

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65708	Issue Date:	CBL: 032 I021001
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Location of Construction: 188 MIDDLE ST / <i>1 Canal Plaza</i>	Owner Name: BUCKSTAR LLC	Owner Address: 100 SILVER ST PORTLAND, ME 04101	Phone: (207) 772-2800
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTION	Contractor Address: 10 DANFORTH STREET Portland ME 04101	Phone: (207) 773-3625
Lessee/Buyer's Name Leblanc & Young	Phone:	Permit Type: <i>Alterations</i> Amendment to Commercial	Zone: B3

Past Use: lower level rear restaur floor retail and offices floors	Permit Fee: \$2,280.00	Cost of Work: \$226,000.00	CEO District: 2
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CLOSED

IRE DEPT: <i>2/14/13</i>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: <i>B</i> Type: <i>3B</i> <i>MUBEC 2009</i>
Signature: <i>Bianca [Signature]</i>	Signature: <i>JMB 1/25/13</i>	

Proposed Project Descripti Office renovations to 3

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Signature:	Date:	

Permit Taken By: bjs	Date Applied For: 12/31/2012	Zoning Approval
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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 information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <i>within</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>12/31/12</i>	Date: <i>12/31/12</i>	Date: <i>Review & Approval</i>

SCANNED

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

4-22-13 GF

FINAL OK BLDG & PLUMBING

ELEC & FD NEED TO VERIFY - NOT ON SITE

5-1-13 GF

PASSED

E-MAIL JM & BKL

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BUCKSTAR LLC / WRIGHT RYAN CONSTRUCTION

Located at

188 MIDDLE ST

PERMIT ID: 2012-65708

CBL: 032 I021001

has permission to **Office renovations to 3rd/4th floors.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-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.

Fire Prevention Officer

Jeannie Bonke

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**

SCANNED

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:

Close-in Plumbing/Framing
Above Ceiling Inspection
Final - Commercial
Final - Electric
Final - Fire

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

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Permit No: 2012-65708	Date Applied For: 12/31/2012	CBL: 032 1021001
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Location of Construction: 188 MIDDLE ST	Owner Name: BUCKSTAR LLC	Owner Address: 100 SILVER ST	Phone: (207) 772-2800
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone (207) 773-3625
Lessee/Buyer's Name Leblanc & Young	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Same: lower level rear restaurant - 1st floor retail and offices on 2, 3, 4 floors	Proposed Project Description: Office renovations to 3rd/4th floors.
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/31/2012
Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 01/25/2013
Note: **Ok to Issue:**

- 1) 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.
- 2) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
- 3) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified in IBC 2009 Chapter 8.
- 4) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 5) 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.
- 6) The glazed wall panels shall meet the loading requirements of IBC Sec. 2403 and Chap. 16.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 02/14/2013
Note: **Ok to Issue:**

- 1) Application requires State Fire Marshal approval.
- 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 per NFPA 1.
- 4) A firefighter Building Marking Sign is required.
- 5) Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.
- 6) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 7) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.

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Lessee/Buyer's Name: Leblanc & Young	Phone:	Permit Type: Alterations - Commercial	

- 8) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 9) A separate Suppression System Permit is required. This review does not include approval of system design or installation.
- 10) A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
- 11) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 12) All means of egress to remain accessible at all times.
- 13) Construction or installation shall comply with City Code Chapter 10.
- 14) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 15) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.



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>4 CANAL PLAZA 188 Middle</u>		
Total Square Footage of Proposed Structure/Area <u>9,600 SFT</u>		Square Footage of Lot <u>13116</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>0321021 001</u>	Applicant * must be owner, Lessee or Buyer * Name <u>LEBLANC & YOUNG</u> Address <u>PO BOX 7950</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207 772 2800</u>
Lessee/DBA (If Applicable) RECEIVED DEC 31 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>BUCKSTAR LLC</u> Address <u>10 SILVER ST</u> City, State & Zip <u>PORTLAND ME 04101</u>	Cost Of Work: \$ <u>226,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>2280</u>
Current legal use (i.e. single family) <u>OFFICE</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>OFFICE</u> Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: <u>OFFICE RENOVATIONS TO 3RD/4TH FLOOR OF EXISTING BUILDING.</u> <u>NO BATHROOM WORK</u>		
Contractor's name: <u>WEIGHT-RYAN CONSTRUCTION, INC.</u> Address: <u>10 DANFORTH ST</u> City, State & Zip <u>PORTLAND, ME 04101</u> Telephone: <u>207 778 3625</u> Who should we contact when the permit is ready: <u>MIKE BARTON</u> Telephone: <u>207 778 3625</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 any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: 12/28/2012

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



Certificate of Design

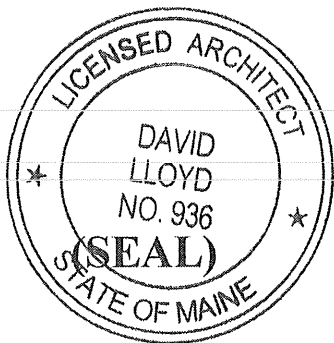
Date: 12/28/12

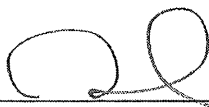
From: Archetype, PA

These plans and / or specifications covering construction work on:

4 Canal Plaza, LeBlanc & Young

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



Signature: 

Title: Maine Licensed Architect

Firm: Archetype

Address: 48 Union Wharf

Portland, Maine 04101

Phone: (207) 772-6022

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 Application

From Designer: Archetype, PA
 Date: 12/28/12
 Job Name: LeBlanc & Young
 Address of Construction: 4 Canal Plaza

2009 International Building Code

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

Building Code & Year IEBC 2009 Use Group Classification (s) B

Type of Construction 3B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC NFPA 13 System

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

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

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_I (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)

4 CANAL PLAZA

PORTLAND, ME

ARCHITECT:

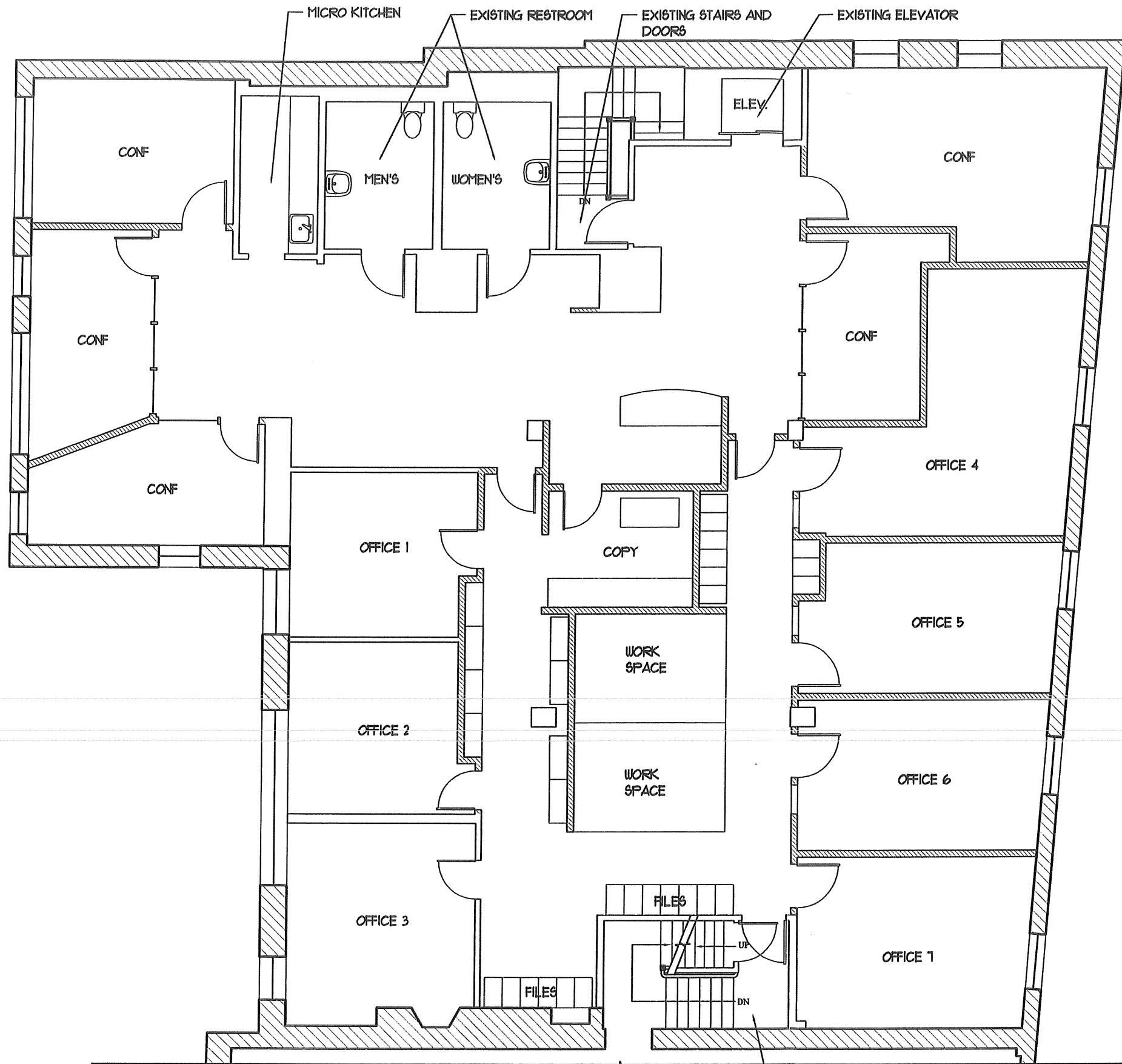
ARCHETYPE P.A.
48 UNION WHARF
PORTLAND, ME 04101
(207) 772-6022

CONSTRUCTION MANAGER:

WRIGHT-RYAN
10 DANFORTH ST
PORTLAND, ME 04101
(207) 773-3625

CODES:

GOVERNING CODE 2009 IEBC
LEVEL 2 CLASSIFICATION
NEW FINISHES AND ELECTRICAL WORK TO MEET IBC
WORK AREA SPRINKLED UNDER NFPA13
NO CHANGE TO VERTICAL SHAFTS
ENTRY AND TOILETS ARE CURRENTLY ACCESSIBLE
AND WILL REMAIN SO



NEW WALL - STUD	
EXISTING STUD WALL	
EXISTING MASONRY WALL	
DEMO AND REMOVE	

FOURTH FLOOR PLAN

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

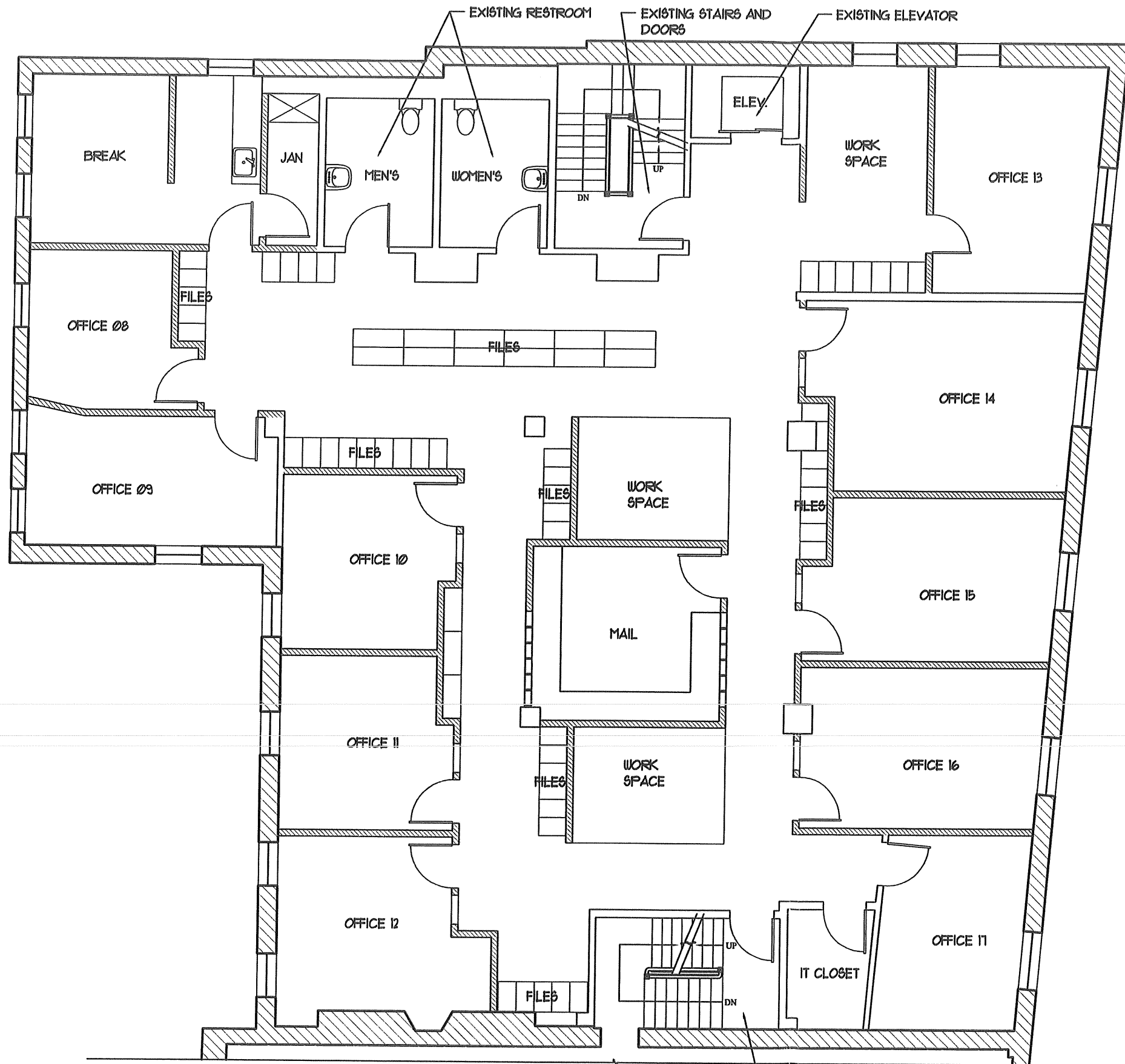
ARCHETYPE
Architects
48 Union Wharf Portland, Maine 04101
(207) 772-5022 Fax (207) 772-4056

Project:
LeBlanc and Young
4 Canal Plaza
Portland, ME

Date: 27 Dec. 2012
Scale: 1/8" = 1'-0"

**FOURTH FLOOR
PLAN**

A1.00



NEW WALL - STUD	
EXISTING STUD WALL	
EXISTING MASONRY WALL	
DEMO AND REMOVE	

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

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project
LeBlanc and Young

4 Canal Plaza,
Portland, ME

Date: 27 Dec. 2012
Scale: 1/8" = 1'-0"

**THIRD FLOOR
PLAN**

A1.00