

BLAKE BUILDING  
 BEACON CONSULTING GROUP  
 2ND FLOOR INTERIOR RENOVATIONS

7 CUSTOM HOUSE ST.  
 PORTLAND, ME 04101



Inspections Division

Date: 01/06/15

LIFE SAFETY CODE SUMMARY

nfpa 101 (2009)  
 IBC (2009)  
 BUILDING OCCUPANCY: GROUP B

ORDINARY HAZARD  
 CONSTRUCTION TYPE III-A  
 BUILDING IS PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM

SQUARE FOOTAGES ARE:  
 3RD FLOOR TOTAL 10,808 SQFT (BUSINESS)  
 RENOVATED OFFICE SPACE - 761 SQFT

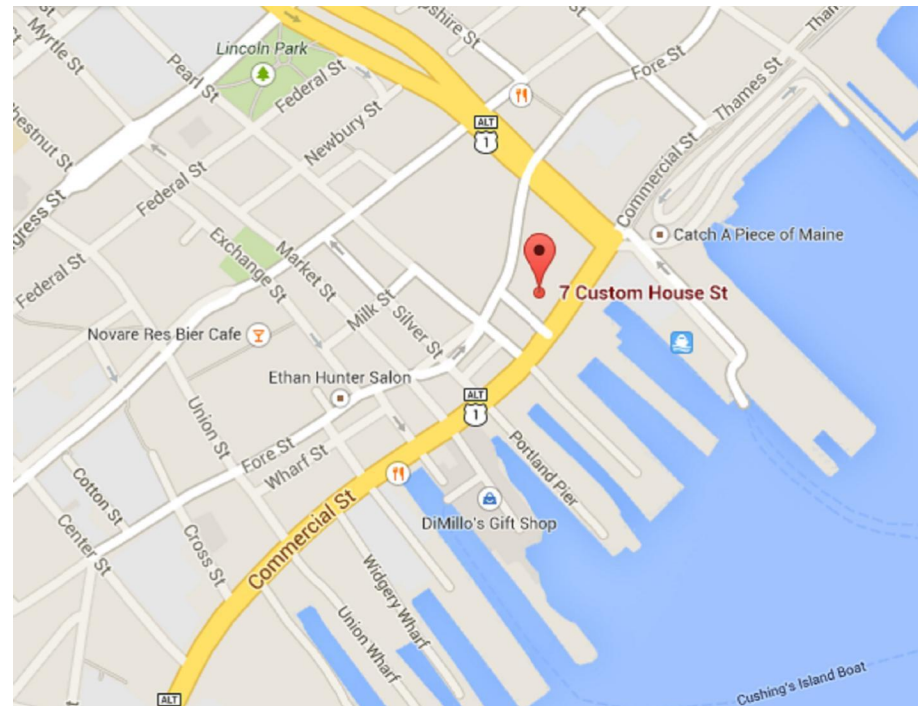
OCCUPANCY LOAD IS:  
 OFFICE ROOMS = 761 SF / 15 GSF PER PERSON = 50 PERSONS  
 TOTAL OCCUPANCY = 50 PERSONS

MAXIMUM COMMON PATH DISTANCE NOT TO EXCEED 100 FT  
 PROPOSED DISTANCE: 99'-2"

MAXIMUM TRAVEL DISTANCE NOT TO EXCEED 300 FT  
 PROPOSED DISTANCE: 124'-8"

FIRE ALARM SYSTEM REQUIRED  
 INITIATION OF ALARM TO BE BY MEANS OF SPRINKLER SYSTEM

MAX TRAVEL DISTANCE TO FIRE EXTINGUISHERS IS 45'-6".



OWNER:  
 OLYMPIA EQUITY INVESTORS  
 7 CUSTOM HOUSE ST.  
 PORTLAND, ME 04101  
 207-874-9990

DRAWING LIST

ARCHITECTURALS

A0.0 - COVER SHEET

A1.0 - DEMO FLOOR PLAN

A1.1 - DEMO MECH PLAN

A1.2 - DEMO POWER

A1.3 - DEMO LIGHTING

A2.0 - FLOOR PLAN

A2.1 - MECH PLAN

A2.2 - POWER PLAN

A2.3 - LIGHTING PLAN

A3.0 - FURNITURE PLAN

LS1.0 - KEY PLAN

LS2.0 - LIFE SAFETY PLAN

LS3.0 - SPRINKLER PLAN

**GENERAL NOTES**

**1. DRAWING NOTES:**  
CONTRACTOR TO FURNISH AND INSTALL ALL NOTED LABOR AND MATERIALS UNLESS OTHERWISE NOTED

**2. CODE COMPLIANCE:**  
ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION

**3. COORDINATION:**  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICT. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT SUCH ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH CONDITION. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION CLARIFICATION FROM THE ARCHITECT. THE CONTRACT AND HIS/HER SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING MATERIALS AND SYSTEMS SHOWN IN THE CONSTRUCTION DOCUMENTS REGARDLESS OF WHERE THE INFORMATION IS LOCATED. WHERE COMPONENTS OF A SYSTEM ARE INDICATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM.

**4. DISCREPANCIES & CLARIFICATIONS:**  
THIS PROJECT INVOLVES THE FIT-UP OF AN EXISTING BUILDING. EXISTING DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING THE ARCHITECT'S ATTENTION, IN WRITING, ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.

**5. LAYOUT:**  
UNLESS INDICATED OTHERWISE, CENTER WALL FRAMING AND PARTITION FRAMING ON COLUMN LINES AND FLOOR PLAN DIMENSIONS ARE TO CENTER OF FRAMING FACE OF CONCRETE, FACE OF CMU OR FROM COLUMN CENTERLINES. UNLESS INDICATED OTHERWISE, DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES UNLESS INDICATED OTHERWISE.

**6. CENTERING:**  
UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN OTHER BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED.

**7. SYMMETRY:**  
WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.

**8. ACCESSIBILITY:**  
ALL HANDICAPPED ACCESSIBLE BATHROOMS, GRAB BARS AND DOOR OPENINGS SHALL MEET THE REQUIREMENTS OF TITLE 94-94B, CHAPTER 5 OF THE MAINE HUMAN RIGHT'S COMMISSION TITLE LATEST EDITION. THE DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN.

**9. DRAWING SCALES:**  
WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO SCALE.

**10. WATER-RESISTANT GWB:**  
INSTALL WATER-RESISTANT GYPSUM WALL BOARD IN ALL REST ROOMS, TOILET ROOMS OR AT ANY WALL WITH PLUMBING FIXTURES.

**10A. HIGH IMPACT GWB:**  
INSTALL HIGH IMPACT GYPSUM WALL BOARD IN ALL STAIRWELLS.

**11. INTERIOR ELEVATIONS:**  
INTERIOR ELEVATIONS MAY BE REVERSED FROM AND OR SIMILAR TO ACTUAL CONDITIONS. SEE FLOOR PLANS FOR WINDOW AND DOOR QUANTITIES AND LOCATIONS. FOR CASEWORK LAYOUTS, AND FOR MONITOR LOCATIONS.

**12. BUILDING INSULATION:**  
PROVIDE AS INDICATED IN WALL SECTIONS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND OTHER DRAWINGS FOR CLARITY. INSULATION MAY NOT BE SHOWN IN SOME CASES, EVEN IF IT IS TO BE PROVIDED.

**13. BLOCKING:**  
INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES, TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES, CHAIR RAILS, PICTURE RAILS, GRAB BARS, BASE MOLDINGS AND AS OTHERWISE REQUIRED, WHEN SUCH ITEMS ARE APPLIED ON SOLID WALLS.

