

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that 80-90 CORPS - REMAX

Located At 80 MIDDLE ST

Job ID: 2012-03-3481-ALTCOMM

CBL: 029- L-004-001

has permission to Interior Renovations in basement for first time occupancy as business offices - REMAX 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 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

\_\_\_\_\_  
**Fire Prevention Officer**

*[Signature]* 3/28/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division

Location: 80 MIDDLE ST

CBL: 029- L-004-001

Issued to: 80-90 CORPS

Date Issued: 6/28/2012

**This is to certify** that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-03-3481-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

LOWER LEVEL

APPROVED OCCUPANCY

USE GROUP A-2/B  
OFFICE  
TYPE 3-B  
IBC 2009

**Limiting Conditions:** This Temporary Certificate of Occupancy expires on, July 30 2012, pending final electrical approval.

Approved:

6-28-12

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

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

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

Job No: 2012-03-3481-ALTCOMM	Date Applied: 3/12/2012	CBL: 029- L-004-001	
Location of Construction: 80 MIDDLE ST - REAR	Owner Name: 80-90 CORPS	Owner Address: 100 Silver Street, Portland, ME	Phone:
Business Name: RE/MAX by the Bay	Contractor Name: Redfern Properties LLC - Jonathan Culley	Contractor Address: P.O. Box 8816, Portland, ME 04104	Phone: 776-9715
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: B-3
Past Use: New area never occupied- lower level off the rear	Proposed Use: To fit up for real estate offices as per plans	Cost of Work: \$140,000.00	CEO District: non-separated mixed use A-2
		Fire Dept: <input checked="" type="checkbox"/> Approved w/condition <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 3B IBC-2009
		Signature: Capt. Perrin 3/21/12	Signature: JMB 3/28/12
Proposed Project Description: office fit out lower level		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>OK with conditions</i> 3/12/12	Date:	Date:

**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

3-13-12 DWM Bill Gee 485-2167 Understair plumbing OK

5-16-12 DWM/BKL Jonathan 776-9715 Close-in OK

6-27-12 DWM/BKL/Capt. Pirone Jonathan  
TCO OK Pending Handrail at ramp, address (88) on  
door + Elec Smal.

## 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.**

Plumbing Rough in for under slab, if needed

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy Inspection

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



# PORTLAND MAINE

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-03-3481-ALTCOMM

Located At: 80 MIDDLE ST

CBL: 029- L-004-001

## **Conditions of Approval:**

### **Zoning**

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

### **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.
3. The glazed wall panels shall meet the loading requirements of IBC Sec. 2403 and Chap. 16.
4. A State Fire Marshal permit may be required for this project, contact at 207-626-3880 or [http://www.maine.gov/dps/fmo/plans/about\\_permits.html](http://www.maine.gov/dps/fmo/plans/about_permits.html)

2012 03 3481

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# General Building Permit Application

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

Location/Address of Construction: <u>80 Middle Street, Lower Level</u>		
Total Square Footage of Proposed Structure/Area <u>5,500 sf</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>29          L          4</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>David M Banks Realty</u> Address <u>970 Baxter Blvd</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-776-9715</u>
Lessee/DBA (If Applicable)  <b>RECEIVED</b>  <b>MAR 12 2012</b>  Dept. of Building Inspections City of Portland, Maine	Owner (if different from Applicant) Name <u>80-90 Corps</u> Address <u>100 Silver St.</u> City, State & Zip <u>Portland, ME 04104</u>	Cost Of Work: \$ <u>140,000</u> C of O Fee: \$ <u>Pl for</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>Basement / Unfinished</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Real Estate Brokerage Office</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Office fit out of lower level of 80 Middle Street.</u>		
Contractor's name: <u>Redfern Properties LLC</u> Address: <u>P.O. Box 8816</u> City, State & Zip <u>Portland, ME 04104</u> Telephone: <u>207-776-9715</u> Who should we contact when the permit is ready: <u>Jonathan Calley</u> Telephone: <u>207-776-9715</u> Mailing address: <u>P.O. Box 8816 Portland, ME 04104</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: \_\_\_\_\_ Date: 3/12/2012

