

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

Chandler's Wharf Association/Dirigo Management/Wright
Ryan Construction, Inc.

Located at

Chandlers Wharf (184 Rear Commercial St.)

PERMIT ID: 2013-00348 **ISSUE DATE:** 04/29/2013 **CBL:** 031 J002011

has permission to **remove existing deck and rebuild in same footprint**

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 cloosed-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 procured prior to occupancy.

A handwritten signature in black ink, appearing to be "R. J. ...", written over a horizontal line.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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.**

REQUIRED INSPECTIONS:

Footings/Setbacks
Close-in Plumbing/Framing
Electrical - Commercial
Fire Inspection
Final - Electric

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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00348	Date Applied For: 02/20/2013	CBL: 031 J002011
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Location of Construction: Chandlers Wharf (184 Rear Comme	Owner Name: Chandler's Wharf Association/Dirig	Owner Address: 184 Commercial St	Phone: (207) 232-8543
Business Name:	Contractor Name: Wright Ryan Construction, Inc.	Contractor Address: 10 Danforth Street Portland	Phone: (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Same - common area deck at end of wharf	Proposed Project Description: remove existing deck and rebuild in same footprint
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 02/28/2013**Note:** 2-28-13 Spoke to Jeff Heseltine at Wright-Ryan. He said that the deck is being rebuilt with reinforcements so that it can support a lift that will be used when they have to do work on the end of the buildings over the water. **Ok to Issue:**

1) This permit is being issued with the condition that all the work will take place within the existing footprint.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jon Rioux **Approval Date:** 04/29/2013**Note:** **Ok to Issue:**

1) Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.

Dept: Fire **Status:** Approved **Reviewer:** Ben Wallace Jr **Approval Date:** 04/29/2013**Note:** **Ok to Issue:**

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00348	Issue Date:	CBL: 031 J002011
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Location of Construction: Chandler's Wharf (184 Rear Commercial St.)	Owner Name: Chandler's Wharf Association/Dirigo Management	Owner Address: 184 Commercial St Portland, ME 04101	Phone: (207) 232-8543
Business Name:	Contractor Name: Wright Ryan Construction, Inc. Jeff Heseultine	Contractor Address: 10 Danforth Street Portland ME 04101	Phone: (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: WCZ
Past Use: Common area deck at end of wharf	Proposed Use: Same - common area deck at end of wharf	Permit Fee: \$670.00	Cost of Work: \$65,000.00
		FIRE DEPT: 4/29/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: R2 Type: IIB IBC, 2009 (MUBEC)
Proposed Project Description: remove existing deck and rebuild in same footprint		Signature: <i>Bryan [Signature]</i>	Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: LDOBSON	Date Applied For: 02/20/2013	Zoning Approval
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>Ok w/conditions</i> Date: 2/28/13 <i>TRU</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>TRU</i></p>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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.

Charlton Wharf 184 Commercial St

Location/Address of Construction: <u>184 Commercial St, Portland, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>250 SFT</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>031</u> Block# <u>J</u> Lot# <u>002</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>CHARLEERS WHARF ASSOCIATION</u> Address <u>184 COMMERCIAL ST</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>232-8543</u> <u>LANDRICO MANAGEMENT</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>65,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>670-</u>
Current legal use (i.e. single family) <u>DECK @ OVERLOOK</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>DECK @ OVERLOOK</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>DECK REPLACEMENT @ EXISTING</u> <u>removing deck</u> <u>SAME DECK FOOTPRINT</u>		
Contractor's name: <u>WRIGHT-RYAN</u> Address: <u>10 DANFORTH ST</u> City, State & Zip: <u>Portland, ME 04101</u> Telephone: _____ Who should we contact when the permit is ready: <u>JEFF MESSINE</u> Telephone: <u>671 5822</u> Mailing address: <u>10 Danforth St Portland, ME 04101</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 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 a reasonable time to enforce the provisions of the codes applicable to this permit.