**14. PENETRATIONS AT STRUCTURAL MEMBERS:**  
BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT.

**15. DAMAGED WORK:**  
BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED BY NEW WORK, DEMOLITION, OR WHICH MAY BE DAMAGED BY THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR TO MEET THE APPROVAL OF THE ARCHITECT.

**16. UTILITIES:**  
VERIFY THE SITE AND LOCATION OF ALL UNDERGROUND UTILITIES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING. DO NOT PROCEED WITH WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED TO THE SATISFACTION OF THE ARCHITECT.

**17. RATED CONSTRUCTION:**  
PROVIDE RATED CONSTRUCTION AS REQUIRED BY CODE, AS SPECIFIED, AND AS INDICATED ON DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL COMPONENTS REQUIRED TO CREATE SUCH RATED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SUCH COMPONENTS ARE INDICATED. PROVIDE CONTINUITY OF SUCH RATED CONSTRUCTION AROUND AND BETWEEN SPACES, INCLUDING AT CHASES AND AT FLOORS, TO MAINTAIN COMPLETE SEPARATIONS, EVEN IF NOT SPECIFICALLY INDICATED.

**18. SHOP DRAWINGS:**  
SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATIONS SUBMITTALS REQUIRED INCLUDE, BUT ARE NOT LIMITED TO: SHOP DRAWINGS FOR ALL PREFABRICATED CONCRETE, STEEL, MILLWORK, SIGNAGE, SAMPLES OF ALL PROPOSED PAINTS, METALS, WALL COVERINGS, LAMINATES, SOLID SURFACE MATERIALS, CERAMIC TILE AND HARDWARE. SUBMIT MANUFACTURERS DATA FOR ALL LIGHTING SYSTEMS AND HARDWARE.

**19. PERMITS:**  
THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ANY BUILDING PERMITS REQUIRED AND CARRY ANY INSURANCE COVERAGES REQUIRED.

**20. INTERIOR FINISHES:**  
ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS A FIRE-RATED AND ARE TO COMPLY WITH SECTION 920.0 BOCA INTERIOR FLAME SPREAD.

**21. ELECTRICAL DESIGN:**  
REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.

**22. WASTE REMOVAL:**  
THE GENERAL CONTRACTOR SHALL DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES.

**23. LANDLORD COORDINATION:**  
THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING OWNER ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATIONS TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT.

**24. TEMPORARY FACILITIES:**  
PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES, AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF A COMPLETE INSTALLATION.

**25. FINAL CLEANING:**  
EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING. CLEAN EACH SURFACE TO THE CONDITION EXPECTED IN A COMMERCIAL BUILDING CLEANING PROGRAM.

**26. MANUFACTURERS INSTRUCTIONS:**  
ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

**27. GUARANTEE:**  
GUARANTEE ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME ON A CERTAIN ITEM.

**28. ASBESTOS:**  
ALL MATERIAL USED FOR THE CONSTRUCTION OF THIS PROJECT, WHETHER BUILDING MATERIALS OR APPURTENANCES, SHALL BE NON-ASBESTOS CONTAINING MATERIAL.

**29. HAZARDOUS FUMES:**  
THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL MATERIAL AND FINISHES SPECIFIED AND THEIR FABRICATION OR INSTALLATION WILL NOT RELEASE FUMES OR AROMAS DURING CONSTRUCTION WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL.

**30. PEST CONTROL:**  
SEAL AND CALK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS AND RODENTS.

**31. EXPOSED UTILITIES:**  
ALL EXPOSED UTILITY WIRES AND PIPES, ELECTRICAL, PLUMBING, ETC. SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS AND CEILING AREAS. THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF FLOORS AND 1" OFF WALLS, CEILINGS AND ADJACENT PIPES.

**32. OWNER SUPPLIED EQUIPMENT:**  
EQUIPMENT INFORMATION AND SPECIFICATIONS ARE TO BE THE MOST CURRENT AVAILABLE AT THE TIME OF DOCUMENTATION PREPARATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS INCLUDING ELECTRICAL CIRCUIT REQUIREMENTS OF EQUIPMENT TO BE SUPPLIED. THE GENERAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS AS NOTED ON THE DRAWINGS. INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOT VOID WARRANTIES. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL OWNER SUPPLIED EQUIPMENT. THE GENERAL CONTRACTOR SHALL STORE EQUIPMENT IF REQUESTED BY THE OWNER UNTIL INSTALLATION. SEE DRAWINGS FOR OTHER OWNER SUPPLIED GENERAL CONTRACTOR INSTALLED ITEMS.

**33. FIRE PROTECTION NOTE:**  
EXISTING SPINKLER HEADS, ALARM SYSTEM AND DETECTORS ARE TO BE MODIFIED TO CONFORM WITH THE PROPOSED PLAN. COORDINATE WITH THE ARCHITECT, ANY MODIFICATION OR LOCATIONS WHERE EXISTING SYSTEMS ARE AFFECTED BY THE NEW DESIGN.

**34. SOILS AT FOOTINGS:**  
REPORT THE LOCATION OF ALL UNSUITABLE SOILS AND MATERIALS BELOW ANTICIPATED LEVEL OF FOOTING TO THE ARCHITECT PRIOR TO THE SETTING OF FORMS.

**35. ACCESS PANELS:**  
CONTRACTOR IS RESPONSIBLE FOR COORDINATING QUANTITY AND LOCATION OF ALL REQUIRED ACCESS PANELS FOR ALL MEP CONTROLS, CLEANOUTS, DAMPERS, PULL BOXES, ETC.

**36. EXISTING HAZARDOUS MATERIALS:**  
ALL HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT ARE TO BE HANDLED, ENCAPSULATED, ABATED AND DISPOSED OF IN ACCORDANCE WITH ANY AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS AND REGULATIONS.

**37. INDUSTRY STANDARDS:**  
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS. STANDARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING.

AAMA	AMERICAN ARCHITECTURAL MANUFACTURES ASSOCIATION
ACI	AMERICAN CONCRETE INSTITUTE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM	AMERICAN SOCIETY FOR TESTS AND MATERIALS
AWI	ARCHITECTURAL WOODWORK INSTITUTE "CUSTOM GRADE"
AWS	AMERICAN WELDING SOCIETY
IGMA	INSULATING GLASS MANUFACTURERS ALLIANCE
NAAMM	NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURES
NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION
NTCA	NATIONAL TILE CONTRACTORS ASSOCIATION
SMACNA	SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION
WDMA	WINDOW AND DOOR MANUFACTURERS ASSOCIATION



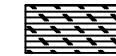
**Inspections Division**

**01/06/15**

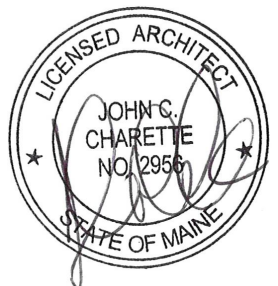
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CELLULOSE INSULATION



