

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 100125

Please Read Application And Notes, If Any, Attached

This is to certify that CUMBERLAND COUNTY OF /Hascall & Hall

has permission to structural steel repair & replacement, repairs to stair treads in tower #2, remove and replace stairs in #1, coating 25

AT 192 NEWBURY ST CBL 028 M001001

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 closed-in. 24 HOUR NOTICE IS REQUIRED.

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

**PERMIT ISSUED**

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. [Signature]

Health Dept. [Signature]

Appeal Board [Signature]

Other [Signature]

**CITY OF PORTLAND**  
Department Name

[Signature] 3/2/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

SCANNED



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

\_\_\_\_\_ 2-11 2013 \_\_\_\_\_

Received from 116 South Hill St

Location of Work 112 E. Water

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

**Total:** \$2700

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 98 23-111

Check #: 33730 **Total Collected \$** 2700

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

Taken by: [Signature]

WHITE - Applicant's Copy  
 YELLOW - Office Copy  
 PINK - Permit Copy

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0125	Issue Date:	CBL: 028 M001001
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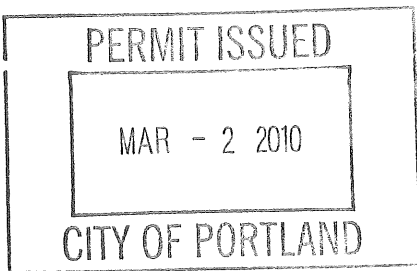
Location of Construction: 192 NEWBURY ST	Owner Name: CUMBERLAND COUNTY OF	Owner Address: 142 FEDERAL ST	Phone:
Business Name:	Contractor Name: Hascall & Hall	Contractor Address: Presumpscot Street Portland	Phone: 2077751481
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Comercial - Parking Garage	Proposed Use: Commercial - Parking Garage - structural steel repair & replacement, repairs to stair treads in tower#2, remove and replace stairs in#1, coating 25,000 sf of precast concrete ceilings &	Permit Fee: \$2,700.00	Cost of Work: \$268,000.00	CEO District: 1
Proposed Project Description: structural steel repair & replacement, repairs to stair treads in tower#2, remove and replace stairs in#1, coating 25,000 sf of precast concrete ceilings & painting, prep of 12000 sq ft of existing structural steel		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: S-2 Type: 2 IBC-2003	
		Signature: <i>(KG)</i>	Signature: <i>AMB 3/2/10</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 02/11/2010	<b>Zoning Approval</b>		
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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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>ok with conditions</i> <i>2/11/10</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 Date: <i>(Signature)</i>
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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
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

<b>Permit No:</b> 10-0125	<b>Date Applied For:</b> 02/11/2010	<b>CBL:</b> 028 M001001
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<b>Location of Construction:</b> 192 NEWBURY ST	<b>Owner Name:</b> CUMBERLAND COUNTY OF	<b>Owner Address:</b> 142 FEDERAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Hascall & Hall	<b>Contractor Address:</b> Presumpscot Street Portland	<b>Phone</b> (207) 775-1481
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Parking Garage - structural steel repair & replacement, repairs to stair treads in tower#2, remove and replace stairs in#1, coating 25,000 sf of precast concrete ceilings & painting, prep of 12000 sq ft of existing structural steel	<b>Proposed Project Description:</b> structural steel repair & replacement, repairs to stair treads in tower#2, remove and replace stairs in#1, coating 25,000 sf of precast concrete ceilings & painting, prep of 12000 sq ft of existing structural steel
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/11/2010

**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/02/2010

**Note:** **Ok to Issue:**

- 1) 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.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Prior to the final inspection a sealed letter shall be submitted to this office confirming that based on inspections performed all discrepancies have been corrected and the work is in substantial compliance with the approved plans.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 02/18/2010

**Note:** **Ok to Issue:**

- 1) No means of egress shall be affected by this renovation
- 2) Non- combustible construction of this structure requires all construction to be Non-combustible.
- 3) All means of egress to remain accessible at all times
- 4) All construction shall comply with NFPA 1 and 101.

