



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 202 KENNEBEC ST

CBL: 034- A-011-001

Issued to BAYSIDE VENTURES II LLC

Date Issued: 2/24/2012

**This is to certify** that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-04-815-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Space #2 Warehouse

APPROVED OCCUPANCY

Use Group S1/B1 Type 5B, IBC 2009

Approved:

2-24-12

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that BAYSIDE VENTURES

Located At 202 KENNEBEC ST

Job ID: 2011-04-815-ALTCOMM

CBL: 034 - - A - 011 - 001 - - - -

has permission to Rebuild structure for warehouse storage

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

*[Signature]* 8/25/14  
Code Enforcement Officer / Plan Reviewer

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

*closed*  
↓  
**SCANNED**





# 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: 2011-04-815-ALTCOMM

Located At: 202 KENNEBEC

CBL: 034 - - A - 011 - 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. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
3. With the issuance of this permit and the certificate of occupancy, the use of this property shall remain a warehouse. Any change of use shall require a separate permit application for review and approval.
4. The rebuild is for a replacement building in the same footprint and same envelope shell. There shall be no expansions.
5. This permit does not allow any new curb cuts. Separate permits and reviews are required for any future curb cut(s).
6. The appeal for a warehouse use was granted on 7/15/2011 and is good for 6 months. It is recommended that the applicant ask the Zoning Board of Appeals for an extension of the approval if the applicant cannot occupy the rebuilt building within the 6 months time. This request needs to be applied for PRIOR to the end of the 6 month's time.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Fire extinguishers are required per NFPA 10.

### **Building**

1. Application approval based upon information provided by applicant, including revisions received 8/25/11. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.
3. A final special inspection report must be submitted prior to the certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken.

# PLUMBING APPLICATION

Department of Health and Human Services  
Division of Environmental Health

034-A-011

## PROPERTY ADDRESS

Town or Plantation	Portland
Street Subdivision Lot #	202 Kennebec St.

## PROPERTY OWNERS NAME

Last:	First:
Bayside Ventures II	

Applicant Name:	P+P Plumbing Heating Gas
-----------------	--------------------------

Mailing Address of Owner/Applicant (if Different)	24 Caddie Lane Portland ME
---	----------------------------

Owner/Applicant Statement 04/03

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

*[Signature]* 9-2-11  
Signature of Owner/Applicant Date

PORTLAND Date Permit Issued: 9/2/11	PERMIT # 11752 TOWN COPY	\$ 1501010 FEE	Double Fee Charged
<i>[Signature]</i> Local Plumbing Inspector Signature		L.P.I. # 0732	

2011 09 21 59

### Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature Date Approved

## PERMIT INFORMATION

### This Application is for

- 1.  NEW PLUMBING
- 2.  RELOCATED PLUMBING

### Type of Structure To Be Served:

- 1.  SINGLE FAMILY DWELLING
- 2.  MODULAR OR MOBILE HOME
- 3.  MULTIPLE FAMILY DWELLING
- 4.  OTHER - SPECIFY Storage Building

### Plumbing To Be Installed By:

- 1.  MASTER PLUMBER
- 2.  OIL BURNERMAN
- 3.  MFG'D. HOUSING DEALER/MECHANIC
- 4.  PUBLIC UTILITY EMPLOYEE
- 5.  PROPERTY OWNER

LICENSE #

### Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE  
[\$6.00]

### Column 2 Number Type of Fixture

	Hosebib / Sillcock
	Floor Drain
	Urinal
	Drinking Fountain
	Indirect Waste
	Water Treatment Softener, Filter
1	Grease / Oil Separator
	Roof Drain
	Bidet
2	Other: <u>Trench Drain / Catch Basin</u>
	Fixtures (Subtotal) Column 2

### Column 1 Number Type of Fixture

	Bathtub (and Shower)
	Shower (Separate)
	Sink
	Wash Basin
	Water Closet (Toilet)
	Clothes Washer
	Washer
	Garbage Disposal
	Laundry Tub
	Water Heater