CELLULOSE INSULATION

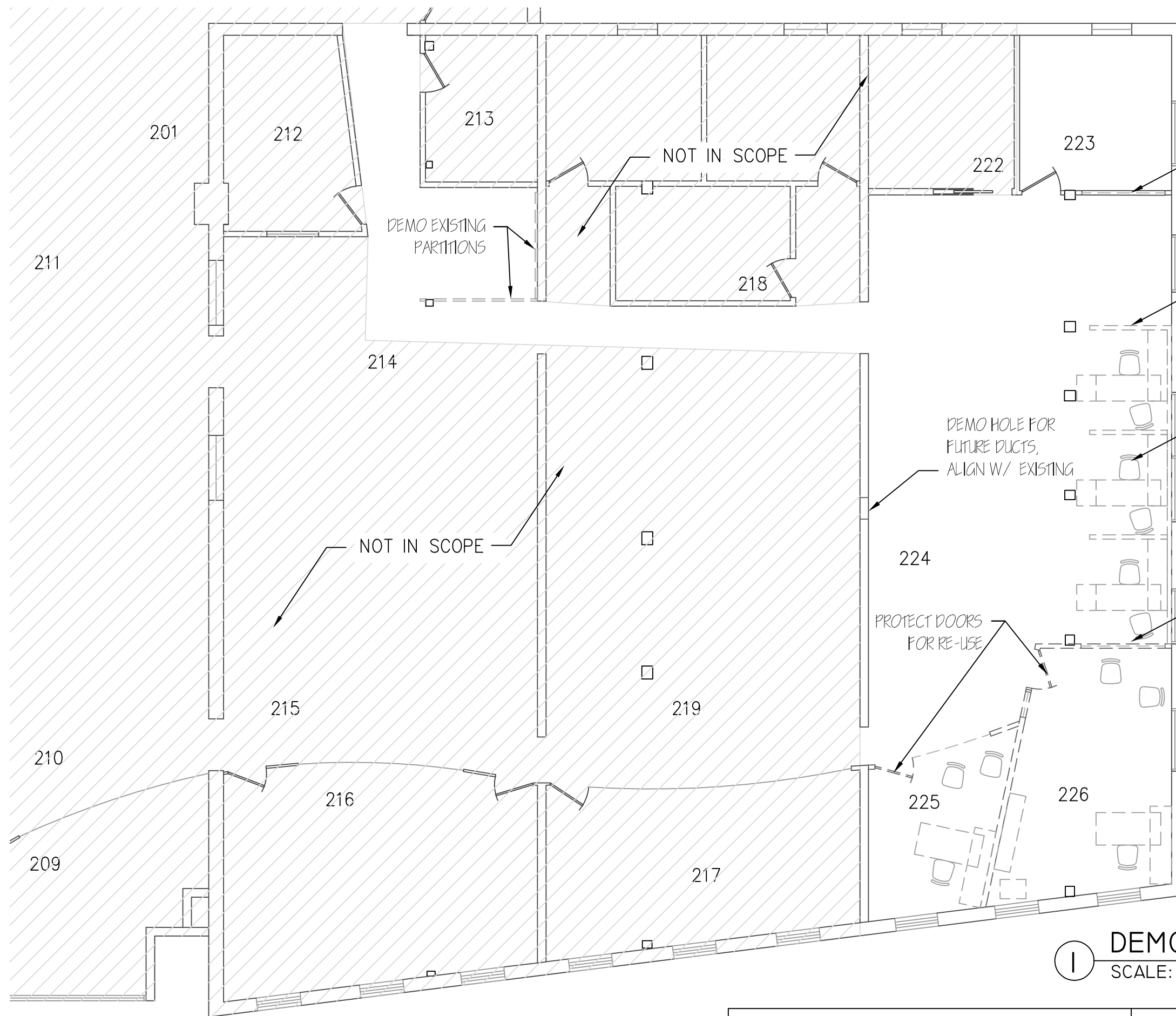






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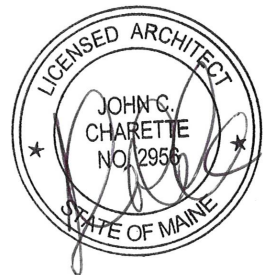
Date: 01/06/15



1 DEMO FLOOR PLAN  
SCALE: 1/8"=1'-0"

OFFICE FURNITURE FOR RE-USE

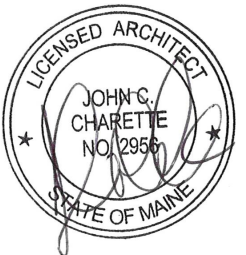
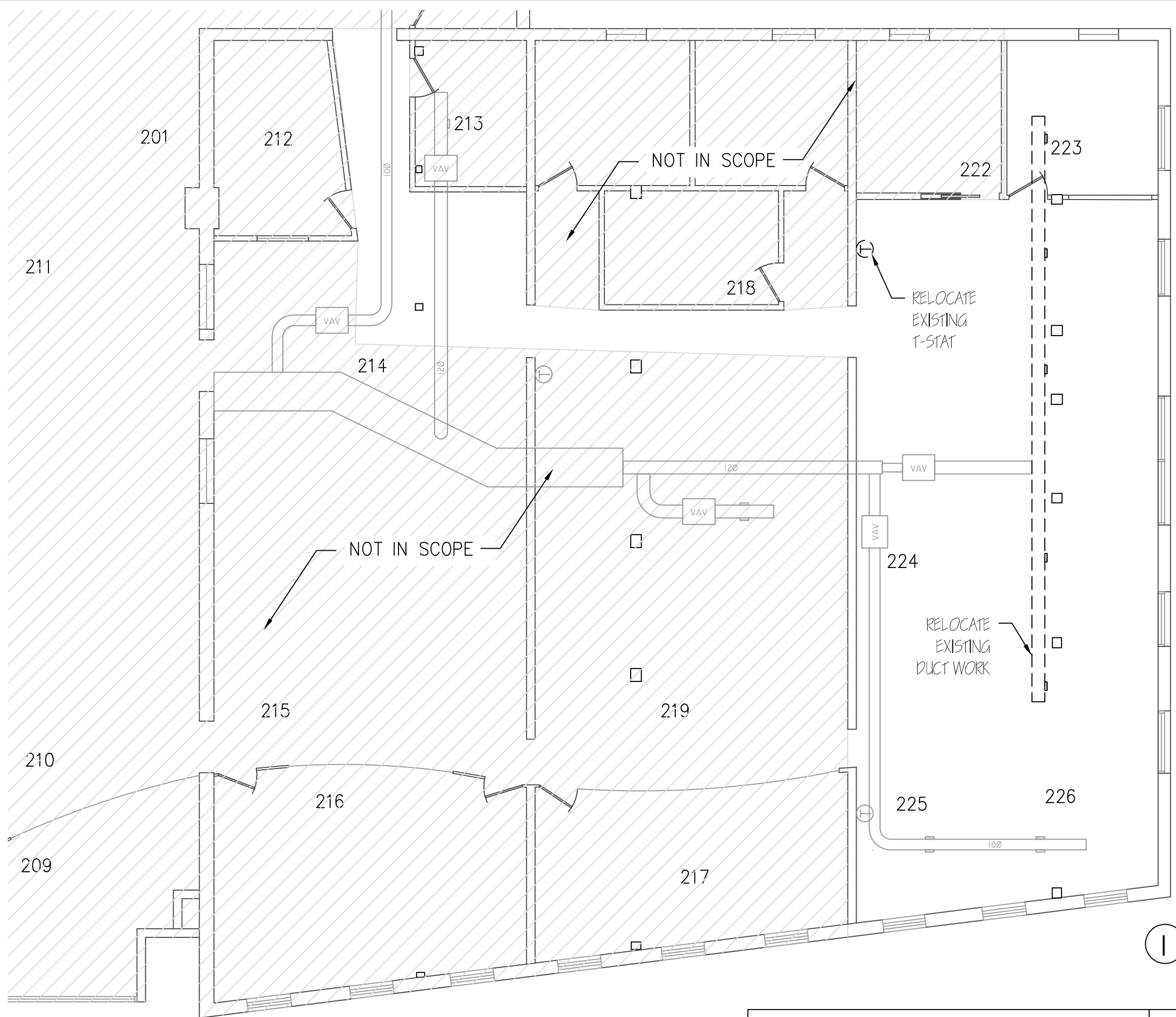
DEMO EXISTING WALLS, PROTECT GLAZING FOR RE-USE TYP.





