



General Building Permit Application

FOR INTERIOR DEMOLITION PHASE I

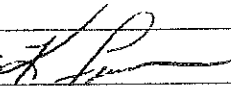
If you or the property owner owes real estate or personal property taxes or other charges on the property to the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>105 LANCASTER STREET, PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>93,300 TOTAL. 31,233 PROJECT</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>BAYSIDE II LLC</u> Address <u>Old The Device Co.</u> <u>1 Canal Plaza</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:		
Contractor's name: <u>LANDRY/FRENCH CONSTRUCTION COMPANY</u> Address: <u>68 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: 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 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

NA Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

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, C_d (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 (1603.1.1, 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_I (1615.1)

Sire class (1615.1.5)

Live load reduction

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

If $P_g > 10$ psf, snow load importance factor, C_{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 and deflection amplification factor, C_{d_i} (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

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 1

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 PLANS*
- 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 *39,502 SECOND FLOOR*
 - a) Suppression system
 - b) Detection System (separate permit is required)
 - A separate Life Safety Plan must include: *31,233 PROJECT AREA*
 - 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.

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

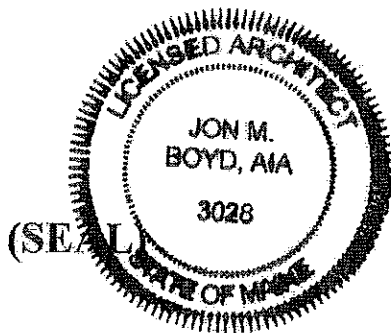
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Accessibility Building Code Certificate

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: [Signature]
Title: SR. STAFF ARCHITECT
Firm: MORRIS SWITZER RFH
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

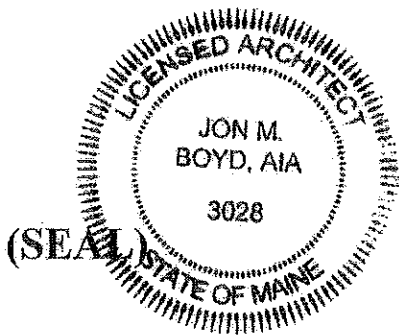
Date: JULY 27, 2010

From: JAN

These plans and / or specifications covering construction work on:

COMMUNITY COUNSELING CENTER
1105 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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