RECEIVED  
SEP - 2 2011

Dept. of Building Inspections  
City of Portland Maine

SEE PERMIT FEE SCHEDULE  
FOR CALCULATING FEE

	Fixtures (Subtotal) Column 1
	Fixtures (Subtotal) Column 2
	<b>Total Fixtures</b>
3	Fixture Fee
40	Transfer Fee
10	Hook-Up & Relocation Fee
50	<b>Permit Fee (Total)</b>

797 3100

034 A-011

## 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.**

1. Footings/Setbacks/Rebar
2. Electrical Service
3. Electrical - Commercial
4. Close In Elec/Plmb/Framing
5. Certificate of Occupancy 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.

~~NOTE~~ - SEE ORIGINAL APP DATED 4/14/2011



# 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>202 KENNEBEC ST.</u>		
Total Square Footage of Proposed Structure/Area <u>2,640</u>	Square Footage of Lot <u>12,862</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>34</u> Block# <u>A</u> Lot# <u>11</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>BAYSIDE VENTURES II</u> Address <u>50 PORTLAND PIER SUITE 400</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207 523 2000</u>
<p style="color: red; font-weight: bold; font-size: 2em;">RECEIVED</p> <p style="text-align: center;">JUL 29 2011</p> <p style="color: red; font-weight: bold;">Dept. of Building Inspections City of Portland Maine</p>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>88,400</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>985</u>
	Current legal use (i.e. single family) <u>WAREHOUSE</u> Number of Residential Units _____ If vacant, what was the previous use? <u>WAREHOUSE</u> Proposed Specific use: <u>WAREHOUSE</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>REBUILD BUILDING ON EXISTING FOOTINGS &amp; FOUNDATION</u> <u>SAME SIZE &amp; SHAPE</u> <span style="float: right; color: blue;">(16. no permit 2011-07)</span>	
Contractor's name: <u>TBD</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>GREG SHINBERG</u> Telephone <u>207 653 7510</u> Mailing address: <u>477 CONGRESS ST. SUITE 1012 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](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: [Signature] Date: July 29, 2011

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



2011-04-14

# 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>202 KENNEBEC ST.</u>		
Total Square Footage of Proposed Structure/Area <u>2,690</u>	Square Footage of Lot <u>12,862</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>34</u> Block# <u>A</u> Lot# <u>11</u>	Applicant *must be owner, Lessee or Buyer* Name <u>BAYSIDE VENTURES II LLC</u> Address <u>50 PORTLAND PIER SUITE 400</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207 828 1048</u>
Lessee/DBA (If Applicable) <u>APR 14 2011</u> <b>RECEIVED</b> <b>Dept. of Building Inspection</b> <b>City of Portland Maine</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>88,400</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>985</u>
Current legal use (i.e. single family) <u>OFFICE / STORAGE / WAREHOUSE</u> Number of Residential Units _____	If vacant, what was the previous use? <u>OFFICE / STORAGE / WAREHOUSE</u>	Proposed Specific use: <u>WAREHOUSE / STORAGE</u> <u>NO OFFICE</u>
Is property part of a subdivision? <u>No</u> If yes, please name _____	Project description: <u>RE CONSTRUCT BUILDING (30' X 88') ON EXISTING FOOTPRINT</u> <u>DEMO / PARTIAL</u> <u>SEE PLANS</u>	
Contractor's name: <u>TBD</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>GREG SHANBERG</u>		Telephone: <u>207 653 7510</u>
Mailing address: <u>471 CONGRESS SUITE 102 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](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: [Signature] Date: 4/14/2011

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



# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### ZONING BOARD APPEAL DECISION

**To:** City Clerk

**From:** Marge Schmuckal, Zoning Administrator

**Date:** July 15, 2011

**RE:** Action taken by the Zoning Board of Appeals on July 14, 2011.

**Members Present:** Gordon Smith (acting chair), Elyse Wilkinson (acting secretary), Mark Bower, Matthew Morgan, William Getz and Sara Moppin

