

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that OLYMPIA EQUITY INVESTORS

Located At 7 CUSTOM HOUSE ST

Job ID: 2011-04-843-ALTCOMM

CBL: 029 - - K - 001 - 001 - - - -

has permission to Build new communicating stairs between the 4th & 5th floors  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of  
the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of  
the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured  
before this building or part thereof is lathed or otherwise  
closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner  
before this building or part thereof is occupied. If a  
certificate of occupancy is required, it must be

*[Handwritten Signature]* 5/16/11  
Code Enforcement Officer / Plan Reviewer

Fire Prevention Officer

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

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

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

Job No: 2011-04-843-ALTCOMM	Date Applied: 4/19/2011	CBL: 029 - - K - 001 - 001 - - - - -	
Location of Construction: 7 CUSTOM HOUSE ST	Owner Name: EQUITY INVESTORS OLYMPIA	Owner Address: PO BOX 508 PORTLAND, ME - MAINE 04112	Phone: 874-9990
Business Name:	Contractor Name: Munioe, Tom	Contractor Address: 49 Bruce Hill RD CUMBERLAND CTR ME 04021	Phone: (207) 939-8838
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: Office	Proposed Use: Office - new staircase between 4 <sup>th</sup> & 5 <sup>th</sup> floor	Cost of Work: 15000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 4H.T. DOB 2009
Proposed Project Description: 7 Custom House St. - new staircase between 4th & 5th floor		Signature: <i>Bjorn</i> (58)	Signature: <i>JMB</i> 5/16/11
Proposed Project Description: 7 Custom House St. - new staircase between 4th & 5th floor	Pedestrian Activities District (P.A.D.)		
Permit Taken By:	<b>Zoning Approval</b>		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition</i> <i>4/22/11 ATSN</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 type="checkbox"/> Not in Dist 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>Any exterior work requires a separate review approval thru his biz preservation</i>
	<b>CERTIFICATION</b>		

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	PHON



# 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

Job ID: 2011-04-843-ALTCOMM

Located At: 7 CUSTOM HOUSE

CBL: 029 - - K - 001 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
3. Any cutting and welding done will require a Hot Work Permit from Fire Department.
4. This permit is for a convenience stair connecting only a two story single-tenant space. The fire doors separating the convenience stair from the corridors on each floor shall be minimum 45-minute listed assemblies if existing, approved or 60-minute assemblies if new.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
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.

## 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 Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Close In Elec/Plmb/Framing
  2. Final 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

4/5 ✓

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>7 Custom House ST 4th &amp; 5th Floor</u>		
Total Square Footage of Proposed Structure/Area <u>2005 SF</u>	Square Footage of Lot	Number of Stories <u>5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>K</u> Lot# <u>001 001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>OLYMPIA COMPANIES</u> Address <u>7 Custom House St.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207 874 9990</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15000.00</u> C of O Fee: \$ Total Fee: \$ <u>170</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>New Stairs Per</u>		
Contractor's name: <u>CAP SERVICES</u> Address: <u>49 Bruce Hill Rd</u> City, State & Zip: <u>Portland, ME 04102</u> Telephone: <u>207 939 8838</u> Who should we contact when the permit is ready: <u>Tom Munroe</u> Telephone: " " " Mailing address: <u>SAME</u>		

45005 #

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.

RECEIVED  
APR 19 2011  
Dept of Building Inspections  
City of Portland Maine

Signature: [Signature] Date: 4/14/11

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

4/19/11

**Job Summary Report**  
**Job ID: 2011-04-843-ALTCOMM**

Report generated on Apr 21, 2011 9:12:30 AM

Page 1

<b>Job Type:</b>	Alter/Adds to Commercial	<b>Job Description:</b>	7 Custom House 4th & 5th	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	In Review	<b>Pin Value:</b>	1184	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	15,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		EQUITY OLYMPIA		<i>Property Owner</i>	
		CAP Services - Tom Munioe		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 4106**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
W00094	029 K 001 001		M				-70.250724	43.657461

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				7 CUSTOM HOUSE STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
OFFICE & BUSINESS SERVICE		DOWNTOWN BUSINESS	8 3		Historic District		DISTRICT 2	CENTRAL BUSINESS DISTRICT

