

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1514	Issue Date:	CBL: 034 f005001
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Location of Construction: 78 Parris St	Owner Name: New Systems Realty Llc	Owner Address: Po Box 2	Phone: 329-8400
Business Name:	Contractor Name: Ross Furman	Contractor Address: PO Box 2 Portland	Phone: 2073298400
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2b

Past Use: commercial space	Proposed Use: commercial space for 6 artists - tenant fitup	Permit Fee: \$276.00	Cost of Work: \$20,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: commercial space for 6 artists - tenant fitup	Signature: <i>Greg Cross</i>	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: Date:		

Permit Application HAS been abandoned + is expired

Permit Taken By: dmm	Date Applied For: 10/07/2004	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 checked="" type="checkbox"/> Site Plan <i>Site Plan Exemption Applied for</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/1/05</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: <i>5/1/05</i>	Historic Preservation <input checked="" 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>[Signature]</i>
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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

All Purpose 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: 78-88 PARRIS STREET PORTLAND		
Total Square Footage of Proposed Structure 6,600 sq'	Square Footage of Lot 15,200 sq'	
Tax Assessor's Chart, Block & Lot Chart# 034 - F 005001 Block# Lot#	Owner: NEW SYSTEMS REALTY LLC	Telephone: 329-8400
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: NEW SYSTEMS REALTY P.O. Box Two PORTLAND ME	Cost Of Work: \$ 20,000 Fee: \$ 201.00 + 75.00 CAD
Current use: Shop Space	329-8400 04112	
If the location is currently vacant, what was prior use: NO		
Approximately how long has it been vacant: NO		
Proposed use: Project description:	Shop Space for 6 Artist Spaces ATTACHED, Change Use	
Contractor's name, address & telephone: G.C. ROSS Y. FURMAN		
Who should we contact when the permit is ready: Mailing address: ROSS Y. FURMAN P.O. Box Two PORTLAND, ME 04112		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 329-8400		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: Romy Fuller <i>Sole Member</i>	Date: 10/6/04
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

COMMERCIAL INTERIOR CONSTRUCTION AND CHANGE OF USE LESS THAN 5,000 SQUARE FEET OF LEASEABLE SPACE

Your submissions must include the following to be accepted as a complete application:

- 1 Copy of the deed if you have owned the property less than 365 days
- 1 Copies of floor plan showing dimensions of each area and use to scale
- 1 Copies of the construction detail
- 1 Copies of the cover letter explaining the project in detail
- 1 Copy of the floor plan and construction details on 11" x 17" paper, we can not accept the application without it. Electronic plans may be submitted in place of the 11" x 17" copies.

A plot plan will need to be submitted if there is a change of use, to include the following:

- The shape and dimension of the lot and footprint of all structures
- Location and dimensions of parking areas and driveways (including street spaces in front of business)
- The building frontage of each tenant

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details
- Detail of any new walls or permanent partitions
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing (if applicable)
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All electrical installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

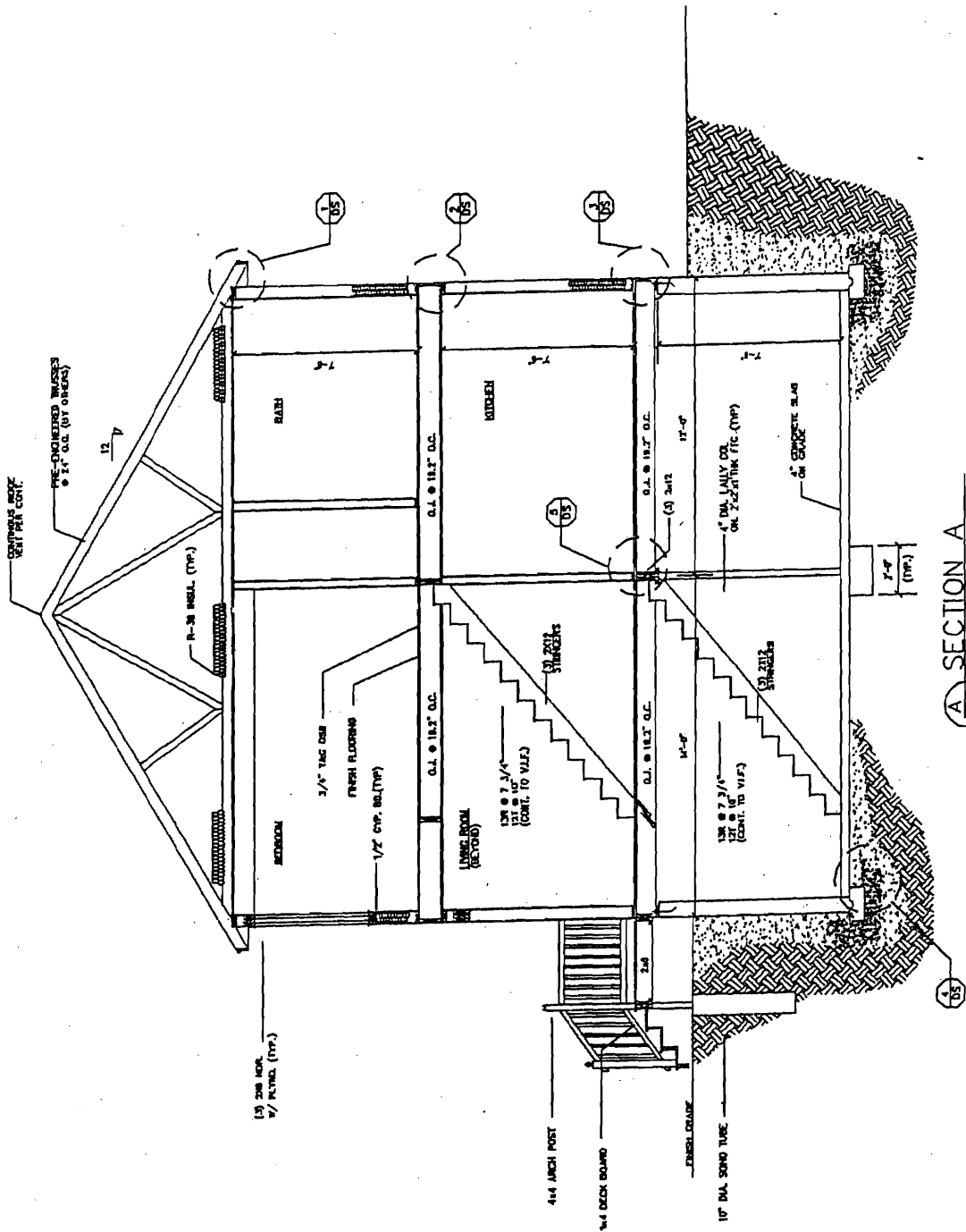
AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THE PERMIT. IF THE REQUIRED INFORMATION AS STATED ABOVE IS NOT SUBMITTED WITH THE APPLICATION, THE APPLICATION WILL BE AUTOMATICALLY DENIED

The cost of the permit is as follows:

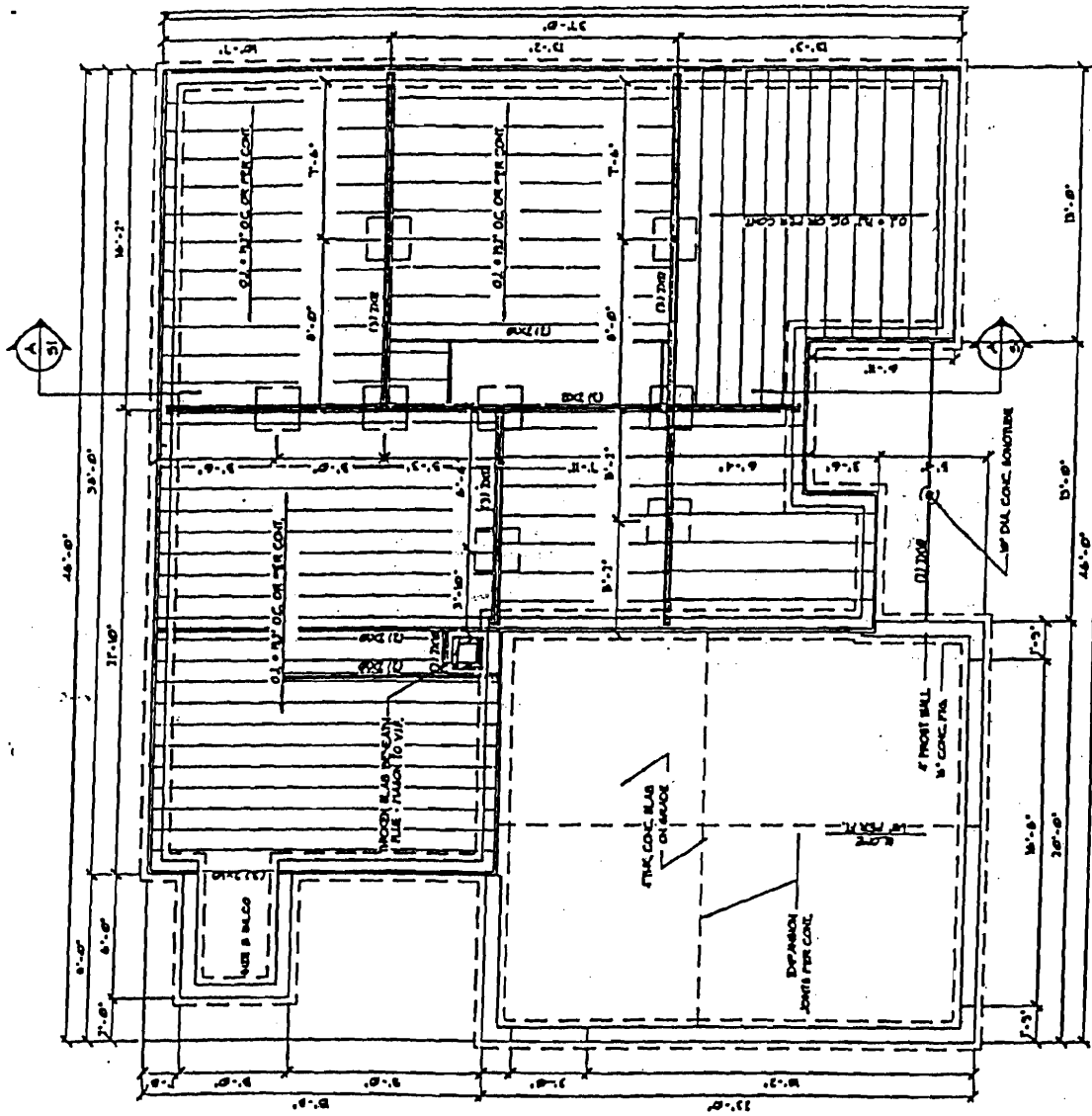
- Basic permit fee: \$30.00
- The first \$1,000.00 worth of construction is covered in the \$30.00 base fee
- Every additional \$1,000.00 of construction will cost ~~\$7.00~~ 9.00

Submissions for commercial work over \$50,000.00 must be done by a Design Professional

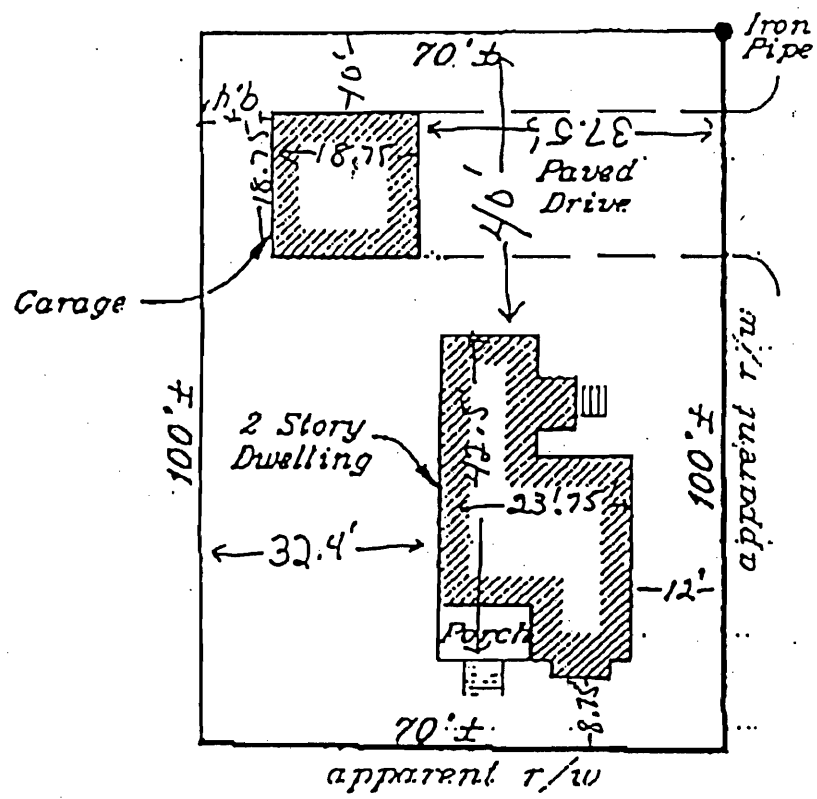
If a Certificate of Occupancy is needed, it must be issued and paid for before the structure may be occupied. The fee is \$75.00



SECTION A
 (A3) SCALE 1/8"=1'-0"



FOUNDATION PLAN
SCALE 1/4\" = 1'-0\"



Lot Front



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: _____

Address of Project: _____

Nature of Project: _____

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.