**Members Absent:** Phil Saucier

#### **1. New Business:**

##### **A. Variance Appeal:**

Anderson Avenue, Little Diamond Island, Little Diamond Island Realty Trust, owner, Tax Map 105, Block G, Lot 007, IR-2 Island Residential Zone: The applicant is proposing to build a new single family home on a vacant lot. The appellant is requesting a variance for the right side setback from the required twenty feet to twelve feet [section 14-145.11(c)(3)]. Representing the appeal is Stephen B. Burke, a beneficiary of the Little Diamond Island Realty Trust and Lee Holtz, architect. **The Board voted 6-0 to deny the variance appeal to reduce the right side setback to twelve (12) feet.**

##### **B. Interpretation Appeal:**

202-222 Kennebec Street, Bayside Ventures II, LLC, owner, Tax Map 034, Block A, Lot 011, B-2b Community Business Zone: The applicant is challenging the Zoning Specialist's determination that the nonconforming use of the property has been discontinued for a period of twelve months and therefore the nonconforming use has been abandoned [section 14-387]. Representing the appeal is Greg Shinberg, the owner's agent and Jim Hanley, owner. **The Board voted 6-0 to deny the interpretation appeal and upheld the City's Zoning Administrator's determination that the nonconforming use of the property has been abandoned.**

##### **C. Variance Appeal:**

202-222 Kennebec Street, Bayside Ventures II, LLC, owner, Tax Map 034, Block A, Lot 011, B-2b Community Business Zone: The applicant is requesting a variance to allow the property to be used as a warehouse which is not a permitted use in the zone [section 14-182]. Representing the appeal is Greg Shinberg, the owner's agent and Jim Hanley, owner. **The Board voted 4-2 to grant the variance appeal to allow the property to be used as a warehouse.**



Vs  
Doc # 36143  
Vf 2884e  
TJ 00158

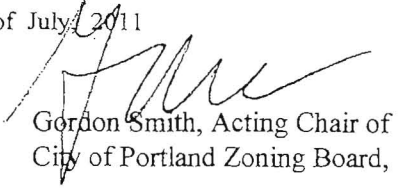
**CITY OF PORTLAND**

**CERTIFICATE OF VARIANCE APPROVAL**

I, Gordon Smith, the duly appointed Acting Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 14th day of July, 2011, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. **Current Property Owner: Bayside Ventures II**
2. **Property: 202-222 Kennebec Street, Portland, ME CBL: 034-A-11**  
Cumberland County Registry of Deeds, Book: 24350 Page: 312  
Last recorded deed in chain of Title: September 8, 2006
3. **Variance and Conditions of Variance:**  
To grant relief from section 14-182 of the Land Use Zoning Ordinance to allow the use of a warehouse which is not a permitted use listed in the B-2b Zone.

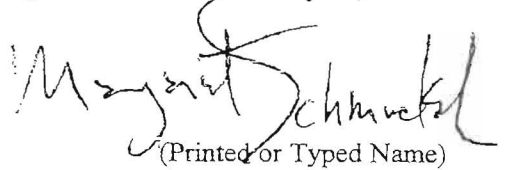
IN WITNESS WHEREOF, I have hereto set my hand and seal this 14th day of July, 2011

  
Gordon Smith, Acting Chair of  
City of Portland Zoning Board,

(Printed or Typed Name)

STATE OF MAINE  
Cumberland, ss.

Then personally appeared the above-named Gordon Smith and acknowledged the above certificate to be his free act and deed in his capacity as Acting Chairman of the Portland Board of Appeals, with his signature witnessed on July 14, 2011.