**Structure Details**

**Structure: Loc id 000046086 Alt id W00094**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
CONVERSION	6	23883,948		7 CUSTOM HOUSE STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference
0	0	U			

User Defined Property	Value
Alarms Commercial	0
Alarms Commercial	1

**Structure: Loc id 000046396 Alt id W00094**

**Occupancy Type Code:**

**Job Summary Report**  
**Job ID: 2011-04-843-ALTCOMM**

Report generated on Apr 21, 2011 9:12:30 AM

Page 2

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
CONVERSION	6	23883,948		7 CUSTOM HOUSE STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference
0	0	M			

User Defined Property	Value
Alarms Commercial	0
Alarms Commercial	1

**Structure: New partition for corner office**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Office & Professional Buildings	0			7 CUSTOM HOUSE STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference

User Defined Property	Value
Alarms Commercial	0
Alarms Commercial	1

**Permit #: 20112879**

**Permit Data**

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
4106	Office	Initialized	New stairs 4th & 5th floor			

**Inspection Details**

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

**Fees Details**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$170.00							

From Permit # 10-1177



# Certificate of Design Application

From Designer: FORESIDE ARCHITECTS / MARK J. BURNES  
 Date: SEPT. 17, 2010  
 Job Name: BEACON GROUP RENOVATIONS (INTERIORS)  
 Address of Construction: 7 CUSTOMS HOUSE STREET, PORTLAND  
SECOND FLOOR

2003 International Building Code  
 Construction project was designed to the building code criteria listed below.

Building Code & Year IBC 2006 Use Group Classification (s) BUSINESS

Type of Construction TYPE IX - HEAVY TIMBER

Will the Structure have a Fire suppression system in Accordance with Section 909.3.1 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) NO

### Structural Design Calculations

\_\_\_\_\_ Submitted for all structural members (1601.1 - 1601.11)

### Design Loads on Construction Documents (1603)

#### Uniformly distributed floor live loads (7003.11, 1607)

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

#### Wind loads (1603.1.4, 1609)

- \_\_\_\_\_ Design option utilized (1609.1.1, 1609.4)
- \_\_\_\_\_ Basic wind speed (1609.3)
- \_\_\_\_\_ Building category and wind importance Factor,  $I_w$  (Table 1604.3, 1609.5)
- \_\_\_\_\_ Wind exposure category (1609.4)
- \_\_\_\_\_ Internal pressure coefficient (ASCE 7)
- \_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.4.2.2)
- \_\_\_\_\_ Main force wind pressure (1609.1.1, 1609.4.2.1)

#### Earth design data (1603.1.5, 1614-1623)

- \_\_\_\_\_ Design option utilized (1614.1)
- \_\_\_\_\_ Seismic use group ("Category")
- \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_1$  (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,  $C_{s,i}$
- \_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)
- \_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)
- \_\_\_\_\_ Seismic design category (1614.3)
- \_\_\_\_\_ Basic seismic force resisting system (1617.4.2)
- \_\_\_\_\_ Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (1617.6.2)
- \_\_\_\_\_ Analysis procedure (1616.4, 1617.3)
- \_\_\_\_\_ Design base shear (1617.4, 1617.5.3)

#### Flood loads (1603.1.6, 1612)

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

#### Other loads

- \_\_\_\_\_ Concentrated loads (1607.4)
- \_\_\_\_\_ Partition loads (1607.5)
- \_\_\_\_\_ Misc. loads (Table 1607.A, 1607.A.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)