Signature: _____

Title: _____

Firm: _____

Address: _____

Phone: _____

(SEAL)



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: _____

RE: Certificate of Design

DATE: _____

These plans and / or specifications covering construction work on:

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the BOCA National Building Code / 1999 (Fourteenth Edition) and local amendments.

(SEAL)

Signature: _____

Title: _____

As per Maine State Law:

Firm: _____

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Address: _____



CITY OF PORTLAND
 BUILDING CODE CERTIFICATE
 389 Congress St., Room 315
 Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
 Department of Planning & Urban Development
 Division of Housing & Community Service

FROM DESIGNER: _____

DATE: _____

Job Name: _____

Address of Construction: _____

THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)

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

Building Code and Year _____ Use Group Classification(s) _____

Type of Construction _____

Structural Systems

Roof Snow Load

_____ Ground Snow Load (P_g)
 _____ 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, roof thermal factor
 _____ If $P_g > 10$ psf, snow load importance factor, I
 _____ Sloped Roof Snowload P_s

Earthquake Loads

_____ Peak velocity-related acceleration, A_v
 _____ Peak acceleration, A_a
 _____ Seismic hazard exposure group
 _____ Seismic performance category
 _____ Soil profile type
 _____ Basic structural system /seismic-resisting system
 _____ Response modification factor, R , and deflection
 amplification factor, C_d ,

_____ The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

Wind Loads

_____ Basic Wind Speed _____ Internal Pressure Coefficient
 _____ Wind Exposure Category _____ Wind Design Pressure _____ Wind Importance Factor

THE BOCA NATIONAL BUILDING CODE/1999

1703.2.1 Research reports: Supporting data, where necessary to assist in the approval of all materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

1703.3 Evaluation and follow-up inspection services: Prior to the approval of a closed prefabricated assembly, the permit applicant shall submit an evaluation report of each prefabricated assembly. The report shall indicate the complete details of the assembly, including a description of the assembly and the assembly's components, the basis upon which the assembly is being evaluated, test results and similar information, and other data as necessary for the code official to determine conformance to this code.

1703.3.1 Evaluation service: The code official shall review evaluation reports from approved sources for adequacy and conformance to the code.

1703.3.2 Follow-up inspection: The owner shall provide for *special inspections* of *fabricated items* in accordance with Section 1705.2.

1703.3.3 Test and inspection records: Copies of all necessary test and inspection records shall be filed with the code official.

1703.4 Identification: All required product identification shall be legible and shall be applied to the product or product packaging, as applicable, in a manner that will allow product verification at the time of a field inspection conducted by the code official or special inspector, as applicable, prior to the issuance of a certificate of occupancy by the code official.

For products where the required identification is on the product packaging, the part of the packaging containing the product identification shall be kept at the building site where it can be verified at the time of field inspection. For products where the required identification is concealed from view after the product is installed, the code official shall be notified before the product identification is concealed and the product identification shall not be concealed before approval.

SECTION 1704.0 APPROVALS

1704.1 Written approval: Any material, appliance, equipment, system or method of construction meeting the requirements of this code shall be approved in *writing* within a reasonable time after satisfactory completion of all the required tests and submission of required test reports.

1704.2 Approved record: For any material, appliance, equipment, system or method of construction that has been approved, a record of such approval, including all of the conditions and limitations of the approval, shall be kept on file in the code official's office and shall be open to public inspection at all appropriate times.

1704.3 Labeling: Products and materials required to be *labeled* shall be *labeled* in accordance with the procedures set forth in Sections 1704.3.1 through 1704.3.3.

1704.3.1 Testing: An *approved agency* shall test a representative sample of the product or material being *labeled* to the relevant standard or standards. The *approved agency* shall maintain a record of all of the tests performed. The record

shall provide sufficient detail to verify compliance with the test standard.