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Date: 01/06/15



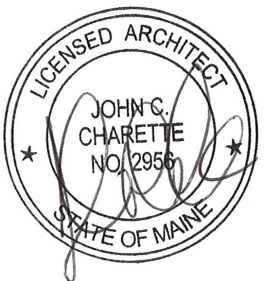
1 DEMO MECHANICAL PLAN  
SCALE: 1/8"=1'-0"



Inspections Division

Date: 01/06/15

NOTES:  
SAVE DEMO RECEPTACLES FOR  
RE-USE.



1 DEMO POWER PLAN  
SCALE: 1/8"=1'-0"



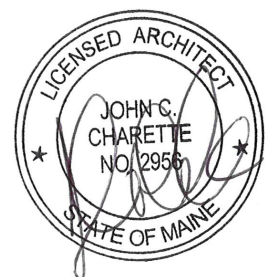


Inspections Division

Date: 01/06/15

NOTES:  
SAVE DEMO LIGHTS FOR RE-USE.

DEMO EXISTING  
LIGHTS TYP.



1 DEMO LIGHTING PLAN  
SCALE: 1/8"=1'-0"

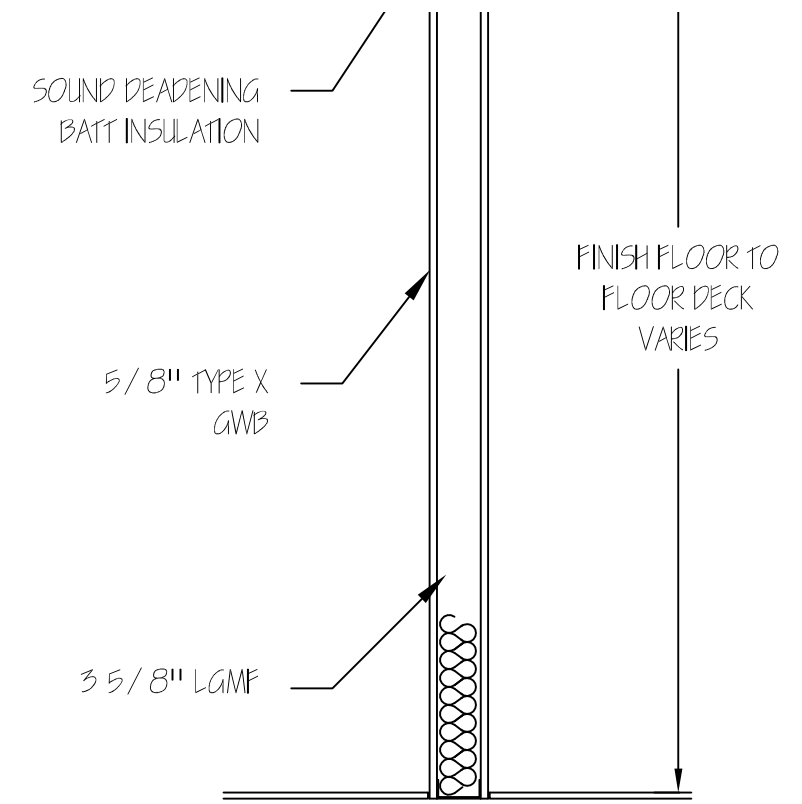
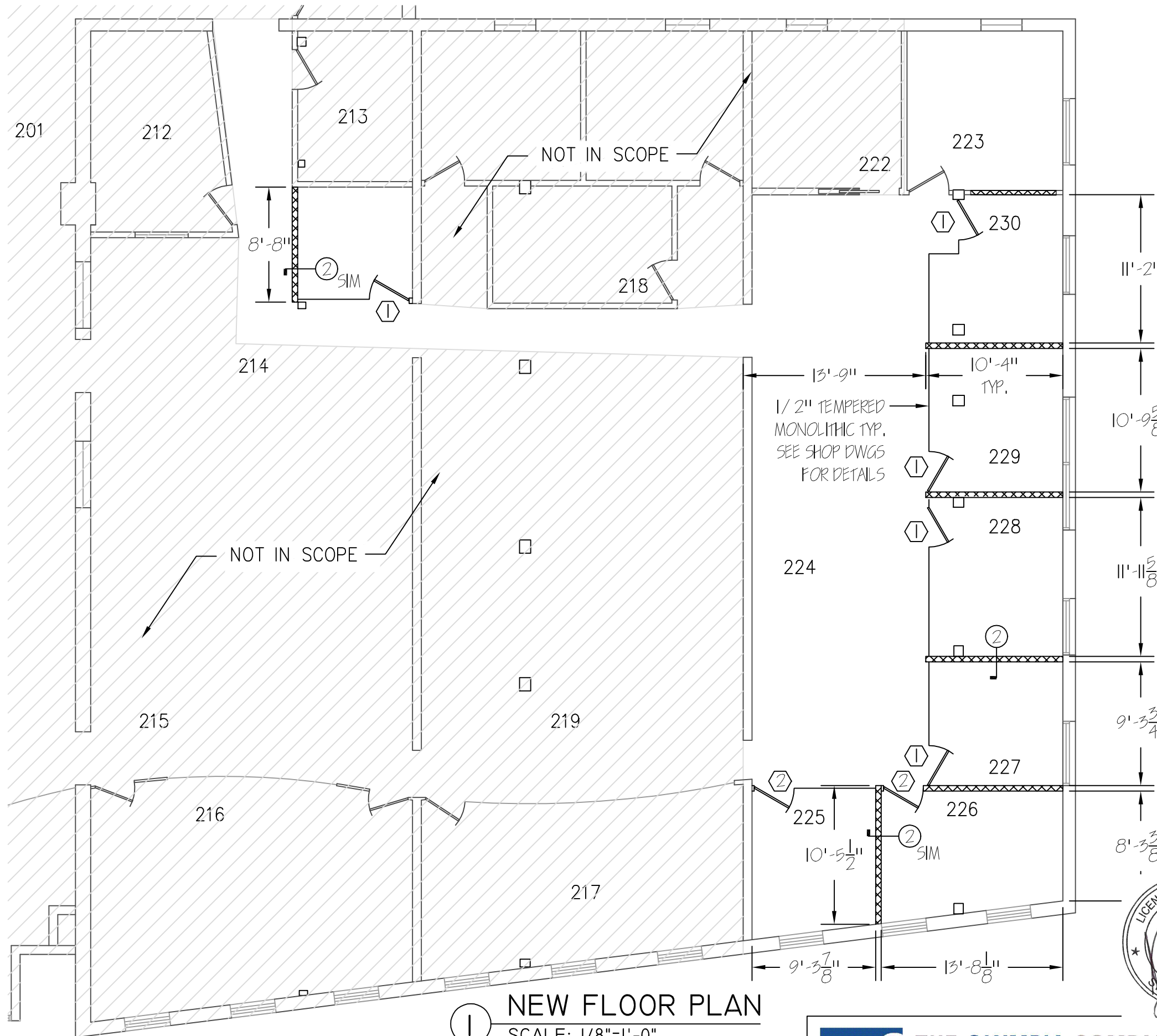






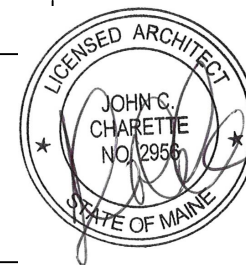
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Date: 01/06/15