# BECKER

STRUCTURAL ENGINEERS

75 York Street, Portland, Maine 04101  
207.879.1838 • beckerstructural.com

Project OLYMPIA Co's FLR OPNG

W.O. \_\_\_\_\_

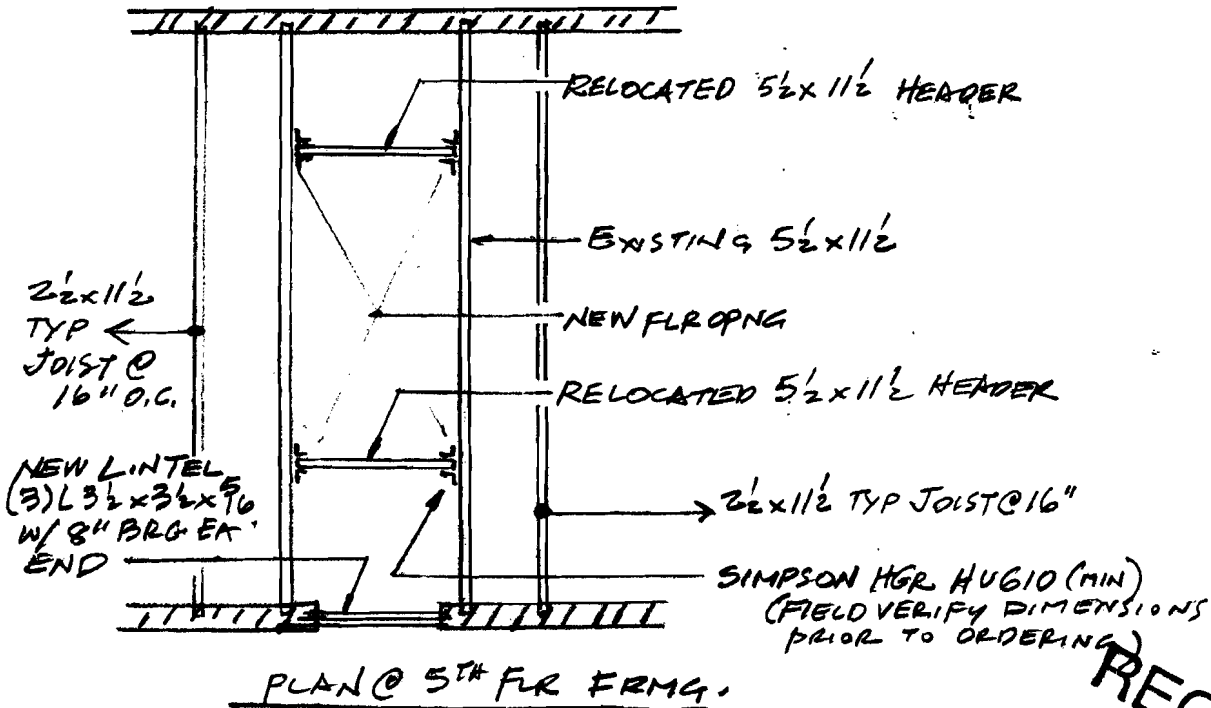
Sheet 1 of 2

Calculated by PMB

Date 2-7-2011

Checked by \_\_\_\_\_

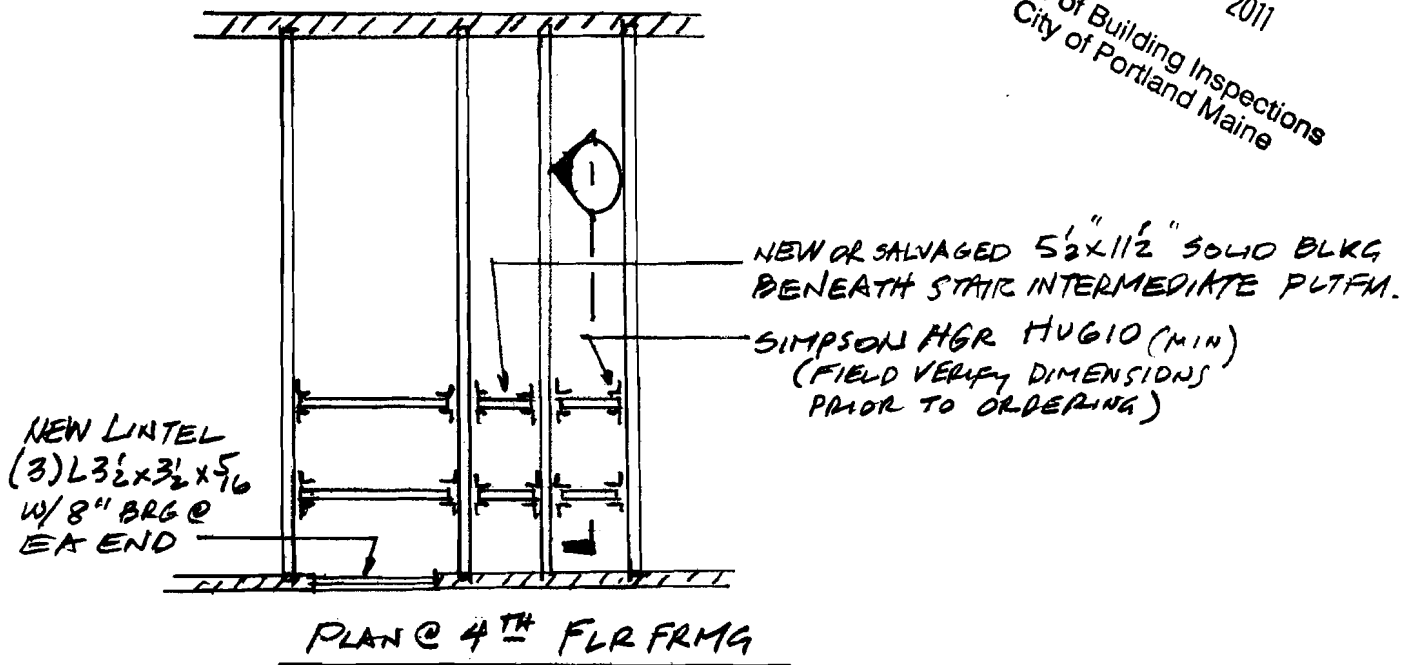