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



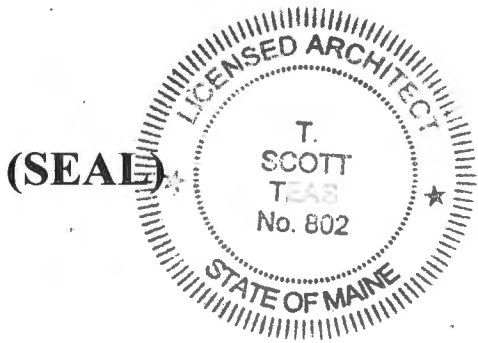
# Accessibility Building Code Certificate

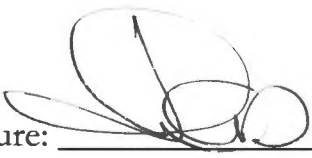
Designer: T. Scott Teas

Address of Project: 80-90 Middle Street (rear)

Nature of Project: Renovate existing basement (walk-out)  
from Factory (F) use to Business (B)

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: 

Title: PRINCIPAL

Firm: TFH ARCHITECTS

Address: 80 MIDDLE STREET  
PORTLAND, MAINE 04101

Phone: 207. 775. 6141

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

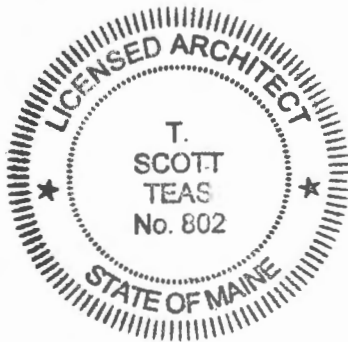
Date: 12 March 2012

From: T. Scott Teas

These plans and / or specifications covering construction work on:

80-90 Middle street (rear) - Renovating existing  
Factory (F) use into Business (B) use

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



**(SEAL)**

Signature:

Title: PRINCIPAL

Firm: TFH ARCHITECTS

Address: 80 MIDDLE STREET  
PORTLAND, MAINE

Phone: 207 775 6141

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# Certificate of Design Application

From Designer: T. Scott Teas  
 Date: 12 March 2012  
 Job Name: REMAX By the Bay  
 Address of Construction: 80-90 Middle street (rear)

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) B  
 Type of Construction (Existing) Type III B  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC yes - NFPA 13  
 Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) NA - SEPARATED  
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NA

### 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,  $I_w$ , table 604.5, 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 &  $S_{D1}$  (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, 16175.5.1)

### 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)

NA



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## Receipts Details:

**Tender Information:** Check , BusinessName: Redfern Homea LLC, Check Number: 1057  
**Tender Amount:** 1495.00

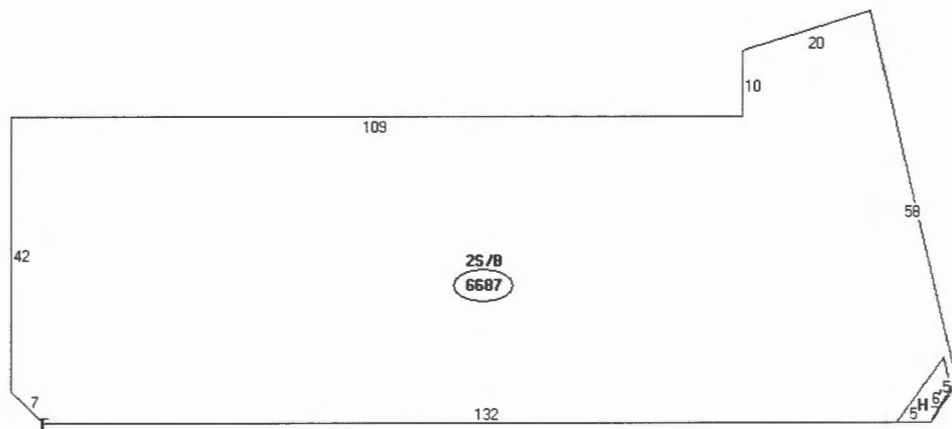
## Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 3/12/2012  
**Receipt Number:** 41645

## Receipt Details:

Referance ID:	5548	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	1420.00	Charge Amount:	1420.00
Job ID: Job ID: 2012-03-3481-ALTCOMM - office fit out lower level			
Additional Comments: 80 Middle			

Referance ID:	5549	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-03-3481-ALTCOMM - office fit out lower level			



Descriptor/Area	
A: 045	6687 sqft
B: 031	3009 sqft
C: 083	3678 sqft
D: 082	6722 sqft
E: STORE FRONT/WOOD FRAME	sqft
F: SPRINKLER SYS WET	19669 sqft
G: 2S/B	6687 sqft
H: 1S	35 sqft