2 TYPICAL WALL SECTION  
SCALE: 3/4"=1'-0"

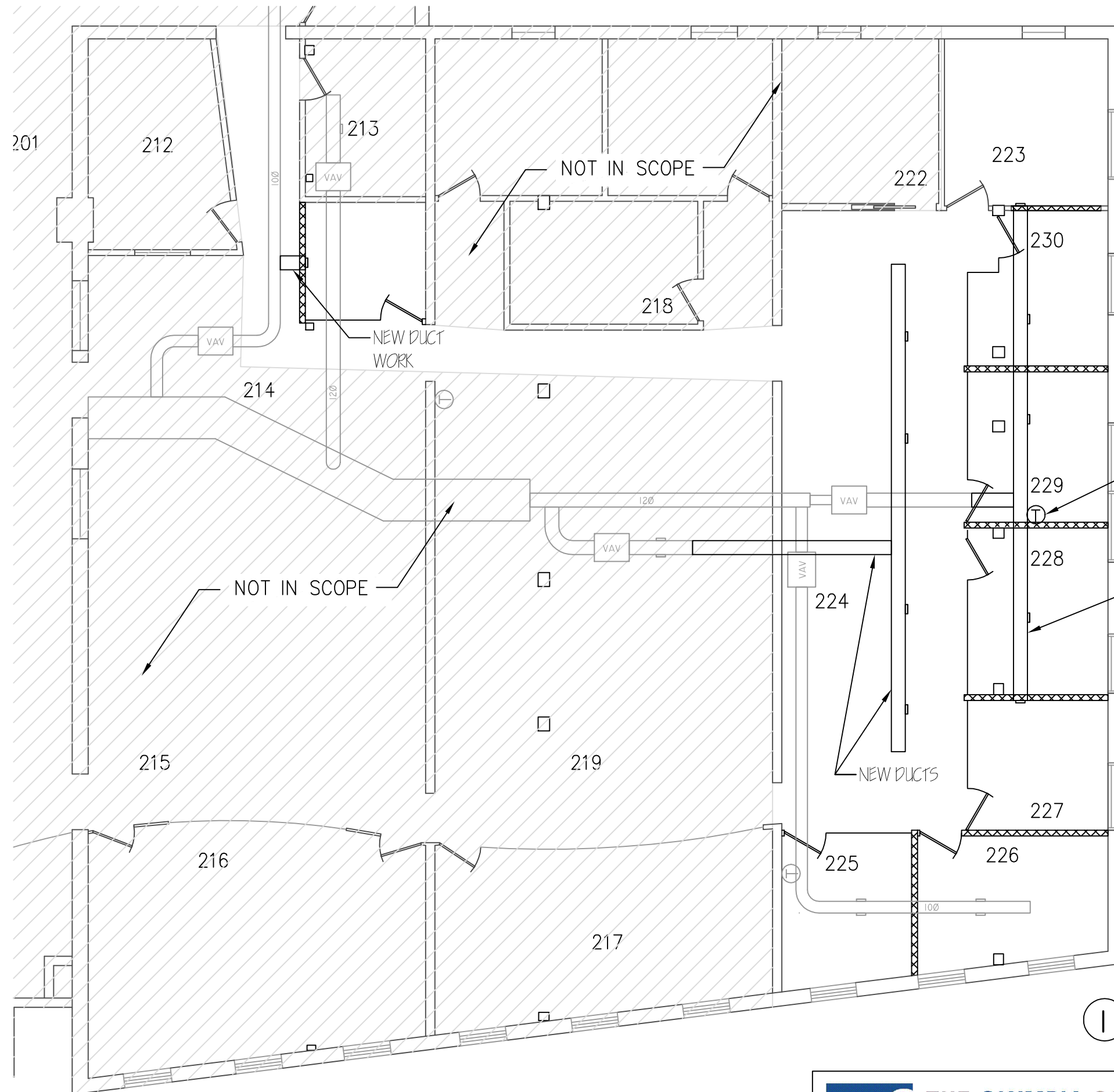
1 NEW FLOOR PLAN  
SCALE: 1/8"=1'-0"





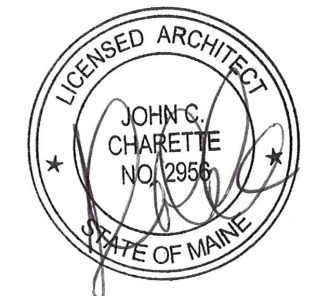
Inspections Division

Date: 01/06/15



RELOCATED T-STAT  
RELOCATED DUCT 5

1 NEW MECHANICAL PLAN  
SCALE: 1/8"=1'-0"

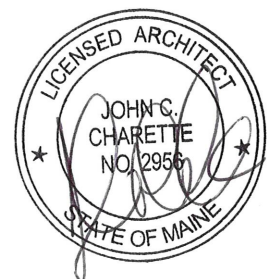
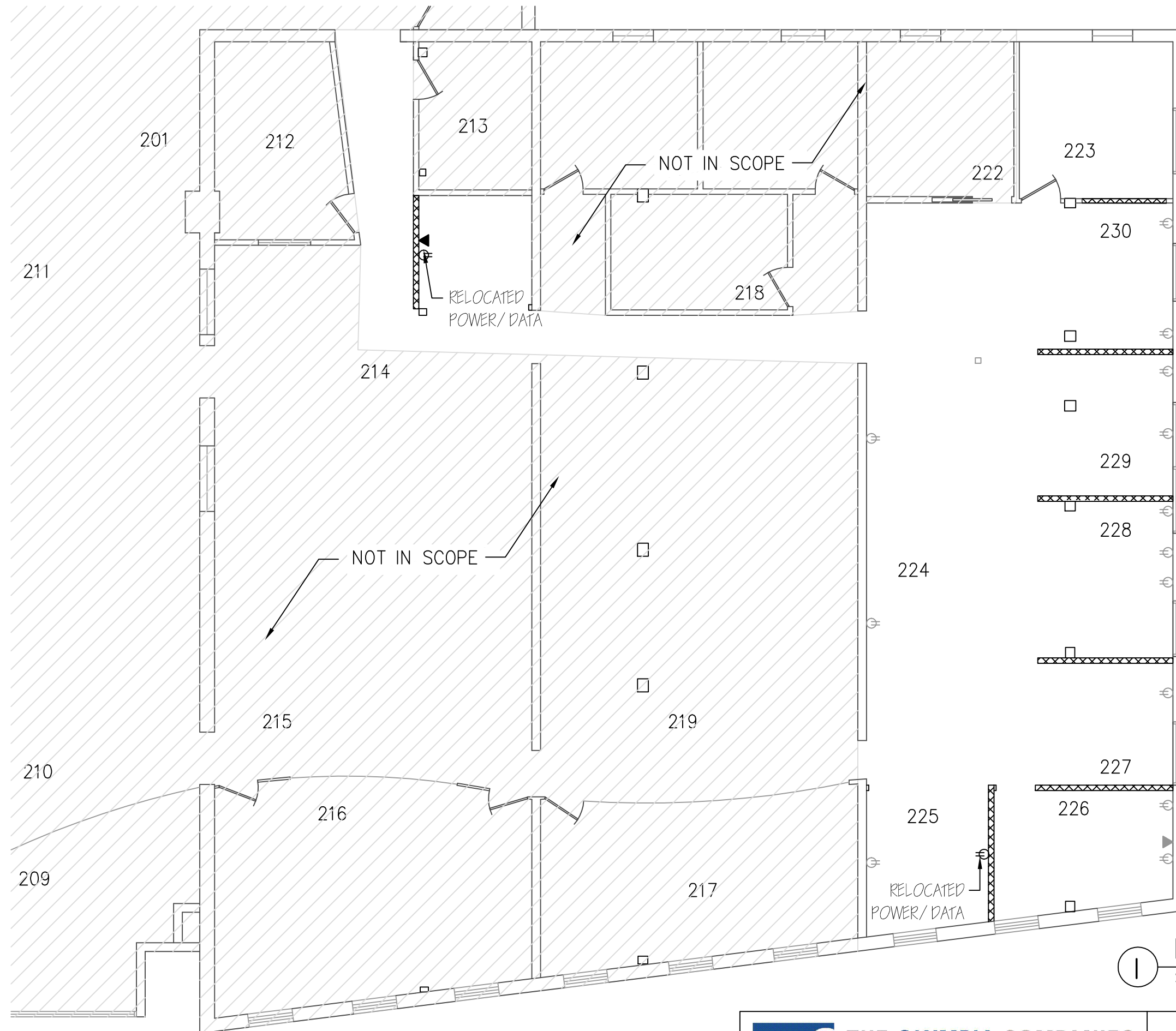






