

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that 44 EXCHANGE STREET LLC

Located At 425 FORE ST

Job ID: 2012-11-5448-ALTCOMM

CBL: 032-1-041-001

has permission to Repair the parapet wall, new parking garage guardrails on the Union St. side (phase 1 of 4), Stair restoration not approved on this permit 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

Code Enforcement Officer / Plan Reviewer

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**

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

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.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-11-5448-ALTCOMM Located At: 425 FORE ST CBL: 032- I-041-001

Conditions of Approval:

Building

1. 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.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, specifically, THE STAIR RESTORATION NOT APPROVED ON THIS PERMIT.
3. A letter stating inspection oversight shall be submitted to this office from the structural engineer prior to commencement of any construction requiring special inspections.
4. A final special inspection compliance letter shall be submitted prior to the final inspection. All deficiencies and corrective measures taken shall be noted.
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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-11-5448- ALTCOMM	Date Applied: 11/20/2012	CBL: 032-1-041-001	
Location of Construction: 425 FORE ST	Owner Name: COW PLAZA GARAGE LLC	Owner Address: 100 COMMERCIAL STREET SUITE 306 PORTLAND, ME 04101	Phone:
Business Name: Fore Street Parking Garage	Contractor Name: Knowles Industrial Services Corporation	Contractor Address: 295 NEW PORTLAND RD GORHAM, ME 04038	Phone: (207) 854- 1900
Lessee/Buyer's Name:	Phone:	Permit Type: Building Alt	Zone: B-3
Past Use: Parking Garage	Proposed Use: Same: Parking Garage – Parapet wall repair along Union Street – Phase 1 of 4	Cost of Work: \$225,000.00 Fire Dept: 12/20/12 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied NA Signature: <i>[Signature]</i> (58)	CEO District: Inspection: Use Group: S-2 Type: N/A MUBEL '09 Signature: <i>[Signature]</i>
Proposed Project Description: Parapet Wall Repair (phase 1 of 4)		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK - [Signature]</i> 11/27/12	<p>Zoning Appeal</p> <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 Date:	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in Dist 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>[Signature]</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



General Building Permit Application

Entail 11/21/12

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.

2012-11-5448-425

Location/Address of Construction: <u>Fore Street</u> Parking Garage, Portland, ME		
Total Square Footage of Proposed Structure/Area N/A		Square Footage of Lot N/A
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>032 1041 001</u>	Applicant * must be owner, Lessee or Buyer * Name Knowles Industrial Serv. Address 295 New Portland Rd City, State & Zip Gorham, ME 04038	Telephone: (207) 854-1900
Lessee/DBA (If Applicable) RECEIVED NOV 20 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>East Brown Cow</u> PLAZA GARAGE Management Address 100 Commercial Street City, State & Zip Suite 306 Portland, ME 04101	Cost Of Work: \$ <u>225,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Parking Garage</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Parking</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>PARAPET WALL REPAIR UNION ST (Phase 1 of 4)</u>		
Contractor's name: <u>Knowles Industrial Services</u> Address: <u>295 New Portland Road</u> City, State & Zip <u>Gorham, ME 04038</u> (207) 854-1900 Telephone: <u>329-9083</u> Who should we contact when the permit is ready: <u>Andy Lawson @ Knowles 854-1900</u> Telephone: Mailing address: <u>Same as above</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: 11-20-12

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



Certificate of Design Application

From Designer: Becker Structural Engineers, Inc.

Date: November 19, 2012

Job Name: Fore Street Parking Garage - Facade Restoration Phase 1

Address of Construction: _____

2009 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) S2/R

Type of Construction Steel Frame with precast/prestressed and CIP concrete Slabs

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC NA - Existing Structure

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

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

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
NA	
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

NA - Existing Structure 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)

NA - Existing Structure Design option utilized (1614.1)

_____ Seismic use group ("Category")

_____ Spectral response coefficients, SDs & SDI (1615.1)

_____ Site class (1615.1.5)

NA _____ Live load reduction

NA _____ Roof *live* loads (1603.1.2, 1607.11)

NA _____ Roof snow loads (1603.7.3, 1608)

NA _____ Ground snow load, P_g (1608.2)

NA _____ If $P_g > 10$ psf, flat-roof snow load P_f

NA _____ If $P_g > 10$ psf, snow exposure factor, C_e

NA _____ If $P_g > 10$ psf, snow load importance factor, I_s

NA _____ Roof thermal factor, C_t (1608.4)

NA _____ Sloped roof snowload, P_s (1608.4)

NA _____ Seismic design category (1616.3)

NA _____ Basic seismic force resisting system (1617.6.2)

NA _____ Response modification coefficient, R_f and deflection amplification factor, C_d (1617.6.2)

NA _____ Analysis procedure (1616.6, 1617.5)

NA _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

NA _____ Flood Hazard area (1612.3)

NA _____ Elevation of structure

Other loads

10 k vehicle impact Concentrated loads (1607.4)

NA _____ Partition loads (1607.5)

NA _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

NA - Not Applicable



Certificate of Design

Date: November 19, 2012

From: Becker Structural Engineers, Inc.

These plans and / or specifications covering construction work on:

Fore Street Parking Garage - Facade Restoration Phase 1

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: Vice President

Firm: Becker Structural Engineers, Inc.

Address: 75 York Street

Portland, ME 04101

Phone: (207)-879-1838

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



Accessibility Building Code Certificate


Designer: Becker Structural Engineers, Inc.

Address of Project: _____

Nature of Project: Facade restoration, removing existing CMU and brick perimeter wall system and installing new steel bumper tube and prestressed cable rails on Union Street elevation.

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: Vice President

Firm: Becker Structural Engineers, Inc.

Address: 75 York Street

Portland, ME 04101

Phone: (207)-879-1838

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Receipts Details:

Tender Information: Check , Check Number: 82217\$2,270.00

Tender Amount: 2270.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 11/21/2012

Receipt Number: 50473

Receipt Details:

Referance ID:	8830	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	2270.00	Charge Amount:	2270.00
Job ID: Job ID: 2012-11-5448-ALTCOMM - Parapet Wall Repair (phase 1 of 4)			
Additional Comments: 425 Fore Street			

Thank You for your Payment!



CITY OF PORTLAND, MAINE

Department of Building Inspections

RECEIVED Original Receipt 12-21-23

NOV 20 2012

Dept. of Building Inspections
City of Portland Maine

Received from Krawles 11/20 2012

Location of Work Fore St. Garage

Cost of Construction \$ 225,000 Building Fee: 2270

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 2270

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 032 I 041

Check #: 82217 Total Collected \$ 2270

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy