

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0180	Issue Date: 3/30/09	CBL: 027 A001001
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Location of Construction: 320 CUMBERLAND AVE	Owner Name: ATLANTIC NATIONAL HOLDIN	Owner Address: 50 PORTLAND PIER STE 400	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Interior	Zone: B3

Past Use: Commercial - Public Market	Proposed Use: Commercial - Vacant Space - Phase 1 interior Demolition to create Vacant space for future fit-up	Permit Fee: \$1,530.00	Cost of Work: \$151,000.00	CEO District: 1
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Proposed Project Description: Phase 1 interior Demolition to create Vacant space for future fit-up	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: M/A-3 Type: 11B IB E-2003 Signature: <i>KE</i> Signature: <i>CL</i>
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Permit Taken By: Ldobson	Date Applied For: 03/09/2009	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2009-0014 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/condition Date: 3/30/09 <i>ARM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ARM</i> Date:
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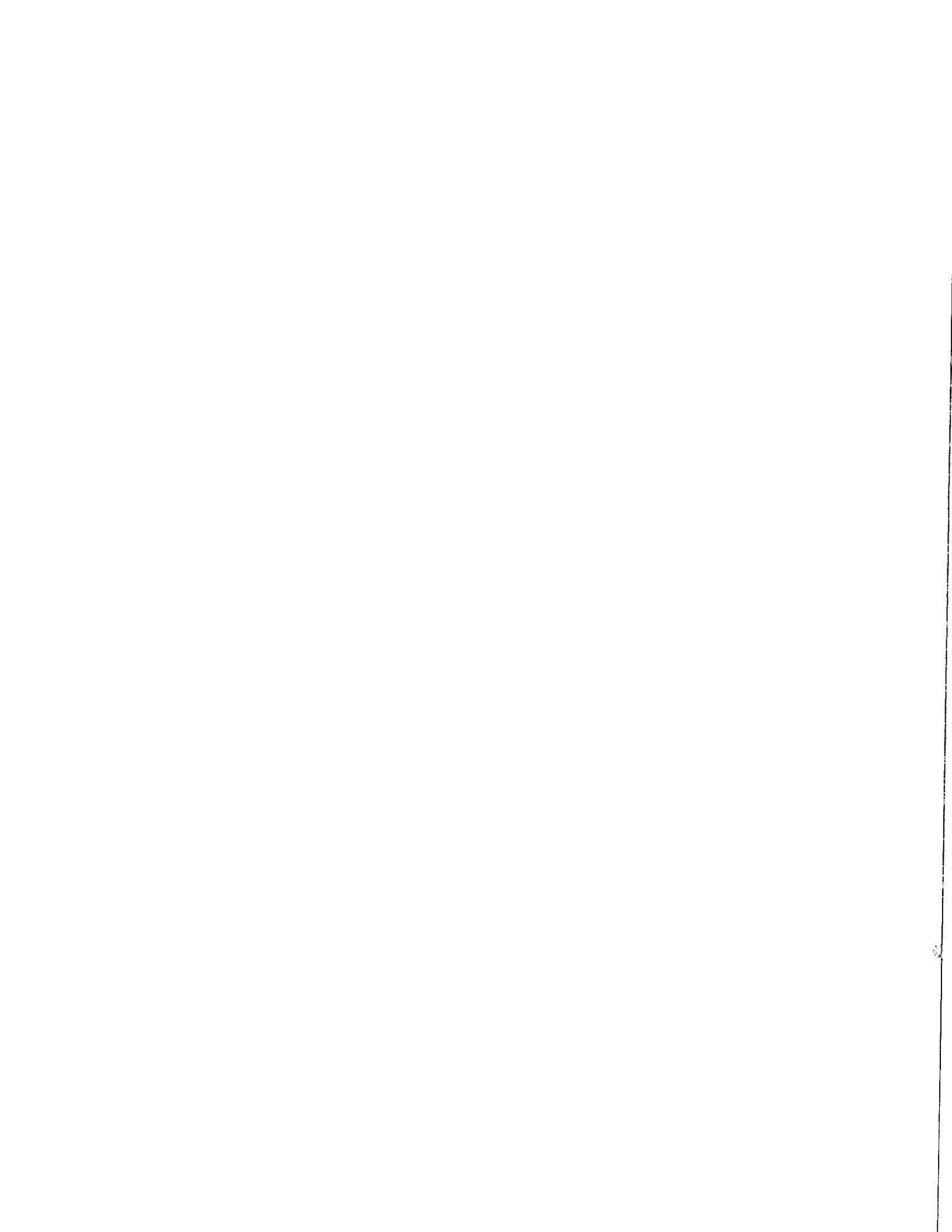