Inspections Division

Date: 01/06/15

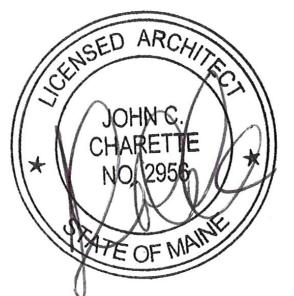
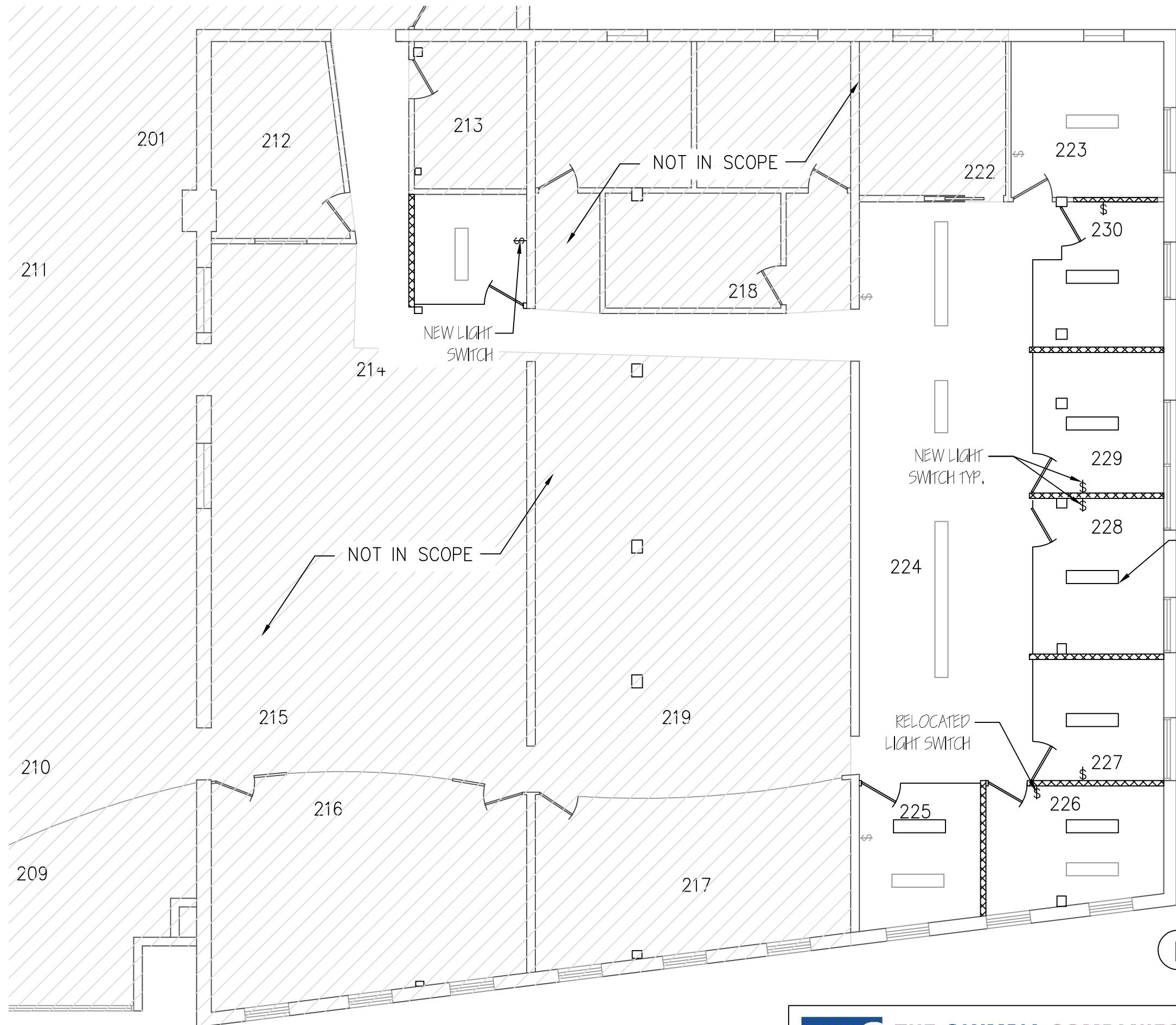


1 NEW POWER PLAN  
SCALE: 1/8"=1'-0"



Inspections Division

Date: 01/06/15



NEW LIGHTING PLAN  
SCALE: 1/8"=1'-0"



# Accessibility Build



Designer: John Charet  
 Address of Project: 7 Custom h  
 Nature of Project: Fit out from  
to Enclosed  
 \_\_\_\_\_

Inspections Division

Date: 01/06/15

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.

**(SEAL)**

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Firm: Charette Design

Address: \_\_\_\_\_

7 Custom House St. Suite 2

Phone: 207-831-7757

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 D

From Designer: John Charette  
 Date: 12.15.14  
 Job Name: Beacon Group Fit Out  
 Address of Construction: 7 Custom House St. 2 nd floor



## 2009 Internation

Construction project was designed to

Building Code & Year 2009 IBC Use Group Classificat

Type of Construction IV (Mixed Timber)

Will the Structure have a Fire suppression system in Accordance wit

Is the Structure mixed use? yes If yes, separated or non s

Supervisory alarm System? yes Geotechnical/Soils repor

Inspections Division

Date: 01/06/15

### 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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### 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,  $w_b$ ,  
 table 1604.5, 1609.5)  
 \_\_\_\_\_ Wind exposure category (1609.4)  
 \_\_\_\_\_ Internal pressure coefficient (ASCE 7)  
 \_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)  
 \_\_\_\_\_ Main force wind pressures (7603.1.1, 1609.6.2.1)

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

\_\_\_\_\_ Design option utilized (1614.1)  
 \_\_\_\_\_ Seismic use group ("Category")  
 \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_{DI}$  (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,  $R_f$  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)

\_\_\_\_\_ 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)



# Certificate



Date: 12.15.14

From: \_\_\_\_\_

These plans and / or specifications covering cc  
7 Custom House 2nd floor,

Inspections Division

Date: 01/06/15

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

**(SEAL)**

Signature: \_\_\_\_\_

Title: Principal

Firm: Charette Design

Address: 5 Wilton Lane

Cape Elizabeth Maine

Phone: 207-831-77587

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)



# PORTLAND

*Strengthening a Remarkable City*

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

**Electronic Signature and**

Notice: Your electronic signature is cons

By digitally signing the attached document(s), you are signing your electronic signature is considered a **legal signature** on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no appropriate permit fees are **paid in full** to the Inspections below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland  
Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. ***After all approvals have been met and completed, I will then be issued my permit via e-mail.*** No work shall be started until I have received my permit.