RECEIVED

FEB 20 2013

Dept. of Building Inspections
City of Portland, Maine

Signature: [Signature] Date: 02/19/2013

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



New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

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

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

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

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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



Certificate of Design Application

From Designer: PINKHAM & GREER CONSULTING ENGINEERS
 Date: FEB. 20, 2013
 Job Name: CHANDLERS WHARF CONDOMINIUMS OVERLOOK DECK PROJECT
 Address of Construction: 184 COMMERCIAL ST. PORTLAND, MAINE 04101

2003 International Building Code

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

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

Type of Construction IIB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC N/A

Is the Structure mixed use? N/A If yes, separated or non separated or non separated (section 302.3) N/A

Supervisory alarm System? N/A Geotechnical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations

AVAILABLE UPON REQUEST 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
OVERLOOK DECK	100 PSF

- N/A Live load reduction
- N/A Roof live loads (1603.1.2, 1607.11)
- N/A Roof snow loads (1603.7.3, 1608)
- 60' PSF Ground snow load, P_g (1608.2)
- N/A If $P_g > 10$ psf, flat-roof snow load P_f
- N/A If $P_g > 10$ psf, snow exposure factor, C_e
- N/A If $P_g > 10$ psf, snow load importance factor, I_s
- N/A Roof thermal factor, C_t (1608.4)
- N/A Sloped roof snowload, P_s (1608.4)
- N/A Seismic design category (1616.3)
- N/A Basic seismic force resisting system (1617.6.2)
- N/A Response modification coefficient, R_d and deflection amplification factor C_d (1617.6.2)
- N/A Analysis procedure (1616.6, 1617.5)
- N/A Design base shear (1617.4, 1617.5.1)

Wind loads (1603.1.4, 1609)

- N/A Design option utilized (1609.1.1, 1609.6)
- N/A Basic wind speed (1809.3)
- N/A Building category and wind importance Factor, I_w table 1604.5, 1609.5)
- N/A Wind exposure category (1609.4)
- N/A Internal pressure coefficient (ASCE 7)
- N/A Component and cladding pressures (1609.1.1, 1609.6.2.2)
- N/A Main force wind pressures (7603.1.1, 1609.6.2.1)

Flood loads (1803.1.6, 1612)

- N/A Flood Hazard area (1612.3)
- 20' - 7' Elevation of structure

Earth design data (1603.1.5, 1614-1623)

- N/A Design option utilized (1614.1)
- N/A Seismic use group ("Category")
- N/A Spectral response coefficients, S_D & S_{DI} (1615.1)
- N/A Site class (1615.1.5)

Other loads

- 19k wheel Load Concentrated loads (1607.4)
- N/A Partition loads (1607.5)
- N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



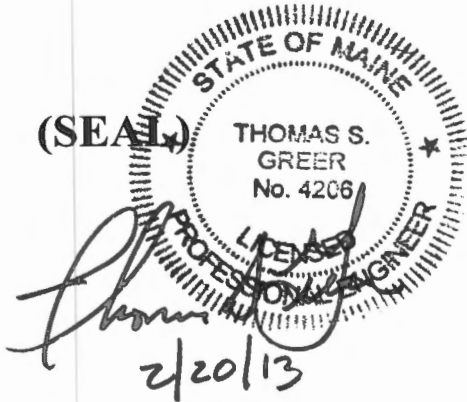
Accessibility Building Code Certificate

Designer: PINKHAM & GREER CONSULTING ENGINEERS

Address of Project: 184 COMMERCIAL ST. PORTLAND, MAINE 04101

Nature of Project: REPLACEMENT OF AN EXISTING DECK STRUCTURE
THAT IS CURRENTLY ACCESSIBLE. NO CHANGES
HAVE BEEN MADE TO AFFECT ACCESSIBILITY OF
DECK STRUCTURE

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: *Thomas S. Greer*

Title: President

Firm: PINKHAM & GREER CONSULTING ENGINEERS

Address: 28 VANNAH AVENUE
PORTLAND, MAINE 04103

Phone: 207-781-5242

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

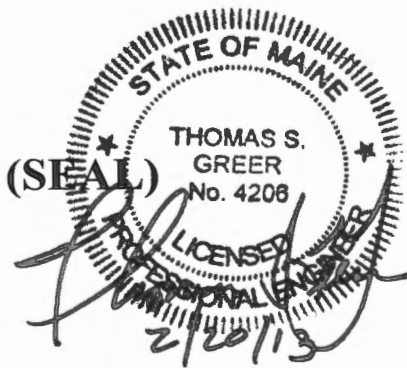
Date: FEB 20, 2013

From: PINKHAM & GREER CONSULTING ENGINEERS

These plans and / or specifications covering construction work on:

CHANDLERS WHARF CONDOMINIUMS OVERLOOK DECK PROJECT

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: Thomas Greer

Title: Treasurer

Firm: PINKHAM & GREER CONSULTING ENGINEERS

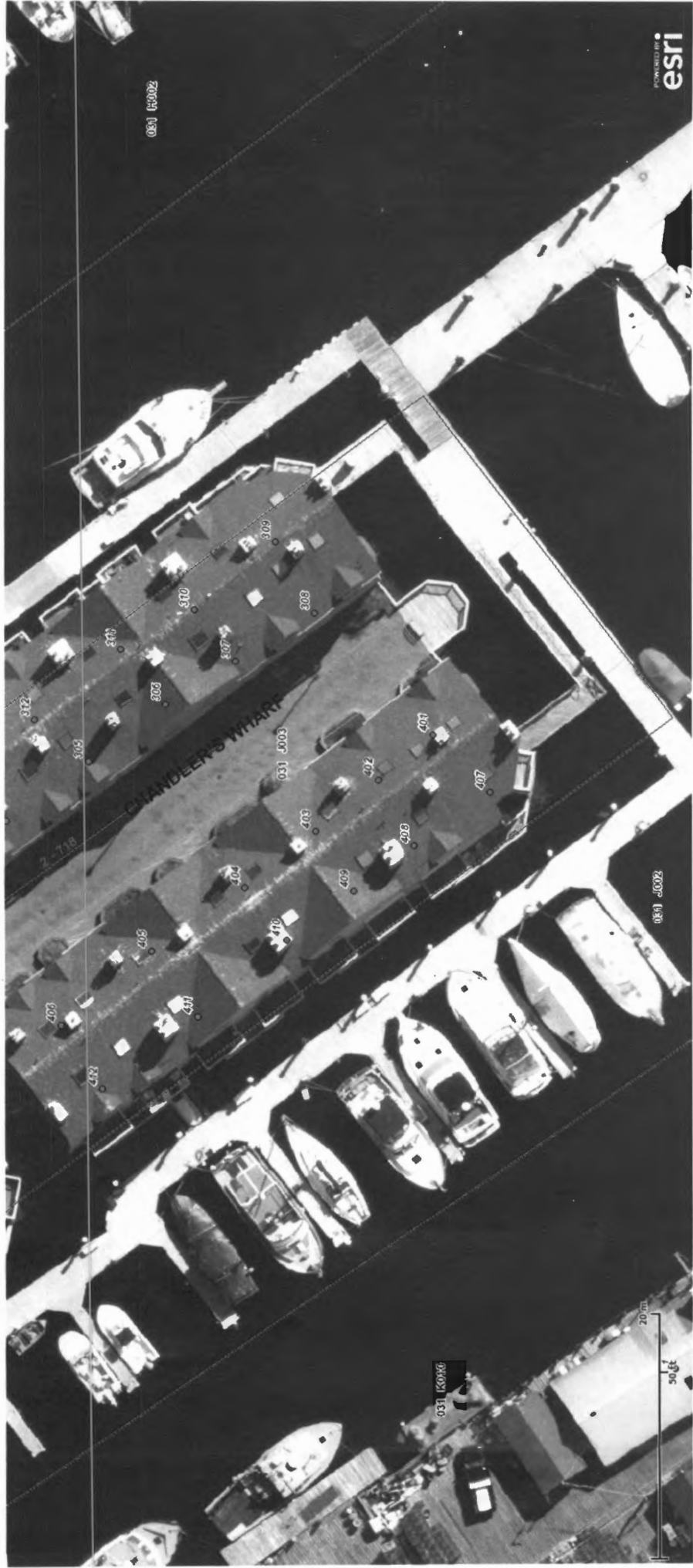
Address: 28 VANNAH AVENUE

PORTLAND, MAINE 04103

Phone: 207-781-5242

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Chandler's Wharf



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built 1988