CERTIFICATION

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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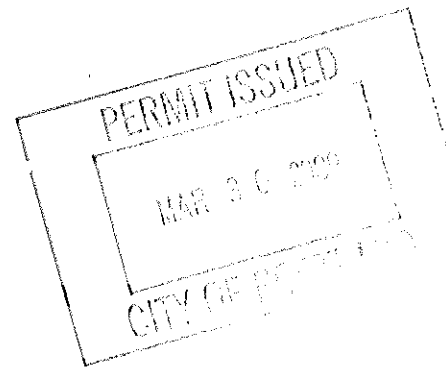
Location of Construction: 320 CUMBERLAND AVE	Owner Name: ATLANTIC NATIONAL HOLDIN	Owner Address: 50 PORTLAND PIER STE 400	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Interior	

Proposed Use: Commercial - Vacant Space - Phase 1 interior Demolition to create Vacant space for future fit-up	Proposed Project Description: Phase 1 interior Demolition to create Vacant space for future fit-up
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 03/30/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit is for interior demolition only. Separate permits must be applied for for change of use and tenant fit up.			

Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 03/30/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period.			
2) Demo permit only! Construction requires separate permits.			
3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
3/11/2009-amachado: Spoke to Tom Burrill at Wright-Ryan Construction. Permit is on hold until planning OK pending site plan approval.
3/27/2009-amachado: Eric sent an email saying it was OK to sign off.





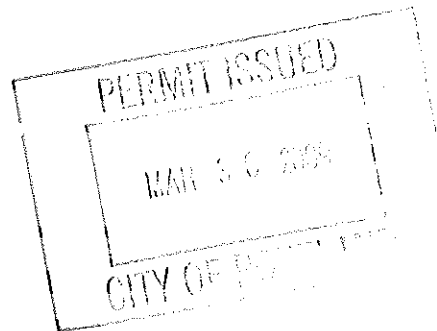
From: Eric Giles
To: Hanson, Chris; Jaegerman, Alex; Munson, Tammy
Date: 3/27/2009 11:44:08 AM
Subject: Interior Demolition Work @ 320 Cumberland Ave. - Public Market Renovation

Good Morning all,

A demolition permit may be approved for this project as the Planning Board approved the Site Plan on 3/24.

Respectfully,

Eric Giles, AICP
Planner
City of Portland
Department of Planning and Urban Development



(Att: Jeanne Bourke)



General Building Permit Application

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>25 Preble St. Portland, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>38,843 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>27</u> Block# <u>A</u> Lot# <u>1</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Power Pay</u> Address <u>280 Fore Street</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>877-877-3737</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>N/A</u> Address <u>N/A</u> City, State & Zip	Cost Of Work: \$ <u>151,000.00</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>1530.00</u>
Current legal use (i.e. single family) <u>(Unoccupied)</u>		
If vacant, what was the previous use? <u>Portland Public Market</u>		
Proposed Specific use: <u>Offices with tenant fit-up</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>(see attached plans)</u> <u>Demolition and removal of existing interior finishes to include: tenant fixtures, walls, interior doors, plumbing/HVAC fixtures, Elect. etc.</u>		
Contractor's name: <u>Wright - Ryan Construction Inc.</u>		
Address: <u>10 Danforth Street</u>		
City, State & Zip <u>Portland, ME 04101</u>		Telephone: <u>773-3625</u>
Who should we contact when the permit is ready: <u>Tom Burrill</u>		Telephone: <u>756-2542</u>
Mailing address: <u>10 Danforth Street Portland, ME 04101</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.

MAR - 9 2009

Signature: [Signature] Date: 3/9/09

This is not a permit; you may not commence ANY work until the permit is issued
For Wright - Ryan Construction Inc.