Applicant Signature: \_\_\_\_\_ Date: 12.15.14

I have provided digital copies and sent them on: \_\_\_\_\_ Date: 12.15.14

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.

**Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936**



Inspections Division

01/06/15

Date: \_\_\_\_\_



**Acknowledgment of Code Compliance**



I, John Charette am the owner or duly a  
Print Legal Name

7 Custom House Suite 2  
Physical Address

I am seeking a permit for the construction or installation of

Enclosed office areas

Proposed Project Description

I understand that the permits obtained pursuant to this application shall be in my name and that I am acting as the **general contractor** for the work performed.

Inspections Division

Date: 01/06/15

I am submitting for a permit authorized by the **State of Maine Board Laws and Rules and all locally adopted codes and standards applying to Plumbing, Electrical, Fire Prevention and Protection in anticipation of having it approved or approved with conditions**. I have read the following statement and understand that **failure to comply with all conditions once construction is begun may necessitate an immediate work stoppage until such time as compliance with the stipulated conditions is attained**. I certify that I have made a diligent inquiry regarding the need for concurrent state or federal permits to engage in the work requested under this building permit, and no such permits are required or I will have obtained the required permits prior to issuance of this permit. I understand that the granting of this permit shall not be construed as satisfying the requirements of other applicable Federal, State or Local laws or regulations, including City of Portland historic preservation requirements, if applicable. I understand and agree that this permit does not authorize the violation of regulations.

In addition, I understand and agree that this building permit does not authorize the violation of the **12 M.R.S. § 12801 et seq. - Endangered Species**.

I certify under penalty of perjury and under the laws of the State of Maine the foregoing is true and correct. I further certify that all easements, deed restrictions, or other encumbrances restricting the use of the property are shown on the site plans submitted with this application.

I hereby apply for a permit as a Owners Agent of the below listed property and by so doing will assume responsibility for compliance with all applicable codes, bylaws, rules and regulations.  
Owner or Owner's Agent

*I further understand that it is my responsibility to schedule inspections of the work as required and that the City's inspections will, at that time, check the work for code compliance. The City's inspectors may require modifications to the work completed if it does not meet applicable codes.* JCC INITIAL HERE

Sign Here:   
Owner or Owner's Authorized Agent

Date: 12.15.14

PLEASE ALSO FILL OUT AND SIGN SECOND PAGE

# Acknowledgment of Code Compliance

OFFICE USE ONLY

PERMIT # \_\_\_\_\_

CBL # \_\_\_\_\_



THIS PROJECT IS ELIGIBLE FOR FAST TRACK PERMITTING B CATEGORIES (CHECK ALL THAT APPLY):

- One/Two Family Swimming Pools, Spas or Hot Tubs
- One/Two Family Decks, Stairs and Porches (attached)
- One/Two Family Detached One Story Accessory Structures with no habitable space
- Home Occupations (excluding day cares)
- One/Two Family Renovation/Rehabilitation (with no structural changes)
- Attached One /Two Family Garages /Additions/Detachments
- New *Sprinklered* One and Two Family Homes (bearing the seal of a licensed design professional stating code compliance) – **MUST STILL RECEIVE LEVEL 1 SITE PLAN APPROVAL FROM PLANNING**
- One/Two Family HVAC (including boilers, furnaces, heating appliances, pellet and wood stoves)
- 4 Interior office renovations with no change of use (no expansions; no site work; no load bearing structural changes are eligible) bearing the seal of a licensed design professional stating code compliance
- Interior Demolition with no load bearing demolition
- Amendments to existing permits
- Commercial HVAC systems (with structural and mechanical plans bearing the seal of a licensed design professional stating code compliance)
- Commercial HVAC for Boilers/Furnaces/Heating Appliances
- Commercial Signs or Awnings
- Exterior Propane Tanks
- Residential or Commercial Subsurface Waste Water Systems (No Rule Variance Only)
- Renewal of Outdoor Dining Areas
- Temporary Outdoor Tents and stages under 750 sq ft per tent or stage
- Fire Suppression Systems (Both non-water and water based installations)
- Fences over 6'-0" in height
- Site work only
- Retaining walls over 4ft in height with stamped plans (or approval from inspection staff)

Inspections Division

01/06/15

Date: \_\_\_\_\_

I understand that if the property is located in a historic district this application will also be reviewed by Historic Preservation. I further understand that the Building Inspections Division reserves the right to deny a fast track eligible project.

Sign Here: \_\_\_\_\_

Owner or Owner's Authorized Agent

Date: 12.15.14 \_\_\_\_\_



# General Building

If you or the property owner owes real estate taxes within the City, payment arrangements must be made.



Address/Location of Construction: 7 Custom House St.	
Total Square Footage of Proposed Structure: 1	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant Name Address 7 Custom House St. City, State & Zip Portland, Maine 04101
Lessee/Owner Name : Beacon Group (if different than applicant) Address: 7 Custom House St. Suite 2 City, State & Zip: Portland Maine 04101 Telephone & E-mail: (207) 553-7649	Contractor: (if different from applicant) Address:  City, State & Zip:  Telephone & E-mail:  Total Fees : \$ _____
Current use (i.e. single family) <u>Business</u>	
If vacant, what was the previous use? _____	
Proposed Specific use: <u>Business</u>	
Is property part of a subdivision? <u>  </u> If yes, please name _____	
Project description: Adding enclosed offices where used to be open offices	
Who should we contact when the permit is ready: Janna Merritt, Beacon Group	
Address: 7 Custom House St. Portland Maine 04101	
City, State & Zip:	
E-mail Address: jmerritt@beacongrouppconsulting.com	
Telephone: (207) 553-7649	

Inspections Division

Date: 01/06/15

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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: \_\_\_\_\_ Date: 12.15.14

