

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that SALT OF THE EARTH

Located At 5 COMMERCIAL ST

Job ID: 2011-10-2519-CH OF USE

CBL: 029-N-024-001

has permission to Change the Use & tenant fit up, from retail to Coffee Shop/Restaurant  
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

Fire Prevention Officer

 11/17/11  
Code Enforcement Officer / Plan Reviewer

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: 2011-10-2519-CH OF USE	Date Applied: 10/21/2011	CBL: 029- N-024-001	
Location of Construction: 5 COMMERCIAL ST	Owner Name: Salt of the Earth	Owner Address: 9 Woodcrest Rd, Cape Elizabeth, ME 04107	Phone:
Business Name:	Contractor Name: Ledy Houser Associates	Contractor Address: 72 Ocean St, Ste #140, South Portland, ME 04106	Phone: 332-6862
Lessee/Buyer's Name: Art Banister	Phone: 776-8101	Permit Type: BLDG change of use	Zone: B-3
Past Use: Retail (Finest Kind)	Proposed Use: To change the use to a restaurant coffee shop (only part of the previous used area) with exterior changes.	Cost of Work: \$100,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: A-2 Type: SB IBC 2009 Signature: JMB 4/17/11
Proposed Project Description: Finest Kind Store to Coffee Shop		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

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 informatin may invalidate a building permit and stop all work.

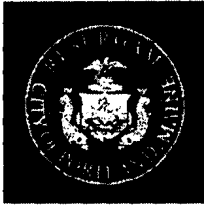
Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<i>within</i>
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> Approved w/Conditions
		<input type="checkbox"/> Denied
Date: <i>9/11/11</i> Maj Min MM <i>OK with conditions</i>	Date:	Date: <i>11/14/11</i>

**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 appication 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



# 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: 2011-10-2519-CH OF USE

Located At: 5 COMMERCIAL ST

CBL: 029- N-024-001

## **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. Separate permits shall be required for any new signage.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
4. All outdoor seating is subject to adjustment at any time from the City's traffic engineer who ensures that the City sidewalk is open and cleared for pedestrian use. Separate permits are required for this use.
5. This property shall remain a restaurant coffee shop. Any change of use shall require a separate permit application for review and approval.
6. This B-3 zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance. Separate HVAC permits are required before any new installation

### **Historic**

1. Details of individual signs shall be reviewed and approved by HP staff for conformance with approved sign master plan.
2. Fascia signs shall not be internally or externally illuminated.
3. Staff to review and approve test patches for masonry repairs.
4. Paint color for west facade to match as closely as possible the value of the front facade's natural brick.
5. Applicant to submit specifications for proposed light fixture to staff for review and approval.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
3. Equipment shall be installed in compliance with the manufacturer's specifications, and the UL listing.

4. All work for structural modifications to the roof shall be as described in the engineer's letter.
5. New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.
6. Approval of City license is subject to health inspections per the Food Code.
7. 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.
8. Per the owner Art B., the storefront at the vacant C space will not be done; this will remain as an overhead door with the addition of a 3' entrance door.
9. Fire separation in the adjacent vacant space "C" to the existing Ben Kay restaurant will be addressed on the tenant fit up permit for that space.
10. No work shall be done on the City's Right of Way sidewalk prior to formal approval from Public Services engineer David Margolis-Pineo, contact at 874-8850 or [dmp@portlandmaine.gov](mailto:dmp@portlandmaine.gov). This may also require an Administrative Authorization through the Planning Department, which is filed as a separate application.

11. *Any Food Prep in The coffee roasting area requires a hand wash sink.*

*JMB*

## **Fire**

1. Installation shall comply with City Code Chapter 10.
  2. All construction shall comply with City Code Chapter 10.
  3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
  4. As-built documents shall be submitted in pdf to the Building Inspections Office upon completion of job.
  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. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
  7. Fire extinguishers are required per NFPA 10.
  8. Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
  9. 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.
  10. Any cutting and welding done will require a Hot Work Permit from Fire Department.
  11. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
  12. A single source supplier should be used for all through penetrations.
  13. Install shall comply with NFPA 96. A compliance letter is required.
  14. Install shall comply with all manufacture's specifications.
-

## 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.**

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

Certificate of Occupancy/Final 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.