1704.3.2 Inspection and identification: The *approved agency* shall periodically perform an inspection, which shall be in-plant if necessary, of the product or material that is to be *labeled*. The inspection shall verify that the *labeled* product or material is representative of the product or material tested.

1704.3.2.1 Independent: The *agency* to be approved shall be objective and competent. The *agency* shall also disclose all possible conflicts of interest so that objectivity can be confirmed.

1704.3.2.2 Equipment: An *approved agency* shall have adequate equipment to perform all required tests. The equipment shall be periodically calibrated.

1704.3.2.3 Personnel: An *approved agency* shall employ experienced personnel educated in conducting, supervising and evaluating tests.

1704.3.3 Label information: The *label* shall contain the manufacturer's or distributor's identification, model number, serial number, or definitive information describing the product or material's performance characteristics and *approved agency's* identification.

1704.4 Heretofore-approved materials: The use of any material already *fabricated* or of any construction already erected, which conformed to requirements or approvals heretofore in effect, shall be permitted to continue, if not detrimental to life, health or safety of the public.

SECTION 1705.0 SPECIAL INSPECTIONS

1705.1 General: The permit applicant shall provide *special inspections* where application is made for construction as described in this section. The special inspectors shall be provided by the permit applicant and shall be qualified and approved for the inspection of the work described herein.

Exceptions

1. *Special inspections* are not required for work of a minor nature or where warranted by conditions in the jurisdiction.
2. *Special inspections* are not required for building components unless the design involves the practice of professional engineering or architecture as defined by applicable state statutes and regulations governing the professional registration and certification of engineers or architects.
3. *Special inspections* are not required for occupancies in Use Group R-3 and occupancies in Use Group U that are accessory to a residential occupancy including, but not limited to, those listed in Table 312.1.

1705.1.1 Building permit requirement: The permit applicant shall submit a statement of *special inspections* prepared by the registered design professional in responsible charge in accordance with Section 114.2.1 as a condition for permit issuance. This statement shall include a complete list of materials and work requiring *special inspection* by this section, the *inspections* to be performed and a list of the

Table 1705.5
SPECIAL INSPECTIONS FOR MASONRY CONSTRUCTION

Inspection or test	Referenced ^a criteria	
	ACI 530/ ASCE 5/ TMS 402	ACI 530.1/ ASCE 6/ TMS 602
1. Material		Sec. 2.3
2. Masonry strength		Sec. 1.4
b. Application of mortar and grout; Installation of masonry units		Sec. 3.2 Sec. 3.5
d. Protection of masonry during cold weather (temperature below 40 degrees F.) or hot weather (temperature above 100 degrees F.)		
4. Inspection of welding of reinforcement, grouting, consolidation and reconsolidation for buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7.	Note b	Note b

Note a. The specific standards referenced are those listed in Chapter 35.
Note b. Referenced criteria not applicable.

1705.7.2 During fill placement: During the placement and compaction of the fill material, the special inspector shall determine that the material being used and the maximum lift thicknesses comply with the approved report.

1705.7.3 Evaluation of in-place density: The special inspector shall determine, at the approved frequency, that the in-place dry density of the compacted fill complies with the approved report.

1705.8 Pile foundations: *Special inspections* of pile foundations are required as provided for in Section 1816.13 of this code.

1705.9 Pier foundations: *Special inspection* is required for pier foundations of buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7.

1705.10 Wall panels and veneers: *Special inspection* is required for exterior and interior architectural wall panels and the anchoring of veneers for buildings assigned to Seismic Performance Category E, in accordance with Section 1610.1.7.

1705.11 Mechanical and electrical components: Mechanical and electrical components that are located in buildings assigned to Seismic Performance Category E shall be inspected, tested and certified as required by this section, in accordance with Section 1610.1.7.

1705.11.1 Component inspection: *Special inspection* is required for the installation of the following components where the component has a performance criteria factor of 1.0 or 1.5 in accordance with Section 1610.6.4.

1. Equipment using combustible energy sources.
2. Electrical motors, transformers, switchgear unit substations and motor control centers.
3. Reciprocating and rotating-type machinery.
4. Piping distribution systems, 3 inches and larger.
5. Tanks, heat exchangers and pressure vessels.

