLAP Accredited Asbestos Analytical Laboratory using polarized light microscopy (PLM). Bulk samples were analyzed until a positive result is obtained or all samples have been analyzed. Bulk samples of surfacing materials or thermal system insulation with an asbestos content of less than 10% as determined by PLM were reanalyzed by Point Count Method.

The complex was found to contain below average amounts of Asbestos-Containing Building Materials (ACBM) for the type, age and use of the facility. The asbestos building materials found during this assessment was asbestos mudded fitting and pie debris scattered through the crawl space below the wing to be renovated and black and gray roofing cements on the terracotta roof edge cap on the same wing of the structure.

ESHA also pulled as many areas of carpeting as possible to inspect for hidden flooring materials, none was observed in the areas investigated. ESHA also cut six core hole samples in the sub-floor system throughout the wing to inspect for multiple layer flooring systems, none was observed in the areas investigated.

The main roof system of the wing was not sampled as it was a rubber membrane roof was present and no indication of an underlying built-up asphalt membrane system was observed. However, ESHA did observe black and gray roofing cements on the terracotta roof edge cap on the same wing of the structure and was found to contain asbestos.

Lead Based Paint Inspection

A limited lead paint survey was completed in the wing of the facility to evaluate the general paint schemes for regulated lead bearing paint. The exterior lead testing included exterior building features such as canopy columns, window systems, T-111 siding, steel doors, and structural steel. For the purpose of the exterior assessment all exterior structural steel and steel door frames contain OSHA regulated levels of lead based paint.

The interior lead testing included interior building features such as drywall, wood trim, window trim, painted brick walls, structural steel above ceiling systems, old ceiling panels above ceiling systems, and old wood roof rafters above ceiling systems. For the purpose of the interior assessment all painted interior surfaces did not have any detectable levels of lead based paint with the exception of the structural steel above ceiling systems that contain OSHA regulated levels of lead based paint

For the purpose of this assessment, any painted surface that contains an apparent lead concentration greater than 0.5 mg/cm² is considered lead bearing for OSHA compliance and EPA purposes.

All construction work involving exposure or potential exposure to lead is covered by OSHA's Lead in Construction Standard 29 CFR 1926.62. This includes lead paint abatement, work on steel structures that are coated with lead-containing materials, demolition of structures where lead or materials containing lead are present, and removing or encapsulating materials containing lead.

Universal Wastes

In addition to the asbestos materials and lead based paint assessment, ESHA conducted a visual universal lighting and control assessment and inventory of powder coated straight light bulbs, HID lamps, mercury thermostats, lead core emergency egress lights, and PCB / DEHP light ballasts.

Effective July 15th, 2008 commercial entities can no longer dispose of mercury added products in solid waste facilities (Landfills or incineration). Non-leaking PCB ballasts are classified as a special hazardous waste and may be handled and properly disposed by abatement personnel.

NON-PCB light ballasts cannot be disposed of in convention waste streams. Since 1997 manufactures switched to di (2-ethylhexyl) phthalate (DEHP) as a replacement to PCB's. DEHP is a list hazardous substance under TSCA. Light ballasts that are not labeled as "PCB's" are also a special hazardous waste, and must be handled and properly disposed by abatement personnel.

- Fluorescent Light Ballasts – 350 each
- 48" Fluorescent Light Bulbs – 2,750 Lineal Feet

Budgetary Cost Estimates

The objective of this facility assessment was to develop and document the presence of accessible Presumed Asbestos Containing Materials (PACM), lead based paint, and universal wastes within the boundaries of the facility that may be impacted by building renovation or demolition. ESHA is providing the enclosed budgetary cost estimates for the sole purpose of illustrating the potential cost impact to remove the asbestos containing building materials, lead based paint, and universal wastes outlined in this report only.

The budgetary cost estimates have also been prepared to provide projected costs for removal and disposal of various hazardous building components in accordance with the Maine Department of Environmental Protection (MDEP), US Environmental Protection Agency (USEPA), Resource Conservation and Recovery Act (RCRA), and the Occupational Safety and Health Administration (OSHA).

The budgetary cost estimates are based on the assumption that the building owner will remove the asbestos containing building materials, lead based paint, and universal wastes outlined in this report in large phases by building level and common functional spaces and do not take into consideration or reflect any proposed phasing, encapsulation, or selective asbestos removals. In addition, the budgetary cost estimates reflect our professional opinion as it relates to anticipated costs to remove the asbestos identified in this and should not be used to compare or support any estimate or opinion provided by others.

The asbestos building material, lead based paint, and universal waste inventory and budgetary cost estimates do not include asbestos in areas that were not accessible or not able to be investigated during the assessment and building materials that were not sampled such as roof systems, layered flooring systems, and inaccessible of hidden materials (Pipe chases, crawl spaces, wet walls, ceiling plenums, sub-soil, etc.).

The possibility for hidden or un-sampled PACM is a factor to consider when conducting routine maintenance, renovations, or general demolition. Should suspect PACM be encountered during any of the above operations that is not identified this report or conclusive results can't be obtained additional sampling / analysis should be conducted by a State of Maine Licensed Asbestos Inspector.

Budgetary Cost Estimates (Based on Assumed Scope of Work)

Floor	Area	Material	Approximate Amount	Cost Estimate
Crawl Space	Crawl Space	Asbestos Debris	10,000 sq. ft.	Labor & Materials \$20,000.00 Ind. Clearance Fee \$ 400.00 DEP Fee \$ 300.00 Total \$20,700.00
Roof	Roof	Cement on Terracotta	1,500 In. ft.	Labor & Materials \$6,500.00 Total \$6,500.00
Exterior	Exterior	Lead Based Paint on Steel for Tack Welding	Spots for Welding or Cutting	Labor & Materials \$10,000.00 Disposal as Haz. \$ 2,000.00 Total \$12,000.00
Interior	Interior	Ballasts / Bulbs	See Inventory	Labor & Materials \$ 4,000.00 Disposal. \$ 2,000.00 Total \$6,000.00
Budgetary Total				\$45,200.00

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Hidden or Inaccessible Materials

The scope of the survey was limited to accessible spaces and areas that the survey team could access with representatives of the Owner. As with any asbestos facility study the limitations are typically based on the buildings history and the people familiar with it and the accessibility of areas or materials.

The possibility for hidden or un-sampled / investigated PACM is a factor to consider resulting from the accessibility of areas and inability to conduct destructive sampling. During any facility operation including general maintenance, renovations, housekeeping or general demolition should suspect PACM be encountered, the Owner should first refer to this report and if conclusive results can't be obtained, additional sampling / analysis must be conducted by a State of Maine Licensed Asbestos Inspector.

ESHA appreciates the opportunity to assist you with project, should you have any additional needs or questions please feel free to contact us at anytime.

Sincerely,

Mark Coleman CIE, CMR

ASBESTOS ANALYTICAL REPORTS

LEAD PAINT ANALYTICAL REPORTS

ESHA CERTIFICATIONS