# 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.

(5) B-3

Location/Address of Construction: <u>9 COMMERCIAL STREET</u>		
Total Square Footage of Proposed Structure/Area <b>ARBA OF WORK: 3194 #</b>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>029    N024      #001</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>Art Benister</u> Address City, State & Zip <u>Portland ME 04106</u>	Telephone: <u>207-776-8101</u> or <u>767-2474</u>
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>RECEIVED</b>             OCT 21 2011             Dept. of Building Inspections            City of Portland Maine         </div>	Owner (if different from Applicant) Name <u>SALT of the Earth</u> Address <u>9 Woodwest Rd</u> City, State & Zip <u>CAPE Elizabeth 04107</u>	Cost Of Work: \$ <u>100,000</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>100075.00</u>
	Current legal use (i.e. single family) <u>VACANT</u> If vacant, what was the previous use? <u>MERCANTILE (THE FINEST KIND STORE)</u> Proposed Specific use: <u>COFFEE SHOP</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: _____ <span style="float: right; font-size: 1.2em;">Change of Use</span>	
Contractor's name: <u>LEDDY HOUSER ASSOCIATES</u> Address: <u>429 PREBLE ST 72 OCEAN ST. STE 104</u> City, State & Zip: <u>SOUTH PORTLAND ME 04106</u> Telephone: <u>767 0903</u> Who should we contact when the permit is ready: <u>PETE HOUSER</u> Telephone: <u>767 0903</u> Mailing address: <u>SAME</u> <span style="margin-left: 20px;">→ 332-6862 cell</span>		

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: <u>[Signature]</u>	Date: <u>10-17-2011</u>
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This is not a permit; you may not commence ANY work until the permit is issue



# Certificate of Design Application

From Designer:

JOSEF CHALAT, ARCHITECT

Date:

OCTOBER 11, 2011

Job Name:

CREMA COFFEE SHOP

Address of Construction:

9 COMMERCIAL STREET

<sup>9</sup>  
~~2003~~ International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) A-2

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO

Is the Structure mixed use? DEPENDS ON FUTURE TENANT If yes, specify or not separated (section 302.3)

Supervisory alarm System? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) NO

### 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 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,  $S_D$  &  $S_1$  (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,  $I_s$
- \_\_\_\_\_ 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,  $R_d$  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)



# Accessibility Building Code Certificate

**Designer:** See Below


**Address of Project:** 9 Commercial St

**Nature of Project:** Relish of Commercial Building

\_\_\_\_\_

\_\_\_\_\_

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:** Architect

**Firm:** Josef Chalast - architect

**Address:** 327 OCEAN HOUSE RD  
CAPE ELIZABETH ME

**Phone:** 799 0404

**(SEAL)**

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: \_\_\_\_\_

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

These plans and / or specifications covering construction work on:

9 Commercial Street

\_\_\_\_\_

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: [Handwritten Signature]

Title: Architect

Firm: Josef Chalatz

Address: 327 Ocean House Rd

Cape Elizabeth ME

Phone: 799 0404

(SEAL)

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**EXHAUST FAN INFORMATION**

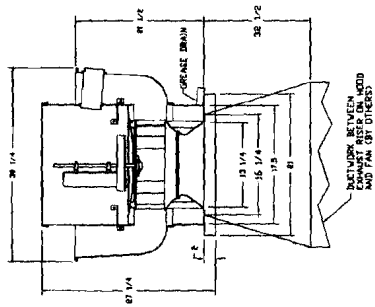
FAN UNIT MODEL #	MODEL	TAG	CFM	ESP.	SPM	HP	# VOLT	FLA	WEIGHT (LBS.)
1	MC10FA	MC10FA	150	0.850	1097	0.333	110	7.0	1967.0