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

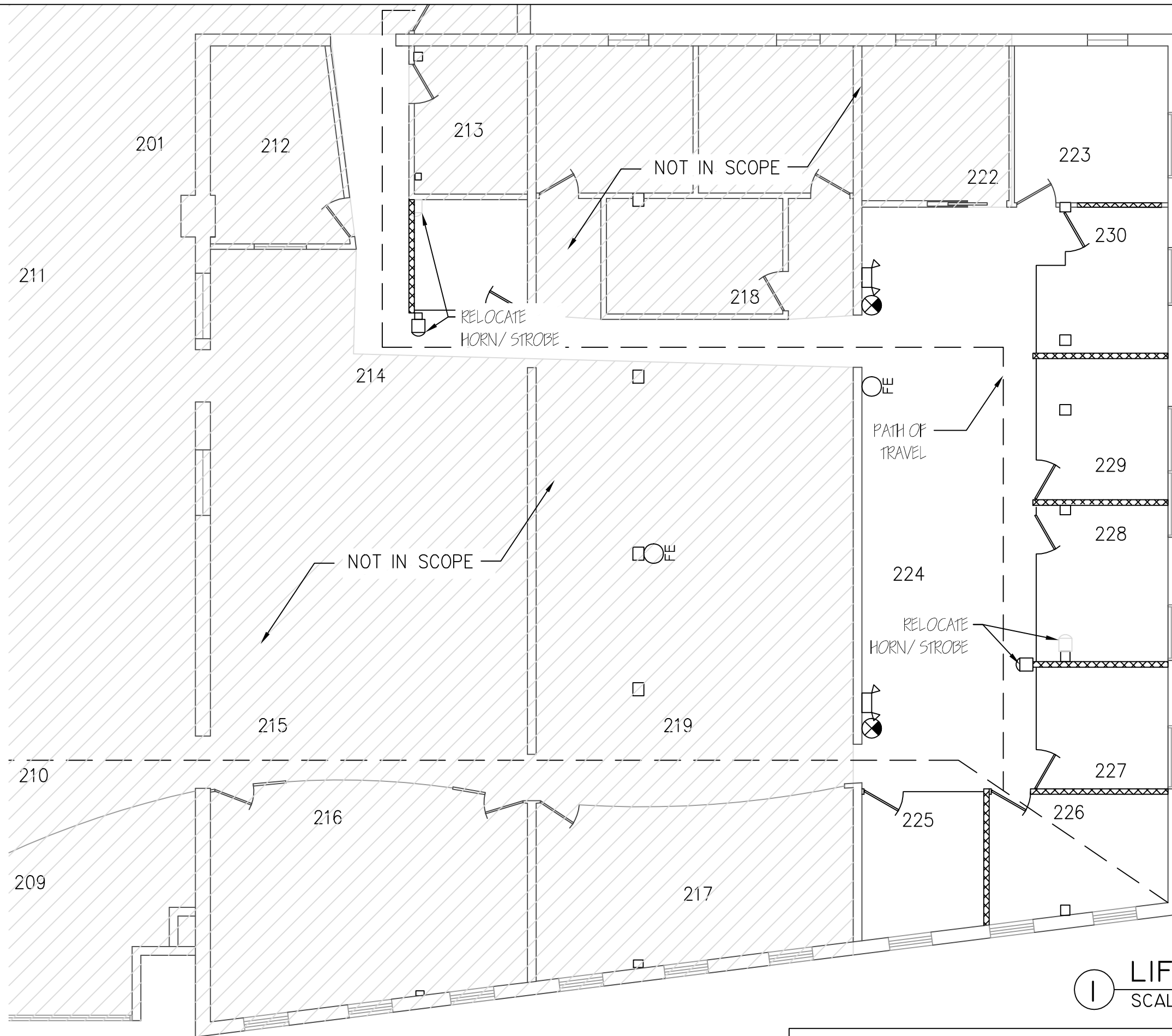




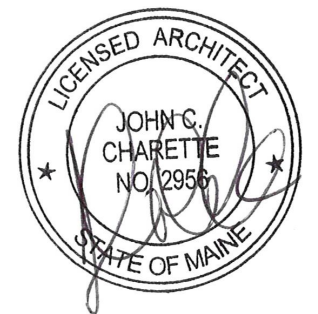
Inspections Division

Date: 01/06/15

EXISTING/ RELOCATED HORN STROBE	<input type="checkbox"/>
RELOCATE/ DEMO HORN STROBE	<input type="checkbox"/>



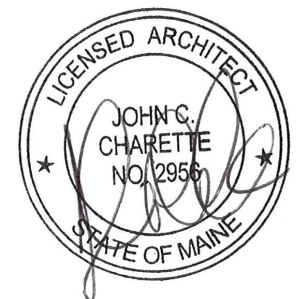
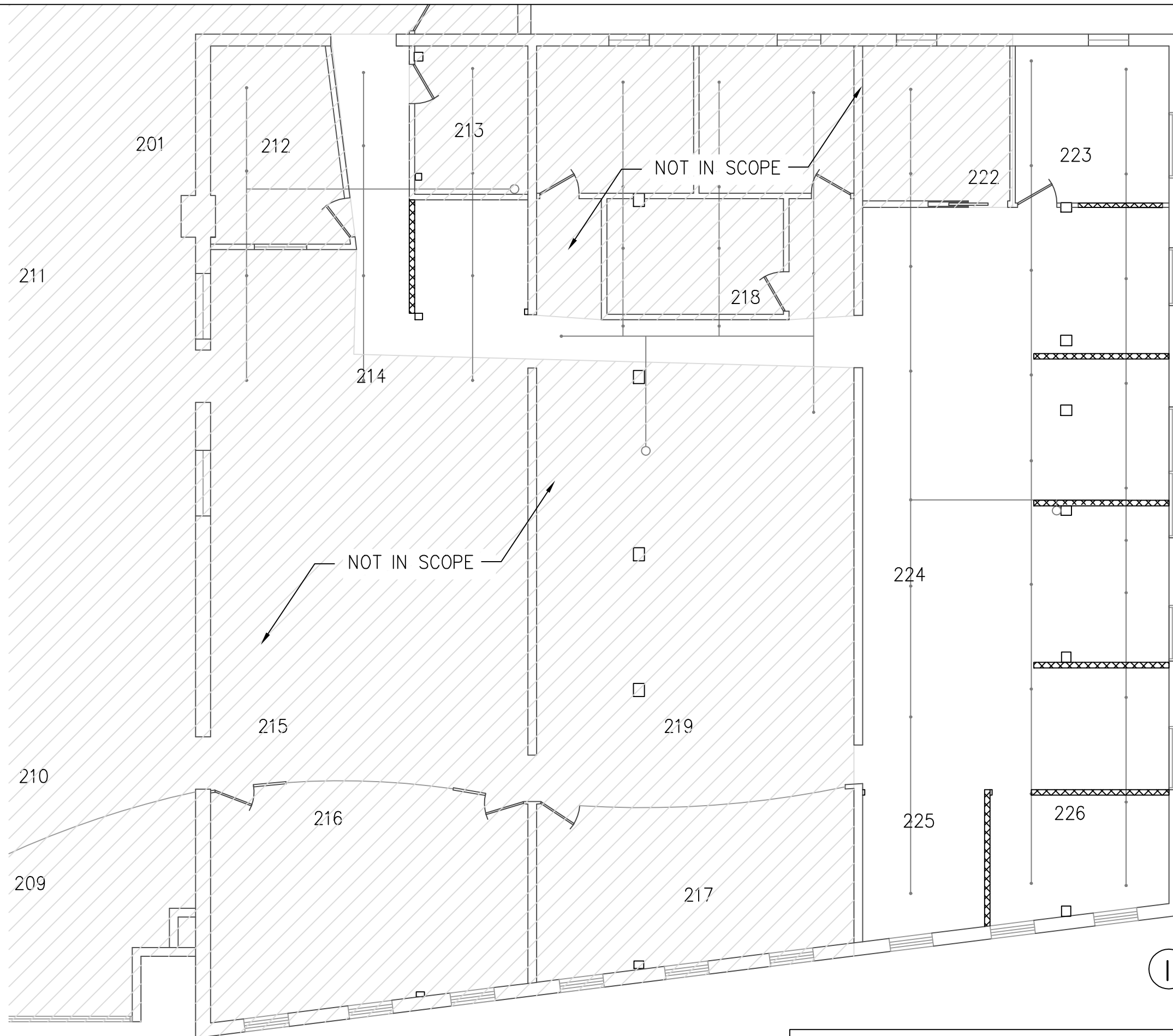
**LIFE SAFETY PLAN**  
SCALE: 1/8"=1'-0"





Inspections Division

Date: 01/06/15



1 SPRINKLER PLAN  
SCALE: 1/8"=1'-0"



# Commercial Interior Permit Application

All of the following information is required and must be submitted with your application package will ensure your package is complete



One (1) complete set of construction drawings must be submitted

Note: Construction documents for costs in excess of \$500 must be signed by a 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
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized 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 IECC 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required.
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Inspections Division

01/06/15

Date: \_\_\_\_\_

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:**

- 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
- Proposed use of structure (NFPA and IBC clas
- Square footage of proposed structure (total and
- Existing and proposed fire protection of struct
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is re
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point
  - 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



Inspections Division

01/06/15

Date: \_\_\_\_\_

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: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost**

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