Date \_\_\_\_\_



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MAY 16 2011

Dept. of Building Inspections  
City of Portland Maine





# BECKER

STRUCTURAL ENGINEERS

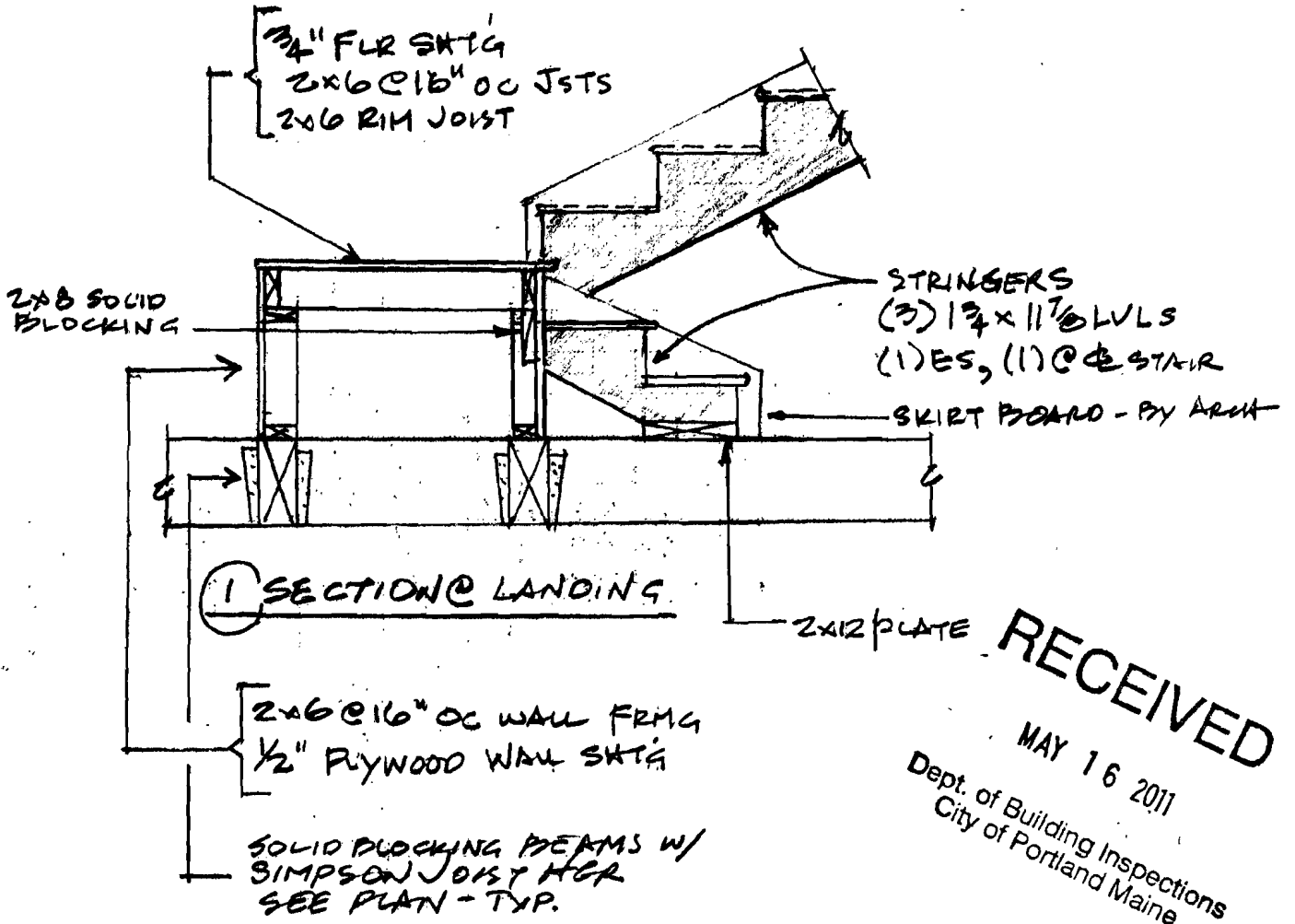
75 York Street, Portland, Maine 04101  
207.879.1838 ■ beckerstructural.com