1705.11.2 Component and attachment testing: The component manufacturer shall test or analyze the component and the component mounting system or anchorage for the design forces in Section 1610.6.4 for those components having a performance criteria factor of 1.0 or 1.5 in accordance with Section 1610.6.4. The manufacturer shall submit a certificate of compliance for review and acceptance by the *registered design professional* responsible for the design, and for approval by the code official. The basis of certification shall be by test on a shaking table, by three-dimensional shock tests, by an analytical method using dynamic characteristics and forces from Section 1610.6.4 or by more rigorous analysis. The special inspector shall inspect the component and verify that the *label*, anchorage or mounting conforms to the certificate of compliance.

1705.11.3 Component manufacturer certification: Each manufacturer of equipment to be placed in a building assigned to Seismic Performance Category E, in accordance with Section 1610.1.7, where the equipment has a performance criteria factor of 1.0 or 1.5 in accordance with Section 1610.6.4, shall maintain an approved quality control program. Evidence of the quality control program shall be permanently identified on each piece of equipment by a label.

1705.12 Sprayed cementitious and mineral fiber fireresistive materials: Special inspections for sprayed cementitious and mineral fiber fireresistive materials applied to structure elements shall be performed in accordance with Sections 1705.12.1 through 1705.12.5. Special inspections shall be based upon the fireresistance design as designated in the approved construction documents.

1705.12.1 Structure element surface conditions: The surfaces of all structure elements to be sprayed shall be inspected before the application of the sprayed fireresistive material to determine that such surfaces were prepared in accordance with the approved fireresistance design and the manufacturer's approved written instructions.

1705.12.2 Application: The sprayed fireresistive materials and the surfaces of the structure elements to be sprayed shall have a minimum ambient temperature before and after application until cured as specified in the manufacturer's approved written instructions. The area for spray application shall be ventilated during and after application as required by the manufacturer's approved written instructions to allow the sprayed fireresistive materials to cure.

1705.12.3 Thickness: The average thickness of the cured sprayed fireresistive material applied to structure elements shall not be less than the thicknesses required by the approved fireresistance design. Thickness shall be determined by an approved method using samples of the sprayed fireresistive materials selected in accordance with Sections 1705.12.3.1 and 1705.12.3.2.

THE BOCA NATIONAL BUILDING CODE/1999

1705.12.3.1 Floor, roof and wall assemblies: The thickness of the sprayed fire-resistive material applied to the underside of floor and roof assemblies and to wall assemblies shall be determined by taking the average of four measurements in each 144-square-inch (0.093 m²) sample area, having a minimum width of 6 inches (152 mm), for each 1,000 square feet (93 m²) or part thereof of the sprayed area in each story.

1705.12.3.2 Structural framing members: The thickness of the sprayed fire-resistive material applied to structural framing members shall be determined by taking nine measurements at a single cross section for beams and girders, seven measurements at a single cross section for joists and trusses, and 12 measurements at a single cross section for columns. Thickness measurements shall be performed on 25 percent of each type of structural framing members in each story.

1705.12.4 Density: The density of the cured sprayed fire-resistive material applied to structure elements shall not be less than the density specified in the approved fire-resistance design or 150 pounds per cubic foot (240 kg/m³), whichever is greater. Density of the sprayed fire-resistive material shall be determined by an approved method using the sampling rates specified in Sections 1705.12.3.1 and 1705.12.3.2.

1705.12.5 Bond strength: The cohesive/adhesive bond strength of the cured sprayed fire-resistive material applied to structure elements shall not be less than the cohesive/adhesive bond strength specified in the approved fire-resistance design or 150 pounds per square foot (732 kg/m²), whichever is greater. The cohesive/adhesive bond strength shall be determined by an approved method using the samples of the sprayed fire-resistive material selected in accordance with Sections 1705.12.5.1 and 1705.12.5.2.

1705.12.5.1 Floor, roof and wall assemblies: The samples used for determining the cohesive/adhesive bond strength of the sprayed fire-resistive materials shall be taken from each floor, roof and wall assembly at the rate of one sample for every 10,000 square feet (929 m²) or part thereof of the sprayed area in each story.

1705.12.5.2 Structural framing members: The samples used for determining the cohesive/adhesive bond strength of the sprayed fire-resistive materials shall be taken from beams, girders, joists, trusses, and columns at the rate of one sample for each type of structural framing member for each 10,000 square feet (929 m²) of floor area of part thereof in each story.