**Comments:**

2/22/2010-gg: Kathy wants a call when permit is ready to pick up same day. /gg

3/1/2010-jmb: Spoke to Glen O. For statement of special inspections for the stair tower, he will contact Allied Eng for submittal.

3/2/2010-jmb: Received email from William F. About engineering oversight, ok to issue

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@protlandmaine.gov](mailto:buildinginspections@protlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection 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 with construction.**

  X   **Underground electrical or plumbing inspection prior to pouring concrete**

  X   **Periodic inspection of steel and concrete installation**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.**



# General Building Permit Application

RECEIVED

FEB 11 2010

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.  
Department of Building Inspections  
City of Portland Maine

Location/Address of Construction: <b>142 Federal Street, Portland, ME</b>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>23      M      1</b>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <b>CUMBERLAND COUNTY COMMISSIONERS</b> Address <b>142 Federal St</b> City, State & Zip <b>PORTLAND ME 04103</b>	Telephone: <b>207-871-8293</b>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <b>Cumberland County Commissioners</b> Address <b>142 Federal St</b> City, State & Zip <b>Portland</b>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <b>2,700</b>
Current legal use (i.e. single family) <u>Parking Garage</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME - UNCHANGED</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <b>a. Structural steel repair, Structural steel replacement, repairs to stair treads in stair tower #2, removal and Replacement of a stairs #1 in its entirety, Coating 25,000 SF of precast concrete ceilings and painting and preparation of 12000 square feet of existing strl steel.</b>		
Contractor's name: <u>Hascall &amp; Hall, Inc.</u> Address: <u>273 Presumpscot St</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>(207) 775-1481</u> Who should we contact when the permit is ready: <u>Glen O'Donnell</u> Telephone: <u>Same</u> Mailing address: <u>Same</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](http://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: Kathleen Bankis Date: 2-11-10

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



# Certificate of Design Application

From Designer: Allied Engineering, Inc.  
 Date: February 10, 2010  
 Job Name: Cumberland County Courthouse Concrete Repair/Restoration  
 Address of Construction: 142 Federal Street, Portland, ME

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) \_\_\_\_\_  
 Type of Construction Ex. Steel Frame with Concrete Precast plank slabs and topping  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Exists already  
 Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) N/A  
 Supervisory alarm System? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) N/A  
 (Existing Building/Concrete and Steel repair, only.) ~~NY~~

### Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603) N/A

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609) N/A

\_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)  
 \_\_\_\_\_ Basic wind speed (1809.3)  
 \_\_\_\_\_ Building category and wind importance Factor,  $w$   
 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) N/A

\_\_\_\_\_ Design option utilized (1614.1)  
 \_\_\_\_\_ Seismic use group ("Category")  
 \_\_\_\_\_ Spectral response coefficients, SDs & SDI (1615.1)  
 \_\_\_\_\_ Site 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,  $I_s$   
 \_\_\_\_\_ 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)

### Flood loads (1803.1.6, 1612) N/A

\_\_\_\_\_ Flood Hazard area (1612.3)  
 \_\_\_\_\_ Elevation of structure

### Other loads N/A

\_\_\_\_\_ 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)



# New Commercial Permit Application Checklist

*Not Applicable*

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.

**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
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEBC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- 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.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

**Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:**

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of  $\geq 1" = 20'$  on paper  $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations



NOT APPLICABLE

**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)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - 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
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

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](http://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.**



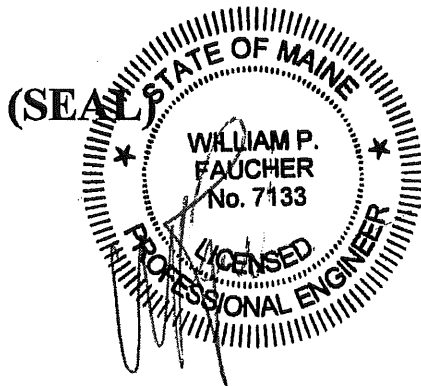
# Accessibility Building Code Certificate

**Designer:** Allied Engineering, Inc.

**Address of Project:** 142 Federal Street, Portland, ME

**Nature of Project:** restoration/repair of concrete deck topping, repair of Steel framing, repair of precast concrete span deck, and coating of surfaces once repairs are complete. Removal/replacement of Stair #1, repairs to treads on stair #2. Protected access maintained during construction activities.

