

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

COW PLAZA GARAGE LLC /Knowles Industrial Services

Located at

425 FORE ST

PERMIT ID: 2013-00038

CBL: 032 I041001

has permission to **Remove and replace existing & stair systems @ the corner of Fore and exchange per attached**

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 Bouke

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**

PERMIT ID: 2013-00038

Located at: 425 FORE ST

CBL: 032 I041001

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00038	Issue Date:	CBL: 032 I041001
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Location of Construction: 425 FORE ST	Owner Name: COW PLAZA GARAGE LLC	Owner Address: 100 COMMERCIAL ST PORTLAND , ME 04101	Phone:
Business Name:	Contractor Name: Knowles Industrial Services	Contractor Address: 295 New Portland Road Gorham ME 04038	Phone (207) 854-1900
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3
Past Use: Public Parking Garage	Proposed Use: Public Parking Garage	Permit Fee: \$1,520.00	Cost of Work: \$150,000.00
Proposed Project Description: Remove and replace existing & stair systems @ the corner of Fore and exchange per attached		FIRE DEPT: 2/20/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: S-2 Type: 2B MUNBEC 2009 Signature: JMB 2/5/13
		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: 01/07/2013	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>with conditions</i> <i>1/9/13</i>	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 Date: _____	Historic Preservation <i>within 100'</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: _____
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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.

Location/Address of Construction: <u>411-447 FORE ST, PORTLAND. / FORE ST GARAGE PARKING</u>		
Total Square Footage of Proposed Structure/Area <u>N/A</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>408</u> <u>I</u> <u>41</u> <u>32</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>KNOWLES INDUSTRIAL</u> Address <u>295 NEW PORTLAND RD.</u> City, State & Zip <u>GORHAM, ME 04038</u>	Telephone: <u>854-1900 (OFFICE)</u> <u>329-9083 (CELL)</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>COW PLAZA LLC</u> <u>(EAST BROWN COW MGT.)</u> Address <u>100 COMMERCIAL ST</u> City, State & Zip <u>PORTLAND.</u>	Cost Of Work: \$ <u>2150,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>1520</u>
Current legal use (i.e. single family) <u>PUBLIC & PRIVATE PARKING</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE AND REPLACE EXISTING STAIR SYSTEM @ CORNER OF FORE & ETCHAMPE PER ATTACHED.</u>		
Contractor's name: <u>KNOWLES INDUSTRIAL SERVICES</u> Address: <u>295 NEW PORTLAND RD.</u> City, State & Zip <u>GORHAM, ME 04038</u> Who should we contact when the permit is ready: <u>ANDY LAWSON, 329-9083</u> Mailing address: <u>SAME AS KNOWLES</u> <u>Alawson@knowlesindustrial.com</u>		

RECEIVED
JAN 07 2013
Dept. of Building Inspections
City of Portland Maine

06254

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: Alawson Date: 1-7-13

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

Get directions My places

411-447 Fore St
Portland, ME 04101 4 5 ft SE



Directions Search nearby more

Selected businesses at this address

Helene M Ltd

businesses at this address

Maps Labs - Help

Google Maps - ©2012 Google - Terms of Use - Privacy



STARTS TO REPOSE @ THIS CORNER

ENTRANCE TO GARAGE



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
- NA Window and door schedules
- NA Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- NA Detail egress requirements and fire separations
- NA Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2009
- NA Complete the Accessibility Certificate and The Certificate of Design
- NA A statement of special inspections as required per the IBC 2009
- NA Complete electrical and plumbing layout.
- NA 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".
- NA 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:

- NA A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- NA 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.
- NA Location and dimensions of parking areas and driveways, street spaces and building frontage
- NA Finish floor or sill elevation (based on mean sea level datum)
- NA Location and size of both existing utilities in the street and the proposed utilities serving the building
- NA Existing and proposed grade contours
- NA 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.
- NA Proposed use of structure (NFPA and IBC classification) Existing Parking Structure
- NA Square footage of proposed structure (total and per story)
- NA Existing and proposed fire protection of structure.
- NA Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- NA 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
- NA 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:

Becker Structural Engineers, Inc.

Date:

November 19, 2012

Job Name:

Fore Street Parking Garage - ~~Facade Restoration Phase 1~~ **STAIR REPLACEMENT**

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, S_D & S_{DI} (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



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.

+ STAIR RERUN AND REPLACEMENT

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

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: 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~~ **STRUC. REMOVAL AND REPLACEMENT**

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

Jeanie Bourke - Re: Fore Street Stair Restoration

From: Jeanie Bourke
To: Todd Neal
Date: 2/5/2013 8:09 AM
Subject: Re: Fore Street Stair Restoration
CC: Andrew Lawson; Todd Dominski

Good Morning Todd,

Thank you for providing this information. Regarding the stair width, your clarification of the existing conditions prohibiting the increase in width to the required 44" is deemed acceptable per IBC Sec. 3404.1. The new stairs will provide a significant increase in public safety and compliance.

I will approve this permit and route it to the fire department.

Thanks,
 Jeanie

Jeanie Bourke
 CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
 389 Congress St. Rm 315
 Portland, ME 04101
 jmb@portlandmaine.gov
 Direct: (207) 874-8715
 Office: (207) 874-8703

>>> Todd Neal <todd@beckerstructural.com> 2/4/2013 4:45 PM >>>

Jeanie,

Based on my conversation with Andy Lawson of Knowles Industrial Services regarding the permit application, you are looking for some additional information from our office. Attached to this e-mail is our letter regarding inspections as well as the proposed temporary egress signage and arrows for your review.