Certificate of Design Application

From Designer: _____
 Date: N/A
 Job Name: _____
 Address of Construction: _____

2003 International Building Code

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

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

Type of Construction _____

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

Is the Structure mixed use? _____ If yes, separated or non separated or non separated (section 302.3) _____

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

Structural Design Calculations

_____ 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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- _____ 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, 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 (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance Factor, I_p , 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)

N/A

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)

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D & S_1 (1615.1)
- _____ Site class (1615.1.5)



Accessibility Building Code Certificate

Designer: _____

N/A

Address of Project: _____

Nature of Project: _____

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: _____

N/A

Title: _____

Firm: _____

Address: _____

Phone: _____

(SEAL)

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:

N/A

From:

These plans and / or specifications covering construction work on:

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:

N/A

Title:

Firm:

Address:

Phone:

(SEAL)

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ASBESTOS BUILDING DEMOLITION NOTIFICATION
MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Lead & Asbestos Hazard Prevention Program
 17 State House Station, Augusta, Maine 04333



Maine law requires the filing of the ASBESTOS BUILDING DEMOLITION NOTIFICATION with the Department prior to demolition of any building except a single-family home.

Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. *Demolition* means the tearing down or intentional burning of a building or part of a building.

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the *Maine Asbestos Management Regulations* by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.maine.gov for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were regulated asbestos-containing building materials found? yes no

property address: 25 Preble St. Portland, ME, 04101	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units Modern <input checked="" type="checkbox"/> other: Post 1999-Construction
asbestos survey/inspection performed by: (name & address) N/A	asbestos abatement contractor N/A
telephone: property owner: (name & address) Power Pay 280 Fore Street Portland, ME telephone: 877-877-3737	telephone: demolition contractor: (name & address) Wright-Ryan Construction and its subcontractors 10 Dunbar St Portland telephone: 773-3625
demolition start date: Pending	demolition end date: 6-8 weeks after start

This demolition notification does not take the place of the Asbestos Project Notification if applicable

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Thomas E Burrill	Project Manager	
Print Name: Owner/Agent	Title	Signature
773-3625 / 756-2542 ceu	773-5173	3/9/09
Telephone #	FAX #	Date

conditioning, and plumbing systems), the owner or operator must have an inspection conducted for the presence of asbestos-containing materials. In lieu of inspection, the owner or operator may presume that building materials and components contain asbestos that requires that these materials be abated in accordance with these rules.

A DEP-certified Asbestos Inspector must perform the inspection. The inspection must identify all asbestos-containing materials that could be impacted during the renovation or demolition activity, must be completed prior to submission of notification to the Department, must be in writing, and must be on-site and made immediately available to the Department upon request.

Residential dwellings constructed before 1981 that consist of two (2) to four (4) units must be evaluated for building materials and components that are likely to contain asbestos. This evaluation may be performed by a DEP-certified Asbestos Inspector or by a person familiar with asbestos-containing building materials. If building materials and/or components likely to contain asbestos are found, these must be removed in accordance with these regulations prior to demolition except as allowed in section 7.B of this rule or must be tested by a DEP-certified Asbestos Inspector to demonstrate that they are not ACM.

Single family residences, and residences constructed after 1980 that consist of two (2) to four (4) units, are exempt from the inspection provisions of this section.

Specific building materials that do not require inspection, sampling, and analysis for asbestos include: wood, fiberglass, glass, plastic, metal, laminates, and gypsum board when joint compound was used only as a filler and not as a layered component, and exterior caulking and glazing. Also, building materials do not need to be inspected when written documents exist confirming that no asbestos was used in the materials that will be impacted, or that the materials were previously inspected by a DEP-certified Asbestos Inspector and affirmatively determined through sampling and analysis to not be ACM.

NOTE: To maintain compliance with Maine law, if more than 3 square feet or 3 linear feet of ACM is present, this ACM must be removed prior to the demolition, except that intact packing, gaskets, roofing, and flooring may be left in place when the demolition is performed by large equipment in accordance with these rules. Homeowners are encouraged to conduct a walk through of their single family homes to identify suspect asbestos-containing materials, such as thermal system insulation, ceiling tile, exterior cementitious siding, rigid panels, and resilient floor covering, and hire a consultant or contractor if suspect materials are observed. The Department can provide, upon request, more information regarding common asbestos-containing materials in buildings.