Project OLYMPIA COS' FLR OPNG

W.D. \_\_\_\_\_ Sheet 2 of 2

Calculated by PHB Date 2.7.2011

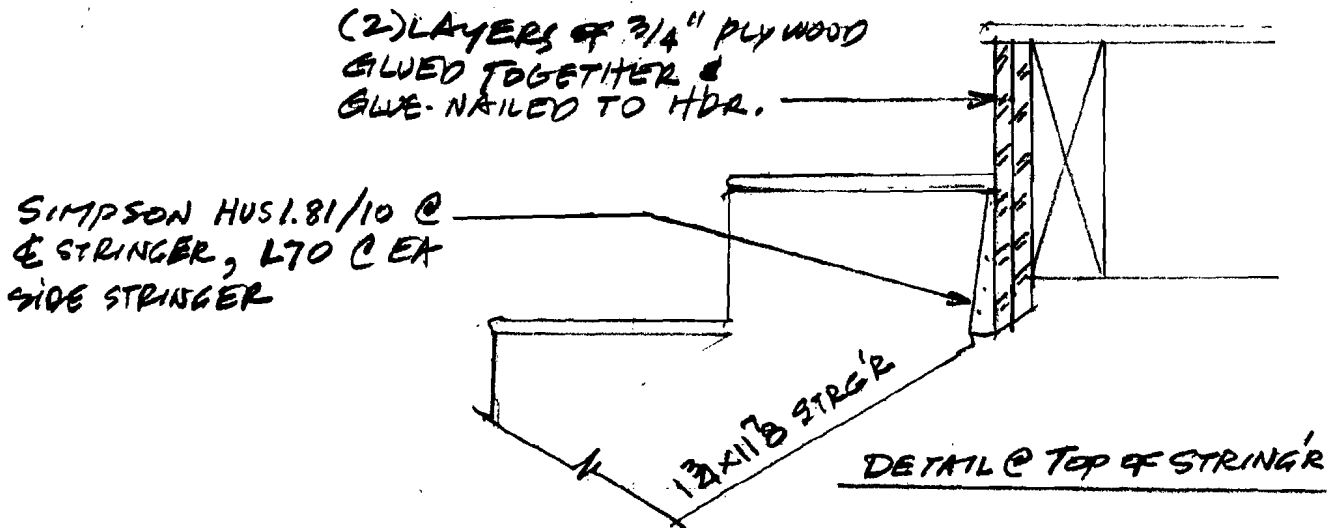