  
(Printed or Typed Name)

Notary Public  
Margaret Schmuckal

My term expires June 28, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

## Ann Machado - RE: 202 kennebec ST

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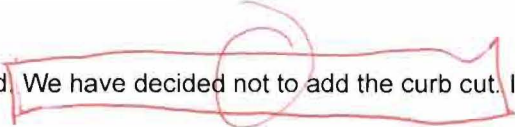
**From:** "Greg Shinberg" <gls@shinbergconsulting.com>  
**To:** ""Barbara Barhydt"" <BAB@portlandmaine.gov>, ""Ann Machado"" <AMACHADO@p...  
**Date:** 8/8/2011 3:30 PM  
**Subject:** RE: 202 kennebec ST  
**CC:** ""Jim Hanley"" <jhanley@capservicing.com>, ""Alex Jaegerman"" <AQJ@portl...  
**Attachments:** 202 Kennebec Site Plan August 7 2011.pdf

Hi Marge:

This morning I sent this email to Ann and received an auto reply that she is off this week.

Can you please let me know what I need to do to pick up the permits as noted below and attached.

Ann:

Attached is the site plan as discussed.  We have decided not to add the curb cut. I will drop off the revised plans with disc today

Please let me know if there is anything else we will need for the Building and Demo Permits.

Thanks

Greg

Shinberg Consulting, LLC  
477 Congress Street, Suite 1012  
Portland, Maine 04101  
Office 207 772 7070  
Fax 207 772 7080  
Cell 207 653 7510  
gls@shinbergconsulting.com  
www.shinbergconsulting.com

**From:** Barbara Barhydt [mailto:BAB@portlandmaine.gov]  
**Sent:** Friday, August 05, 2011 10:42 AM  
**To:** Ann Machado; Marge Schmuckal; Greg Shinberg  
**Cc:** 'Jim Hanley'; Alex Jaegerman; Rick Knowland  
**Subject:** RE: 202 kennebec ST

Hi Greg:

I just met with Penny, Alex and Rick about the proposal for 202 Kennebec this morning. We determined that Section 14-385 is the controlling provision. If you seek to rebuild within the same footprint with no alterations to the site, then a site plan review is not required. You could proceed with your applications for demolition and reconstruction with the Inspection Division.

10/2

JOHNSON CONSULTING

MARGINAL WAY

PARCEL "A"

SIGN

"B"