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:** William P. Faucher, P.E.

**Title:** Principal

**Firm:** Allied Engineering, inc

**Address:** 160 Veranda Street  
Portland, ME 04103

**Phone:** 207.221.2260 Ext. 107

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



## Certificate of Design

Date: 2-10-10

From: Allied Engineering, Inc.

These plans and / or specifications covering construction work on:  
restoration/repair of concrete deck topping, repair  
of Steel framing, repair of precast concrete span  
deck, and coating of surfaces once repairs are complete.  
Removal/replacement of Stair #1, repairs to treads on  
stair #2. Protected access maintained during  
construction activities.

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: William P. Faucher, P.E.

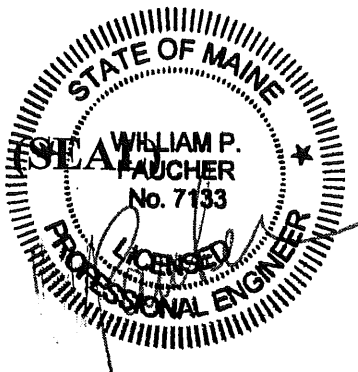
Title: Principal

Firm: Allied Engineering, Inc.

Address: 160 Veranda St

Portland, ME 04103

Phone: 207.21.2260 Ext. 107



For more information or to download this form and other permit applications visit the Inspections Division  
on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Jeanie Bourke - Re: CCCH - Concrete Deck repairs**

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**From:** "William Faucher" <wfaucher@allied-eng.com>  
**To:** "Jeanie Bourke" <JMB@portlandmaine.gov>  
**Date:** 3/1/2010 2:55 PM  
**Subject:** Re: CCCH - Concrete Deck repairs

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I am but none of this work really applied to this particular project type...we will be consistantly overseeing the work

Sent from my iPhone

On Mar 1, 2010, at 2:19 PM, "Jeanie Bourke" <JMB@portlandmaine.gov> wrote:

Thank you William,  
Are you familiar with the CASE forms for Special Inspections as required by Sec. 1704 of the IBC 2003? For larger jobs, this is the preferred format.

Due to the size and scope of work of this job, I am comfortable issuing the permit with the following condition. Prior to the final inspection a stamped letter shall be submitted to this office confirming that based on inspections performed all discrepancies have been corrected and the work is in substantial compliance with the approved plans.

Let me know,  
Thanks

Jeanie Bourke  
Code Enforcement Officer/Plan Reviewer

City of Portland  
Planning & Urban Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)  
(207)874-8715

>>> "William Faucher" <wfaucher@allied-eng.com> 3/1/2010 12:33 PM >>>

Good Afternoon.

I received a call from Glen at Hascall & Hall requesting that we inform you of our planned site visits and construction oversight activities moving forward.

It is our intent to visit the property at least once per week for the duration of the

construction period. At each visit we will review installation processes, quantify repairs for rendering/accepting pay requisitions, review extent of concrete cut backs prior to patching activities, review repairs to steel elements and the installation of the stair repair/modifications. We will also remain available to the Owner and/or contractor to review encountered conditions that do not fall in line with the drawings and specifications prepared for these repairs. Sketches will be provided with further descriptions for repair as required.

Should you have additional questions/concerns, please feel free to contact me at your convenience. Jim Hodsdon from Allied will be performing many of these visits under my direction and oversight. Jim can be reached at 207.831.1930. My phone numbers are provided below.