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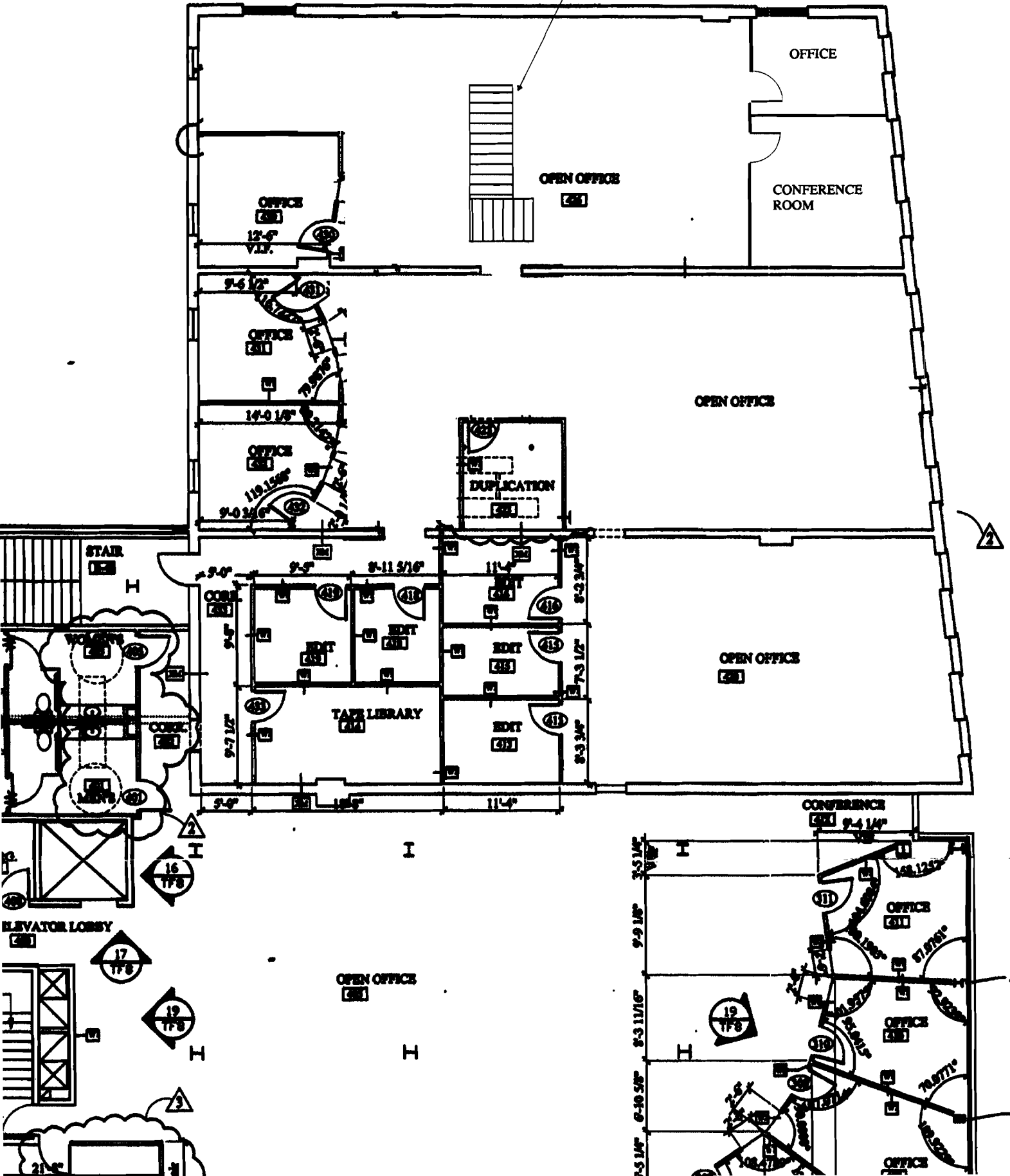
RECEIVED