**FAN OPTIONS**

UNIT OPTION (Qty. = Descr.)	DESCRIPTION
1	Grease Box
1	Full Ducting For Exhaust Fans
1	Fan Base Ceramic Seal - For Grease Ducts

**CURB ASSEMBLIES**

NO.	ON FAN	WEIGHT	HTCA	CURB	SIZE
1	1	31.135			19"500"V x 19"500"V x 20"000"V Vented Height

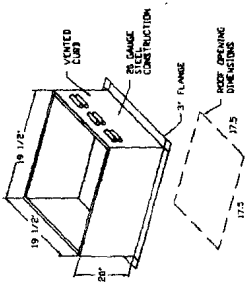


**FEATURES:**

- ROOF MOUNTED FAN
- 115V AC MOTOR - 3 PHASE
- 115V AC MOTOR IS INSULATED
- WINDLIFT MOTOR IS BALLBEARING MOTOR
- MOTOR WINDING IS THERMO-PROTECTED
- MOTOR WINDING IS THERMO-PROTECTED
- MOTOR WINDING IS THERMO-PROTECTED

**REMARKS:**

- ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED
- ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED
- ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED
- ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED



SHEET NO. 2

**CAPTIVE AIR**

MAINE OFFICE

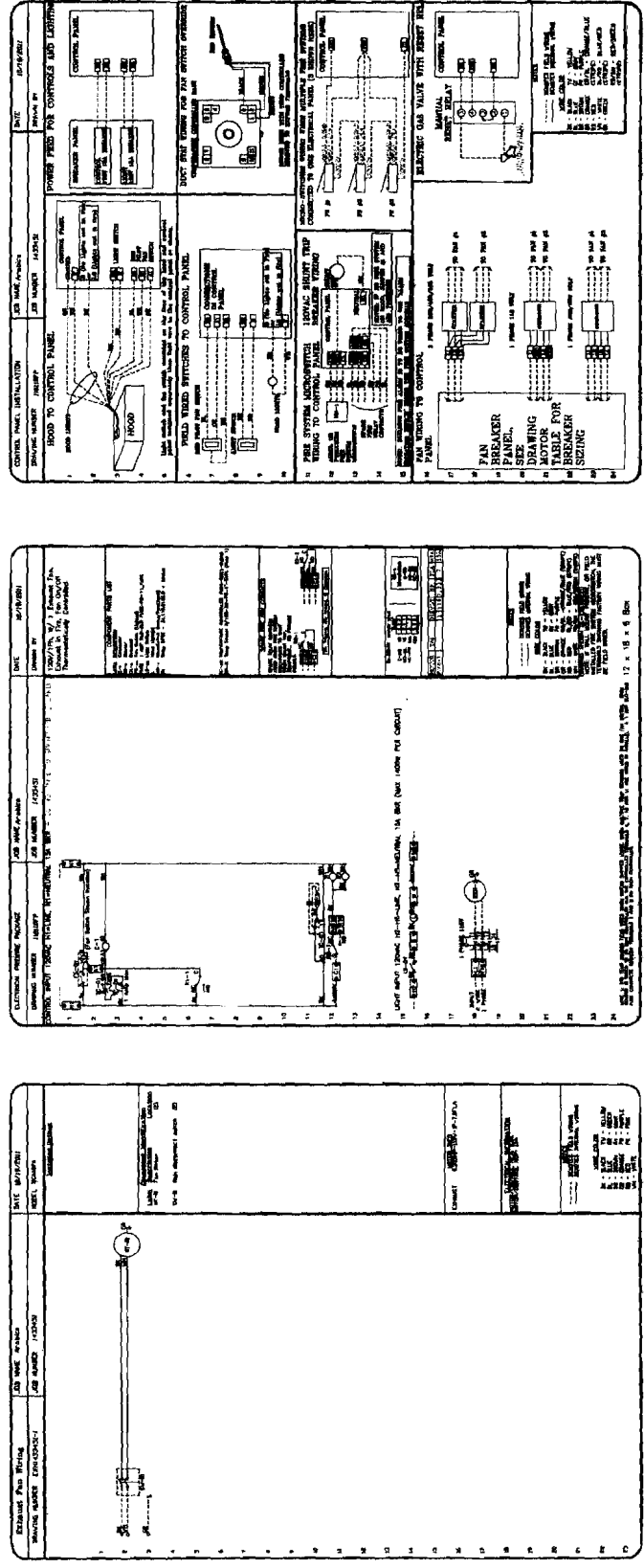
www.captiveair.com

Coffee Shop, 9 Commercial St  
PORTLAND, ME