KENNEBEC ROAD

SEE SHEET 2  
I NEW CURB CUT

FOREST AVENUE

AVENUE

EXISTING WAREHOUSE 88'-0" x 30'-0"  
202 KENNEBEC ST  
12'-6" CURB TO BUILDING

ONE MARGINAL WAY  
PORTLAND, MAINE

SHT 1 OF 2

Received 8/8/11

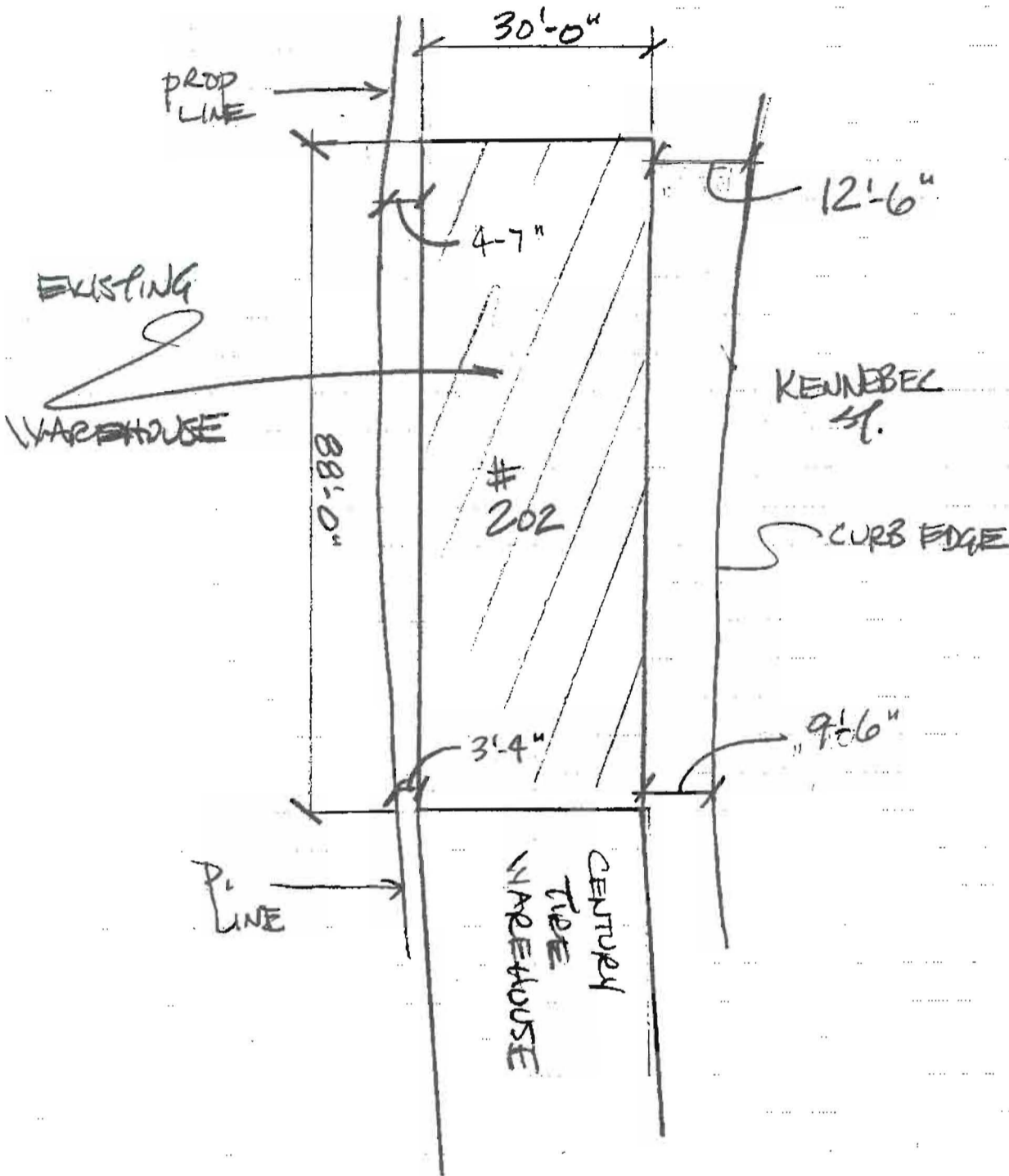
# shinberg

CONSULTING, LLC

SH  
20-2

8/1/2011

PARKING LOT



477 Congress St. • Suite 1012 • Portland, ME 04101  
Office 207-772-7070 • Fax 207-772-7080 • info@shinbergconsulting.com

Barbara

Barbara Barhydt  
Development Review Services Manager  
Planning Division  
389 Congress Street 4th Floor  
Portland, ME 04101  
(207) 874-8699  
Fax: (207) 756-8256

bab@portlandmaine.gov >>> "Greg Shinberg" <gls@shinbergconsulting.com> Friday, July 29, 2011 3:19 PM  
>>>

Hi Barbara and Alex:

Recently we received the ZBA approval to construct the warehouse at 202 Kennebec Street. Before making the decision to seek the ZBA approval we met with you both on May 16th to review the project.

It is our understanding that we can now reconstruct the warehouse on the same footprint using the existing foundation and build the structure to the same height and shape and that it would be reviewed by the City Planning Staff level not by the City Planning Board for a Site Plan review.

Please confirm so that we may proceed with obtaining the permits from the Building Inspection Department.