MAY 16 2011

Dept. of Building Inspections  
City of Portland Maine



PROPOSED  
NEW  
STAIRCASE



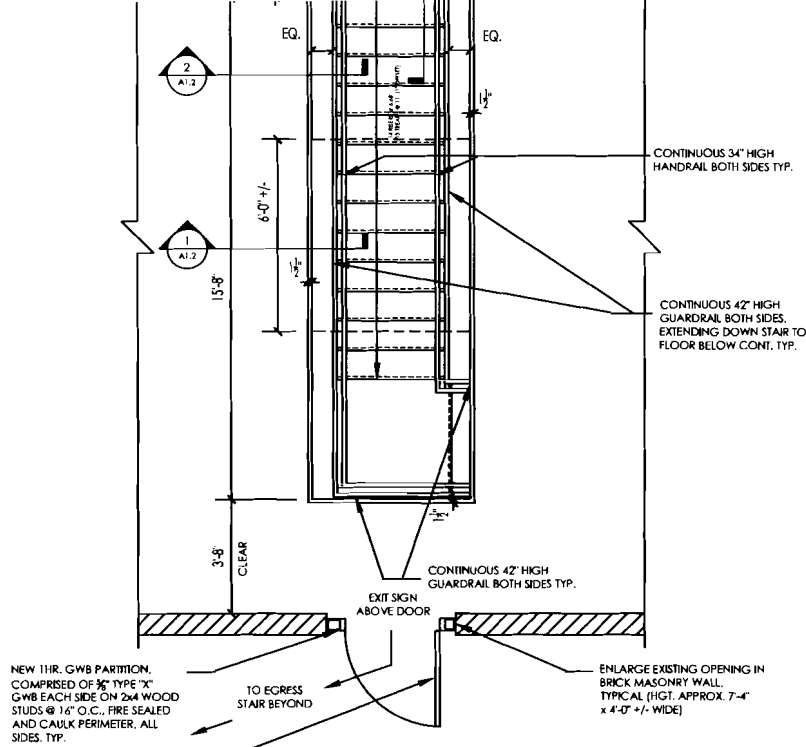
EXISTING FLOORING AND  
STRUCTURE REMOVAL  
AREA ABOVE. REFER TO  
JUAL FOR SUPPORT OF  
EXISTING STRUCTURE AND NEW  
FRAMING WORK

CONTINUOUS 34" HIGH  
HANDRAIL BOTH SIDES TYP.

CEILING CLEARANCE,  
MIN. = 6'-8"

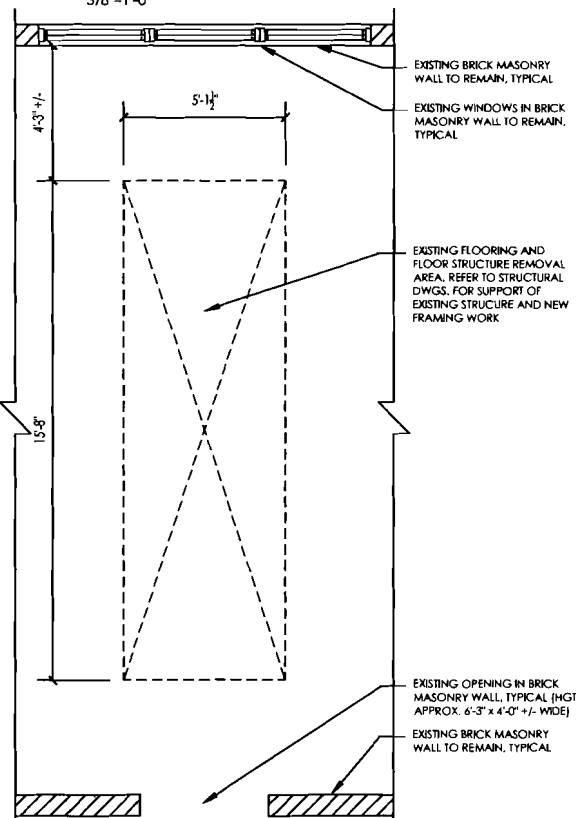
OFFSET TYP.,  
SEE DETAILS

OPENING IN  
ALL  
APPROX. 7'-4"



**PROPOSED 5TH FLOOR PLAN / STAIR**

3/8" = 1'-0"



**FORESIDE  
ARCHITECTS**  
LLC

P.O. Box 66736 Phone: 207-781-3344  
Falmouth, Maine 04105 Fax: 207-781-4774  
Online @ [foresidearchitects.com](http://foresidearchitects.com)