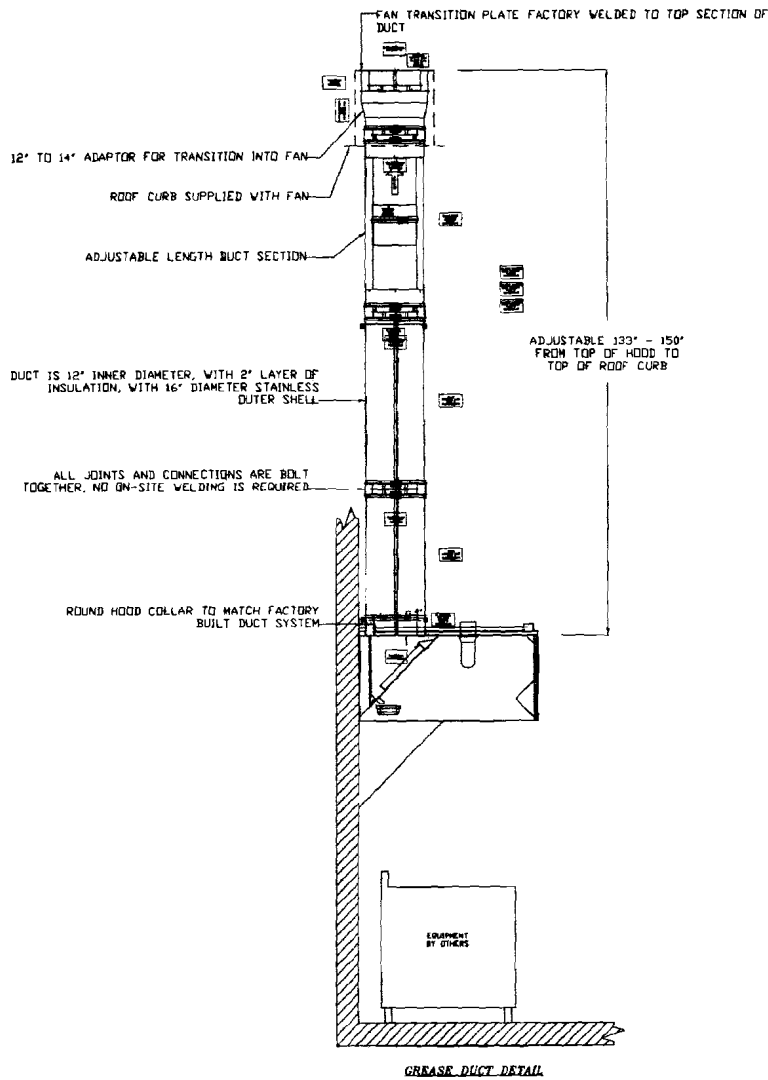
DATE: 10/19/2011  
DWG NO: 143345  
DRAWN BY: JC-C-21  
SCALE: 1/10  
MASTER DRAWING

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	10/19/2011







**FACTORY BUILT DOUBLE WALL GREASE DUCT MODEL DV-2R SPECIFICATION:**

FURNISH DOUBLE WALL, FACTORY BUILT GREASE DUCT FOR USE WITH TYPE I KITCHEN HOODS, WHICH CONFORMS TO THE REQUIREMENTS OF NFPA-96. PRODUCTS SHALL BE ETL LISTED TO UL-197B AND UL-2221 FOR VENTING AIR AND GREASE VAPORS FROM COMMERCIAL COOKING OPERATION. TESTING HAS BEEN EXTENDED TO RECOGNIZE ASTM E2936 AND ACID DUE TO SIMILAR TESTING CRITERIA. MODELS DV-2R, 3R AND 3Z ARE USED FOR GREASE DUCT APPLICATIONS WHEN INSTALLED IN ACCORDANCE WITH THESE INSTRUCTIONS AND NFPA 96; STANDARD FOR VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS. DOUBLE WALL GREASE DUCTS ARE LISTED FOR A CONTINUOUS INTERNAL TEMPERATURE OF 500 DEGREES F AND INTERMITTENT TEMPERATURES OF 2000 DEGREES F.