Greg Shinberg, Owners Representative for Bayside Ventures II &

Shinberg Consulting, LLC  
477 Congress Street, Suite 1012  
Portland, Maine 04101  
Office 207 772 7070  
Fax 207 772 7080  
Cell 207 653 7510  
gls@shinbergconsulting.com  
www.shinbergconsulting.com

**From:** Ann Machado [mailto:AMACHADO@portlandmaine.gov]  
**Sent:** Friday, July 29, 2011 2:50 PM  
**To:** Greg Shinberg  
**Subject:** 202 kennebec ST

Greg -

I spoke to Marge. She said that you need to check with Barbara or Alex about whether you need any kind of site plan review.

Ann



# Certificate of Design

**Date:** 8/23/11

**From:** William Hopkins, Archetype, PA

**RECEIVED**  
AUG 25 2011  
Dept. of Building Inspections  
City of Portland Maine

These plans and / or specifications covering construction work on:

202 Kennebec 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:

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf

Portland, ME 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](http://www.portlandmaine.gov)**



# Accessibility Building Code Certificate

**Designer:** Archetype, PA

**Address of Project:** 202 Kennebec Street

**Nature of Project:** Replacement of existing Building


\_\_\_\_\_

\_\_\_\_\_

**RECEIVED**  
 AUG 25 2011  
 Dept. of Building Inspections  
 City of Portland Maine

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: Archetype, PA

Address: 48 Union Wharf  
Portland, ME 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](http://www.portlandmaine.gov)





# Certificate of Design Application

From Designer: Archetype DA.  
 Date: 8/23/11  
 Job Name: KENNEBEC STORAGE BLDG  
 Address of Construction: 202 Kennebec St.

RECEIVED

Dept. of Building Inspections  
City of Portland Maine  
AUG 25 2011

## 2003 International Building Code

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

Building Code & Year 2009 Use Group Classification (s) S-1 per Bill H. 8/25/11  
 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? NO If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_  
 Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations  
N/A 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
<u>GROUND FLOOR</u>	<u>125 PSF</u>

- N/A Live load reduction
- N/A Roof live loads (1603.1.2, 1607.11)
- 31 PSF Roof snow loads (1603.7.3, 1608)
- 50 PSF Ground snow load,  $P_g$  (1608.2)
- 31 PSF If  $P_g > 10$  psf, flat-roof snow load  $P_f$
- 1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$
- 0.8 If  $P_g > 10$  psf, snow load importance factor,  $I_s$
- 1.1 Roof thermal factor,  $C_t$  (1608.4)
- N/A Sloped roof snowload,  $P_s$  (1608.4)
- B Seismic design category (1616.3)
- LIGHT-FRAMED WALLS W/ SHEAR PANELS Basic seismic force resisting system (1617.6.2)
- R=6.2 C\_d=4 Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (1617.6.2)

Wind loads (1603.1.4, 1609)  
1609.6 Design option utilized (1609.1.1, 1609.6)  
100 MPH Basic wind speed (1809.3)  
CAT=I I\_w=0 Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)  
B Wind exposure category (1609.4)  
±0.18 Internal pressure coefficient (ASCE 7)  
11.8 PSF - 24 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)  
15.2 - 17.6 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

SIMPLIFIED Analysis procedure (1616.6, 1617.5)  
5.0 KIPS Design base shear (1617.4, 1617.5.1)

Earth design data (1603.1.5, 1614-1623)  
ASCE 7-02 Design option utilized (1614.1)  
B Seismic use group ("Category")  
S<sub>DS</sub>=0.30 S<sub>1</sub>=0.11 Spectral response coefficients,  $S_{DS}$  &  $S_1$  (1615.1)  
C Site class (1615.1.5)

Flood loads (1803.1.6, 1612)  
N/A Flood Hazard area (1612.3)  
N/A Elevation of structure  
 Other loads  
N/A 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)

# Statement of Special Inspections

RECEIVED  
AUG 25 2011

Project: *Kennebec Street Storage Building*  
Location: *202 Kennebec Street, Portland, ME*  
Owner: *Bayside Ventures II, 50 Portland Pier Portland, ME 04101*

Dept. of Building Inspections  
City of Portland Maine

Design Professional in Responsible Charge: *David J. Tetreault, P.E.*

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

- Structural
- Mechanical/Electrical/Plumbing
- Architectural
- Other: \_\_\_\_\_

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: *As Required*

or  per attached schedule.