Andy also noted that you mentioned that the new stair width did not conform to the current code requirements. We are aware of this and in most of the stair we are limited by the existing opening between the beam on the 11 line and the existing W8x24 column between lines 11 and 12. We did maximize the tread width between these existing structural elements and were able to increase the width by 1" up to 3'-6". In addition we were able to create code compliant rise and run and did increase the width of the intermediate landings to help some of the potential congestion. It is my understanding of the International Existing Building Code that we are not required to meet all the requirement of the IBC for a stairway if the existing space and construction cannot accommodate those revisions.

Please let me know if you need anything else or would like to discuss these issues further.

Todd M. Neal, P.E.
 Vice President

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 City of Portland, Maine



February 4, 2013

Jeanie Bourke
Code Enforcement Officer/ Plan Reviewer
City of Portland, Maine
Building Inspections Divisions, Room 315
389 Congress Street
Portland, ME 04101

RE: Fore Street Parking Garage – Stair Restoration

Ms. Bourke,

As per your request I am writing this letter to confirm that this project does not require Special Inspections per chapter 17 of the International Building Code. However, due to the structural nature of some aspects of the work the project will require periodic oversight by Becker Structural Engineers (BSE).

BSE is working closely with Knowles Industrial Services and their subcontractors on this project and expects to be on site on a regular basis to review existing conditions as they are exposed by the demolition of the existing stair and to review the new construction. We are contracted with the Owner to provide written field reports for our visits and will copy the City on each report. We will also provide the City with a written summary of the project upon completion.

I trust that this addresses the City's concerns regarding this project. Please feel free to contact me directly with any questions or concerns regarding this project.

Sincerely,

BECKER STRUCTURAL ENGINEERS, Inc.

A handwritten signature in black ink, appearing to read 'Todd M. Neal', written over a horizontal line.

Todd M. Neal, P.E.
Vice President



CC: Todd Dominski, Andrew Lawson

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City of Portland Maine



January 8, 2013

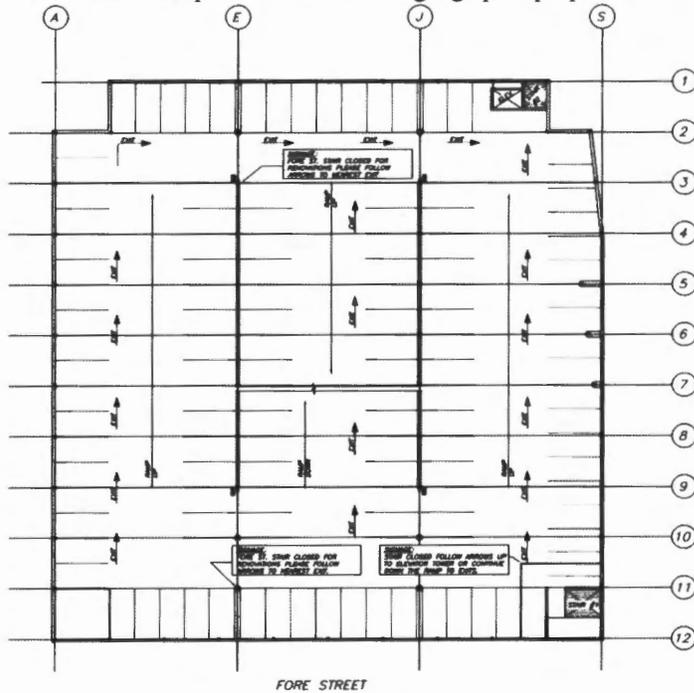
Ms. Jeanie Bourke
Code Enforcement Officer/ Plan Reviewer
City of Portland, Maine
Building Inspections Divisions, Room 315
389 Congress Street
Portland, ME 04101

**RE: Fore Street Parking Garage
Fore Street Stair Restoration Egress Plan**

Ms. Bourke,

In preparation for the replacement of the stair system at the Fore Street Parking Garage we are providing this letter as a summary of the intent for providing egress in the garage during the duration of this project. This letter is offered as a preliminary summary of our intent and we, as well as the contractor, will work with the City to provide an acceptable level of signage and direction to ensure patron safety during this project.

The contractor will provide a sign at the entrance of the garage indicating that the Fore St. Stair is closed for construction. In addition there will be signage at all levels to direct patrons to the nearest exit and indicate that the ramp system can be used as a secondary means of egress. The sketch below is a schematic representation of the signage plan proposed at each elevated level.



TEMPORARY EGRESS - TYPICAL FLOOR PLAN

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City of Portland Maine

KNOWLES INDUSTRIAL SERVICES CORP.

295 New Portland Road
GORHAM, MAINE 04038

LETTER OF TRANSMITTAL

Phone (207) 854-1900
Fax (207) 854-4996

DATE 1-31-2013	JOB NO.
ATTENTION JEANIE BOURKE	
RE:	

TO CITY OF PORTLAND
P&UD / INSPECTIONS
PWM CITY HALL RM. 315

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	1-30-13		STAIRS / FINAL CONSTRUCTION AS REQUESTED

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

RECEIVED

JAN 31 2013

Dept. of Building Inspections
City of Portland Maine

COPY TO _____

SIGNED: ANDY LAWSON

If enclosures are not as noted, kindly notify us at once.