THE DUCT SECTIONS SHALL BE CONSTRUCTED OF AN INNER DUCT WALL AND AN OUTER WALL WITH INSULATION IN BETWEEN. THE INNER DUCT WALL SHALL BE CONSTRUCTED OF .036 INCH THICK, 430 TYPE STAINLESS STEEL AND BE AVAILABLE IN DIAMETERS 8" THROUGH 24". THE OUTER WALL SHALL BE CONSTRUCTED OF STAINLESS STEEL AT A MINIMUM OF .024 INCH THICKNESS. THE DUCT, BASED ON MODEL NUMBER, SHALL INCLUDE LAYERS OF SUPER WOOL 607 PLUS INSULATION BETWEEN THE INNER AND OUTER WALL. GREASE DUCT JOINTS SHALL BE HELD TOGETHER BY MEANS OF FORMED V CLAMPS AND SEALED WITH 3M FIRE BARRIER 2000+. THE DUCT WALL ASSEMBLY SHALL BE TESTED AT 3/4" OR ZERO INCH CLEARANCE, ACCORDING TO CLASSIFICATIONS.

CLASSIFICATIONS AND CLEARANCES  
 UL 2221; STANDARD FOR FIRE RESISTIVE GREASE DUCT ENCLOSURE ASSEMBLIES CHAPTER 7 OF THIS STANDARD REFERENCES A TEST LABELED INTERNAL FIRE TEST. SECTION 7.1.1 REFERENCES TWO INSTALLATION CONDITIONS, CONDITION A AND CONDITION B. CONDITION A REPRESENTS ALL INSTALLATION CONDITION EXCEPT FOR INSTALLATION WITHIN NON-VENTILATED COMBUSTIBLE ENCLOSURES. CONDITION B REPRESENTS INSTALLATION WITHIN A NON-VENTILATED COMBUSTIBLE ENCLOSURE.

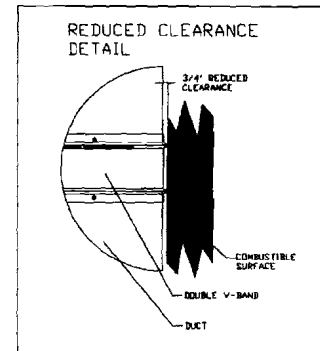
MODEL DV-2R IS CLASSIFIED UNDER UL2221 AS AN ALTERNATE TO 2-HR FIRE RESISTIVE SHAFT ENCLOSURES WITH A REDUCED CLEARANCE TO COMBUSTIBLES (SIZES 8" TO 16" DIAMETER). MODEL 2R IS LISTED IN ACCORDANCE WITH THE REQUIREMENTS FOR DUCT ENCLOSURE CONDITION B.

MODEL DV-2R 3/4" CLEARANCE TO COMBUSTIBLES FROM THE SURFACE OF THE DUCT OUTER SHELL; ZERO INCH CLEARANCE FROM COMBUSTIBLES FROM THE TIP OF THE OUTER V BAND.

DOUBLE WALL GREASE DUCT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION, OPERATION AND MAINTENANCE MANUAL; ETL LISTING, STATE AND LOCAL CODES. FANS SHALL BE SUPPORTED INDEPENDENTLY FROM THE GREASE DUCT SECTIONS. PROTECT GREASE DUCT FROM TWISTING OR MOVEMENT CAUSED BY FAN TORQUE OR VIBRATION.

CERTIFICATIONS:  
 THE DV-2R SERIES HAS BEEN CERTIFIED BY ITS. THIS CERTIFICATION MARK INDICATES THAT THE PRODUCT HAS BEEN TESTED TO AND HAS MET THE MINIMUM REQUIREMENTS OF A WIDELY RECOGNIZED (CONSENSUS) U.S. AND CANADIAN PRODUCTS SAFETY STANDARD, THAT THE MANUFACTURING SITE HAS BEEN AUDITED, AND THAT THE APPLICANT HAS AGREED TO A PROGRAM OF PERIODIC FACTORY FOLLOW-UP INSPECTIONS TO VERIFY CONTINUED PERFORMANCE.

2R



REVISIONS		
NO.	DESCRIPTION	DATE



Coffee Shop, 9 Commercial St  
 PORTLAND, ME

DATE: 10/19/2011  
 DWG.#: 1433451  
 DRAWN BY: BFC-21  
 SCALE: 1/16  
 MASTER DRAWING

SHEET NO. 3



# Structural Integrity

Consulting Engineers, Inc.

October 31, 2011

Mr. Peter Houser  
Leddy Houser Associates  
50 Portland, Maine

Reference:  
New RTU and Added Roof Insulation  
Proposed Coffee Shop  
Space "A"  
9 Commercial Street  
Portland, Maine

Structural Integrity Job: #11-0106

Dear Mr. Houser,

As requested, I am writing this memo regarding the structural capacity of the existing roof at 9 Commercial Street in regard to the forthcoming insulation upgrade and new Roof Top HVAC Units proposed in the Contract Documents for this project

The opinions expressed are based on limited visual observations during my visit to the site on October 21<sup>st</sup>, 2011 and my knowledge of structures, their components, and the related building codes. No physical testing was performed to determine the adequacy of the complete structural systems. Architectural/life safety conditions are not included in this report. No warranty expressed or implied, as to the condition of the structure, is intended.

The existing roof is constructed with full sawn 2x8 rafters at up to 24" on center supported on trussed girders at 10' on center. The top chord girder of the trusses is equivalent to a full sawn 6x12. Based on my calculation I have found the existing rafter and trussed girder framing is suitable to support a uniform load of 60 psf. This leaves plenty of reserve capacity to support the code imposed flat roof snow load of 43 psf for this building.

One connection at grid line "C" needs to be improved. The top chord of the truss needs to be strapped back to the double 2x10 rafter/brace that runs toward grid line "D". The top chord girder and the double 2x10 rafter at the middle of the truss span should be connected with a TS24 Simpson strap at each side of the double 2x10.

RECEIVED

NOV 16 2011

Dept. of Building Inspections  
City of Portland Maine

# Structural Integrity

Consulting Engineers, Inc.

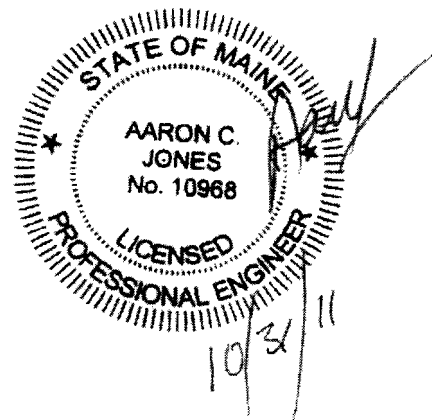
I have also reviewed the location and installation of the new RTU's shown on on the current documents for the project and have found that the trussed girders are capable of supporting the new RTU weight and snow loads. The new RTU's are to be located between girders "C" and "D" and between "D" and "E". The rafters below the new RTU's should be sistered with new 2x8 and fastened to the existing with (3) 16d nails at 8" typical. The critical location dimension that is to be held is from the north masonry bearing wall back to the RTU centers. This distance from the center of the RTU to the truss support/ north wall should not exceed seven feet.

Do not hesitate to call with any questions, comments, or if I can be of further assistance.

Sincerely,



Aaron C. Jones, P.E., SECB, LEED AP BD+C  
President



RECEIVED  
NOV 16 2011  
Dept. of Building Inspections  
City of Portland Maine