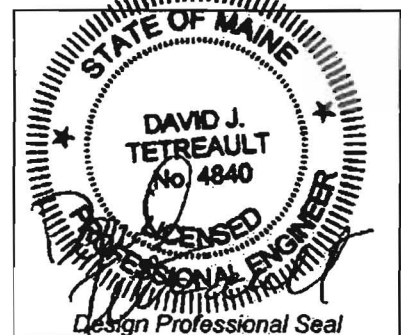
Prepared by:

*David J. Tetreault, P.E.*

(type or print name)

*David J. Tetreault*  
Signature

*08/09/11*  
Date



Owner's Authorization:

Building Official's Acceptance:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Soils and Foundations<br><input checked="" type="checkbox"/> Cast-in-Place Concrete<br><input type="checkbox"/> Precast Concrete<br><input type="checkbox"/> Masonry<br><input checked="" type="checkbox"/> Structural Steel<br><input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Spray Fire Resistant Material<br><input checked="" type="checkbox"/> Wood Construction<br><input type="checkbox"/> Exterior Insulation and Finish System<br><input type="checkbox"/> Mechanical & Electrical Systems<br><input type="checkbox"/> Architectural Systems<br><input type="checkbox"/> Special Cases |
|--|---|

Special Inspection Agencies	Firm	Address, Telephone
1. Special Inspection Coordinator	<i>Structural Design Consulting, Inc.</i>	<i>22 Oakmont Drive Old Orchard Beach, ME 04064-4121 207-934-8038</i>
2. Inspector		
3. Testing Agency	<i>S.W Cole Engineering, Inc</i>	<i>286 Portland Road Gray, ME 04039 207 657-2866</i>
4. Testing Agency		
5. Testing Agency		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

## Quality Assurance Plan

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### Quality Assurance for Seismic Resistance

Seismic Design Category *B*  
Quality Assurance Plan Required (Y/N) *N*

Description of seismic force resisting system and designated seismic systems:

*Light-framed walls sheathed with wood structural panels rated for shear resistance and associated connections.*

*1705.1.1 Q/A plan is not required for the seismic force resisting system because the building is Seismic Design Category B.*

*1705.1.2 refers to SDC D, E and F therefore Q/A plan for designated seismic systems not required.*

*1705.1.4 refers to SDC D therefore Q/A plan for additional systems is not required.*

*1705.1.5 refers to SDC E and F therefore Q/A plan not required*

### Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *100 mph*  
Wind Exposure Category *B*  
Quality Assurance Plan Required (Y/N) *N*

*The building is in wind exposure Category B with a 3-sec gust basic wind speed less than 120 mph therefore a quality assurance plan for wind is not required (IBC/2003 Section 1706.1.1.1).*

### Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

## **Qualifications of Inspectors and Testing Technicians**

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The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

### **Key for Minimum Qualifications of Inspection Agents:**

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the *Agency Number* on the Schedule.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

#### **American Concrete Institute (ACI) Certification**

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

#### **American Welding Society (AWS) Certification**

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

#### **American Society of Non-Destructive Testing (ASNT) Certification**

ASNT	Non-Destructive Testing Technician – Level II or III.
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#### **International Code Council (ICC) Certification**

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

#### **National Institute for Certification in Engineering Technologies (NICET)**

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

#### **Other**

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## Soils and Foundations

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Shallow Foundations	Y	1	<p><i>Inspect soils below building foundation, site walls and slab-on-grade for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p>
2. Controlled Structural Fill	N		
3. Deep Foundations	N		
4. Load Testing	N		
4. Other:	N		