Project Status:  
ISSUED FOR  
PRELIM. REVIEW

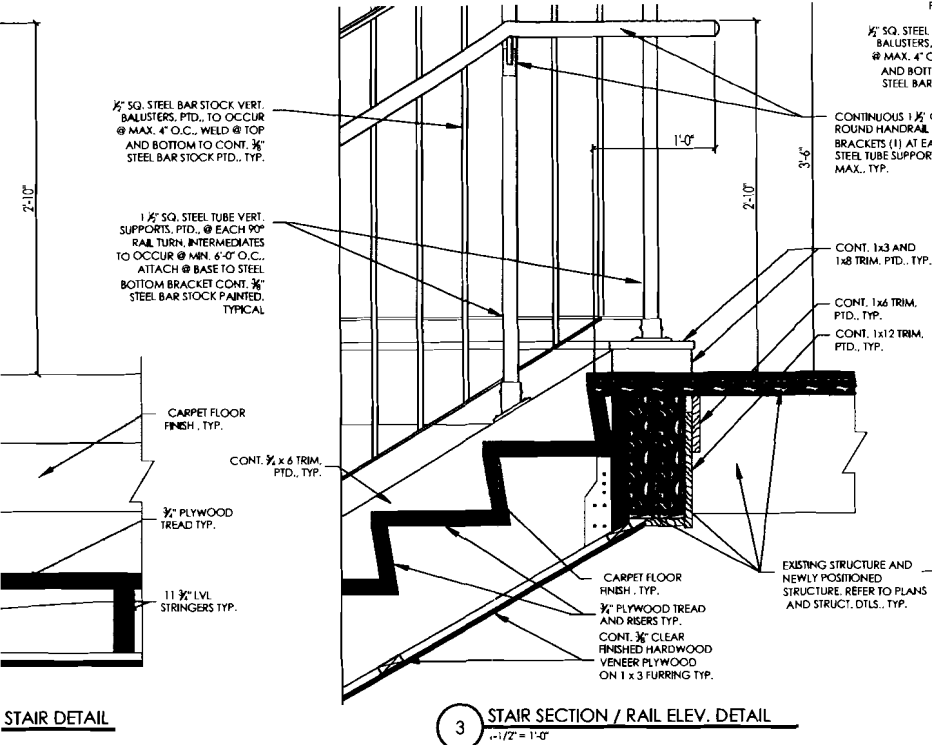
Project Number:  
OCO-0111

Project Title:  
**OLYMPIA COMPANIES**  
7 CUSTOMS HOUSE STREET  
PORTLAND, ME.

Drawing Name  
NEW STAIR / RENOVATION PLANS

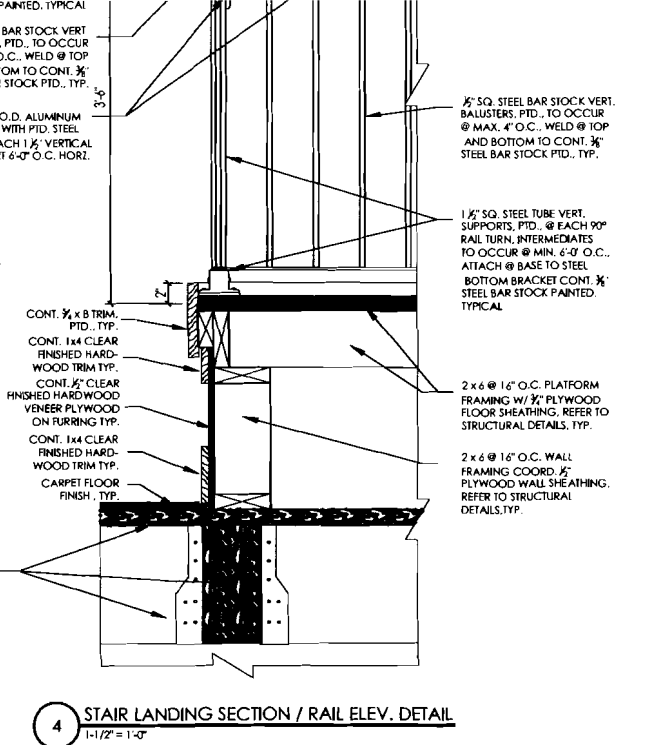
Scale:  
3/8" = 1'-0"

SHEET



STAIR DETAIL

3 STAIR SECTION / RAIL ELEV. DETAIL  
1-1/2" = 1'-0"



4 STAIR LANDING SECTION / RAIL ELEV. DETAIL  
1-1/2" = 1'-0"



**FORESIDE ARCHITECTS**  
LLC

P.O. Box 66736 Phone: 207-781-3344  
Falmouth, Maine 04105 Fax: 207-781-4774  
Online @ foresidearchitects.com

Project Status: ISSUED FOR PRELIM. REVIEW	
Project Number: OCO-0111	

Project Title:  
**OLYMPIA COMPANIES  
7 CUSTOMS HOUSE STREET  
PORTLAND, ME.**

Drawing Name:  
NEW STAIR DETAILS  
AND STRUCTURAL PLANS

Scale: AS NOTED	SHEET A 1 0
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