**William P. Faucher, P.E., Principal, LEED™ AP**

**Allied Engineering, Inc.**

160 Veranda Street

Portland, ME 04103

T 207.221.2260 x107

F 207.221.2266

C 207-831-1970

[www.allied-eng.com](http://www.allied-eng.com)

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

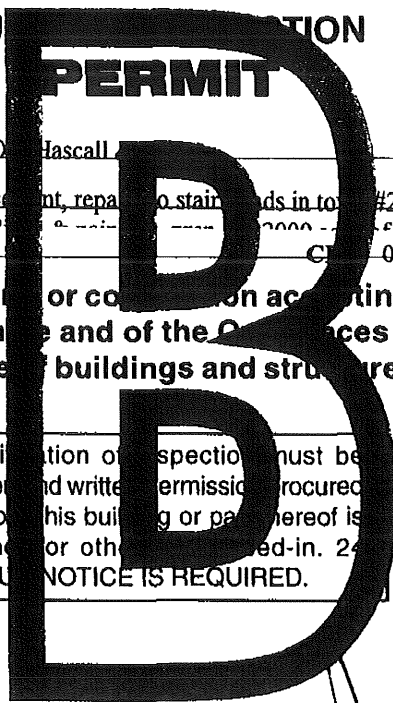
PERMIT

Permit Number: 100125

Please Read Application And Notes, If Any, Attached

This is to certify that CUMBERLAND COUNTY Office of Planning and Development has permission to structural steel repair & replacement, repair of stairs and in total #2, remove and replace stairs in #1, coating 2500 of exterior concrete with epoxy paint, and repair of existing structural steel AT 192 NEWBURY ST City of Portland 028 M001001

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 placed for other use. 24 HOUR NOTICE IS REQUIRED.

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

PERMIT ISSUED
OTHER REQUIRED APPROVALS
Fire Dept. [Signature]
Health Dept. [Signature]
Appeal Board
Other
CITY OF PORTLAND
Department Name

[Signature] 3/2/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-0125	Date Applied For: 02/11/2010	CBL: 028 M001001
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Location of Construction: 192 NEWBURY ST	Owner Name: CUMBERLAND COUNTY OF	Owner Address: 142 FEDERAL ST	Phone:
Business Name:	Contractor Name: Hascall & Hall	Contractor Address: Presumpscot Street Portland	Phone (207) 775-1481
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Parking Garage - structural steel repair & replacement, repairs to stair treads in tower#2, remove and replace stairs in#1, coating 25,000 sf of precast concrete ceilings & painting, prep of 12000 sq ft of existing structural steel	<b>Proposed Project Description:</b> structural steel repair & replacement, repairs to stair treads in tower#2, remove and replace stairs in#1, coating 25,000 sf of precast concrete ceilings & painting, prep of 12000 sq ft of existing structural steel
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/11/2010  
**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/02/2010  
**Note:** **Ok to Issue:**

- 1) 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.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Prior to the final inspection a sealed letter shall be submitted to this office confirming that based on inspections performed all discrepancies have been corrected and the work is in substantial compliance with the approved plans.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 02/18/2010  
**Note:** **Ok to Issue:**

- 1) No means of egress shall be affected by this renovation
- 2) Non- combustible construction of this structure requires all construction to be Non-combustible.
- 3) All means of egress to remain accessible at all times
- 4) All construction shall comply with NFPA 1 and 101.

**Comments:**

2/22/2010-gg: Kathy wants a call when permit is ready to pick up same day. /gg

3/1/2010-jmb: Spoke to Glen O. For statement of special inspections for the stair tower, he will contact Allied Eng for submittal.

3/2/2010-jmb: Received email from William F. About engineering oversight, ok to issue



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## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

  X   **Underground electrical or plumbing inspection prior to pouring concrete**

  X   **Periodic inspection of steel and concrete installation**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.**



# General Building Permit Application

# RECEIVED

FEB 11 2010

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 permit. Dept of Building Inspections' City of Portland Maine