## Cast-in-Place Concrete

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Mix Design	Y	3	<i>Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.</i>
2. Material Certification	Y	1	<i>Review certified mill test reports for reinforcing steel.</i>
3. Reinforcement Installation	Y	3	<i>Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters</i>
4. Post-Tensioning Operations	N		
5. Welding of Reinforcing	N		
6. Anchor Rods	Y	1	<i>Inspect size, positioning and embedment of anchor rods.</i>
7. Concrete Placement	Y	3	<i>Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.</i>
8. Sampling and Testing of Concrete	Y	3	<i>Test concrete compressive strength (ASTM C31 &amp; C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).</i>
9. Curing and Protection	Y	3	<i>Inspect curing, cold weather protection and hot weather protection procedures.</i>
10. Other:	N		

## Wood Construction

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures	N		
2. Material Grading	Y	1	<i>Verify material grading marks.</i>
3. Connections	Y	1	<i>Verify that connections and fastenings comply with Contract Documents</i>
4. Framing and Details	Y	1	<i>Verify conformance with Contract Documents</i>
5. Diaphragms and Shearwalls	Y	1	<i>Inspect size, configuration, and fastening of shearwalls and diaphragms. Verify panel grade and thickness.</i>
6. Prefabricated Wood Trusses	N		



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that

Located At 202 KENNEBEC ST

Job ID: 2011-10-2552-ALTCOMM

CBL: 034-A-011-001

has permission to add 1/2 Bathroom Addition

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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

11/18/2011

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

SCANNED

## 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.**

### Required Inspections

1. Close In Elec/Plmb/Frame prior to insulate or gyp
2. 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

*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: 2011-10-2552-ALTCOMM

Located At: 202 KENNEBEC ST

CBL: 034- A-011-001

## 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. This property shall remain a warehouse. Any change of use shall require a separate permit application 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. Fastener schedule per the IBC 2009.
3. Mechanical Ventilation of the bathroom space is required per ASRAE 62.2 or 62.1, 2007 edition. Vent shall terminate to the outside.
4. 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.
5. Fire blocking is required per the IBC section **717.2.2 Concealed wall spaces**. Vertically at all ceiling and floor levels. Fire blocking shall comply with the entire section **717.2** of the 2009 IBC

### Fire

All construction shall comply with City Code Chapter 10.

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.

Fire extinguishers are required. Installation per NFPA 10.

The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

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.

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A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.

Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2011-10-2552-ALTCOMM	Date Applied: 10/20/2011	CBL: 034-A-011-001	
Location of Construction: 202 KENNEBEC ST	Owner Name: BAYSIDE VENTURES II	Owner Address: 50 PORTLAND PIER STE 400 PORTLAND, ME 04101	Phone: 553-2000 x213
Business Name:	Contractor Name: Greg Shinberg	Contractor Address: 477 Congress St, suite 1012	Phone: 653-7510
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG alteration	Zone: B-2b
Past Use: Warehouse use	Proposed Use: Same: Warehouse use – to add interior half bathroom	Cost of Work: \$2,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: S1 Type: SB Signature: <i>[Signature]</i>
Proposed Project Description: 1/2 Bathroom Addition		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

<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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>11/3/11</i></p>	<p><b>Zoning Appeal</b></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: <i>[Signature]</i></p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist 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>[Signature]</i></p>
	<b>CERTIFICATION</b>		

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

B-2b

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>202 KENNEDY ST</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>34</u> Block# <u>A</u> Lot# <u>11</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>BACKSIDE Ventures LLC</u> Address <u>50 Portland Pier Suite 400</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207</u> <u>553 2000</u> <u>X213</u>
Lessee/DBA (If Applicable) <u>OCT 20 2011</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2,200</u> C of O Fee: \$ Total Fee: \$ <u>\$40</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ADDITION OF ONE HALF BATHROOM TO EXISTING WAREHOUSE</u>		
Contractor's name: <u>AD</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Greg Stimpert</u>		Telephone: <u>653 7510</u>
Mailing address: <u>477 Congress Suite 102 Portland Maine 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](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: [Signature] Date: 10/20/2011

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