Location/Address of Construction: <b>142 Federal Street, Portland, ME</b>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>23</u> Block# <u>M</u> Lot# <u>1</u>		Applicant *must be owner, Lessee or Buyer* Name <u>CUMBERLAND COUNTY COMMISSIONERS</u> Address <u>142 Federal St</u> City, State & Zip <u>PORTLAND ME 04103</u>
Lessee/DBA (If Applicable)		Telephone: <u>207-871-8293</u>
Owner (if different from Applicant) Name <u>Cumberland County Commissioners</u> Address <u>142 Federal St</u> City, State & Zip <u>Portland</u>		Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>2,700</u>
Current legal use (i.e. single family) <u>Parking Garage</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>SAME - UNCHANGED</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>a. Structural steel repair, Structural steel replacement, repairs to stair treads in stair tower #2, removal and Replacement of a stairs #1 in its entirety, Coating 25,000 SF of precast concrete ceilings and painting and preparation of 12000 square feet of existing strl steel.</u>		
Contractor's name: <u>Hascall &amp; Hall, Inc.</u>		
Address: <u>273 Presumpscot St</u>		
City, State & Zip <u>Portland, ME 04103</u>		Telephone: <u>(207) 775-1481</u>
Who should we contact when the permit is ready: <u>Glen O'Donnell</u>		Telephone: <u>Same</u>
Mailing address: <u>Same</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](http://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: Katherine Spankis Date: 2-11-10

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



# Certificate of Design Application

From Designer: Allied Engineering, Inc.  
 Date: February 10, 2010  
 Job Name: Cumberland County Courthouse Concrete Repair/Restoration  
 Address of Construction: 142 Federal Street, Portland, ME

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) \_\_\_\_\_  
 Type of Construction Ex. Steel Frame with Concrete Precast plank slabs and topping  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Exists already  
 Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) N/A  
 Supervisory alarm System? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) N/A

(Existing Building/Concrete and Steel repair, only.) ~~XXX~~

Structural Design Calculations  
N/A Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603) N/A

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) N/A  
 \_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)  
 \_\_\_\_\_ 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)

### Flood loads (1803.1.6, 1612) N/A

- \_\_\_\_\_ Flood Hazard area (1612.3)
- \_\_\_\_\_ Elevation of structure

Earth design data (1603.1.5, 1614-1623) N/A  
 \_\_\_\_\_ Design option utilized (1614.1)  
 \_\_\_\_\_ Seismic use group ("Category")  
 \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_{D1}$  (1615.1)  
 \_\_\_\_\_ Site class (1615.1.5)

- Other loads N/A
- \_\_\_\_\_ 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)



# New Commercial Permit Application Checklist

*Not Applicable*

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.

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
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- 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.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of  $\geq 1" = 20'$  on paper  $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

NOT APPLICABLE

**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)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - 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
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

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](http://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.**



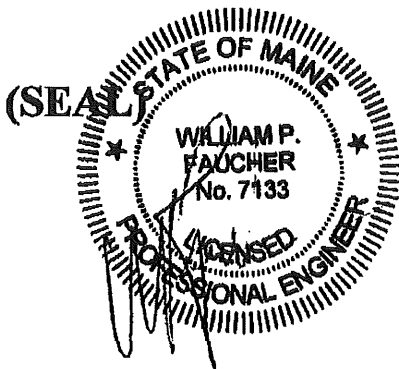
## Accessibility Building Code Certificate

**Designer:** Allied Engineering, Inc.

**Address of Project:** 142 Federal Street, Portland, ME

**Nature of Project:** restoration/repair of concrete deck topping, repair of Steel framing, repair of precast concrete span deck, and coating of surfaces once repairs are complete. Removal/replacement of Stair #1, repairs to treads on stair #2. Protected access maintained during construction activities.

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:** William P. Faucher, P.E.

**Title:** Principal

**Firm:** Allied Engineering, inc

**Address:** 160 Veranda Street  
Portland, ME 04103

**Phone:** 207.221.2260 Ext. 107

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



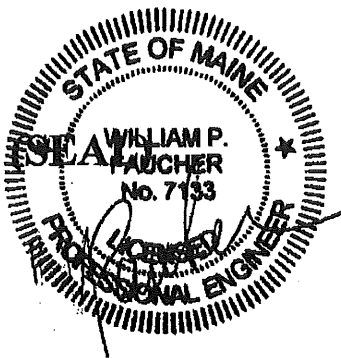
## Certificate of Design

Date: 2-10-10

From: Allied Engineering, Inc.

These plans and / or specifications covering construction work on:  
restoration/repair of concrete deck topping, repair  
of Steel framing, repair of precast concrete span  
deck, and coating of surfaces once repairs are complete.  
Removal/replacement of Stair #1, repairs to treads on  
stair #2. Protected access maintained during  
construction activities.

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: William P. Faucher, P.E.

Title: Principal

Firm: Allied Engineering, Inc.

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Portland, ME 04103

Phone: 207.21.2260 Ext. 107

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**Jeanie Bourke - Re: CCCH - Concrete Deck repairs**

---

**From:** "William Faucher" <wfaucher@allied-eng.com>  
**To:** "Jeanie Bourke" <JMB@portlandmaine.gov>  
**Date:** 3/1/2010 2:55 PM  
**Subject:** Re: CCCH - Concrete Deck repairs

I am but none of this work really applied to this particular project type...we will be consistently overseeing the work

Sent from my iPhone

On Mar 1, 2010, at 2:19 PM, "Jeanie Bourke" <JMB@portlandmaine.gov> wrote:

Thank you William,  
Are you familiar with the CASE forms for Special Inspections as required by Sec. 1704 of the IBC 2003? For larger jobs, this is the preferred format.

Due to the size and scope of work of this job, I am comfortable issuing the permit with the following condition. Prior to the final inspection a stamped letter shall be submitted to this office confirming that based on inspections performed all discrepancies have been corrected and the work is in substantial compliance with the approved plans.

Let me know,  
Thanks

Jeanie Bourke  
Code Enforcement Officer/Plan Reviewer

City of Portland  
Planning & Urban Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)  
(207)874-8715

>>> "William Faucher" <wfaucher@allied-eng.com> 3/1/2010 12:33 PM >>>

Good Afternoon.

I received a call from Glen at Hascall & Hall requesting that we inform you of our planned site visits and construction oversight activities moving forward.

It is our intent to visit the property at least once per week for the duration of the



construction period. At each visit we will review installation processes, quantify repairs for rendering/accepting pay requisitions, review extent of concrete cut backs prior to patching activities, review repairs to steel elements and the installation of the stair repair/modifications. We will also remain available to the Owner and/or contractor to review encountered conditions that do not fall in line with the drawings and specifications prepared for these repairs. Sketches will be provided with further descriptions for repair as required.

Should you have additional questions/concerns, please feel free to contact me at your convenience. Jim Hodsdon from Allied will be performing many of these visits under my direction and oversight. Jim can be reached at 207.831.1930. My phone numbers are provided below.

**William P. Faucher, P.E., Principal, LEED™ AP**

**Allied Engineering, Inc.**

160 Veranda Street

Portland, ME 04103

T 207.221.2260 x107

F 207.221.2266

C 207-831-1970

[www.allied-eng.com](http://www.allied-eng.com)



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis Littell

Inspection Services, Director  
Tammy M. Munson

December 5, 2008

CUMBERLAND COUNTY OF  
142 FEDERAL ST  
PORTLAND, ME 04101

**CBL: 028 M001001**

**Certified Mail: 70070710000135792407**

**Located at 192 NEWBURY ST**

**RE: Allied Engineering® Letter, Dated 08/19/08**

**Dear Bruce D. Tarbox, Facilities Manager:**

An evaluation of the above stated property on the 14<sup>th</sup> day of August, 2008 revealed that this office has no record of building permit being issued to this location. Furthermore, our office received a complaint that concrete sections were deteriorating and falling onto vehicles.

As indicated during our phone conversation on 09/19/08, the City is requesting an action-plan and follow-up inspection. You have fifteen (15) days to submit a building permit application that shall include all after-the-fact structural work completed and concrete/ rebar "patch" work repaired along with your registered design professional project documents. A re-inspection will occur on the 22<sup>nd</sup> Day of December 2008; attached is a building permit application for your convenience.

Please feel free to contact me at 207.874.8702 with any questions or concerns.

Sincerely,

Jon Rioux,  
Code Enforcement Officer

CC: Penny Littell, Dir. of Planning and Urban Development, &  
Tammy M. Munson, Inspection Services Division Director

**Jeanie Bourke - Re: CCCH - Concrete Deck repairs**

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Jeanie Bourke  
Code Enforcement Officer/Plan Reviewer

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