1705.13 Exterior insulation and finish systems (EIFS): Special inspections shall be based upon the information provided in the manufacturer's installation instructions and the construction documents. The manufacturer's installation instructions shall include criteria for: the conditions of the substrate; foam plastic material and application; mesh application; base coat application including thickness, ambient conditions and cure; sealant requirements; finish coat application; details for joints and flashing at windows, doors, joints in the system, eaves, corners, and penetrations; and any other criteria necessary for the proper installation of the EIFS.

1705.14 Special cases: *Special inspections* shall be required for proposed work which is, in the opinion of the code official, unusual in its nature, such as:

1. Construction of materials and systems which are alternatives to materials and systems prescribed by this code.
2. Unusual design applications of materials described in this code.
3. Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in this code or in standards referenced by this code.

SECTION 1706.0 DESIGN STRENGTHS OF MATERIALS

1706.1 Conformance to standards: The design strengths and permissible stresses of any structural material that is identified by a manufacturer's designation as to manufacture and grade by mill tests, or the strength and stress grade is otherwise confirmed to the satisfaction of the code official, shall conform to the specifications and methods of design of accepted engineering practice or the *approved rules* in the absence of applicable standards.

1706.2 New materials: For materials which are not specifically provided for in this code, the design strengths and permissible stresses shall be established by tests as provided for in Sections 1708.0 and 1709.0.

SECTION 1707.0 ALTERNATIVE TEST PROCEDURE

1707.1 General: In the absence of *approved rules* or other approved standards, the code official shall make, or cause to be made, the necessary tests and investigations; or the code official shall accept duly authenticated reports from *approved agencies* in respect to the quality and manner of use of new materials or assemblies as provided for in Section 106.0. The cost of all tests and other investigations required under the provisions of this code shall be borne by the permit applicant.

SECTION 1708.0 TEST SAFE LOAD

1708.1 Where required: Where proposed construction is not capable of being designed by approved engineering analysis, or where proposed construction design method does not comply with the applicable material design standard listed in Chapter 35, the system of construction or the structural unit and the connections shall be subjected to the tests prescribed in Section 1710.0. The code official shall accept certified reports of such tests conducted by an *approved testing agency*, provided that such tests meet the requirements of this code and approved procedures.

SECTION 1709.0 IN-SITU LOAD TESTS

1709.1 General: Whenever there is a reasonable doubt as to the stability or loadbearing capacity of a completed building, structure or portion thereof for the expected *loads*, an engineering assessment shall be required. The engineering assessment shall involve either a structural analysis or an in-situ load test, or both. The structural analysis shall be based upon actual material properties and other as-built conditions which affect stability or loadbearing capacity, and shall be conducted in accordance with the applicable design standard listed in Chapter 35. If the

STRUCTURAL TESTS AND INSPECTIONS

individuals, *approved agencies* and firms intended to be retained for conducting such inspections.

1705.1.2 Report requirement: Special inspectors shall keep records of all *inspections*. The special inspector shall furnish *inspection* reports to the code official, and to the *registered design professional* in responsible charge. All discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the code official and to the *registered design professional* in responsible charge prior to the completion of that phase of the work. A final report of *inspections* documenting completion of all required *special inspections* and correction of any discrepancies noted in the *inspections* shall be submitted prior to the issuance of a certificate of occupancy. Interim reports shall be submitted periodically at a frequency agreed upon by the permit applicant and the code official prior to the start of work.

1705.2 Inspection of fabricators: Where fabrication of structural loadbearing members and assemblies is being performed on the premises of a fabricator's shop, *special inspection* of the *fabricated items* shall be required. The *fabricated items* shall be *inspected* as required by this section and as required elsewhere in this code.

1705.2.1 Fabrication procedures: The special inspector shall verify that the fabricator maintains detailed fabrication and quality control procedures which provide a basis for inspection control of the workmanship and the fabricator's ability to conform to approved drawings, project specifications and referenced standards. The special inspector shall review the procedures for completeness and adequacy relative to the code requirements for the fabricator's scope of work.

1705.2.2 Procedures implementation: The special inspector shall verify that the fabricator is properly implementing the fabrication and quality control procedures outlined in Section 1705.2.1.

Exception: *Special inspections* as required by Section 1705.2 shall not be required where the fabricator maintains an agreement with an *approved independent inspection or quality control agency* to conduct periodic in-plant *inspections* at the fabricator's plant, at a frequency that will assure the fabricator's conformance to the requirements of the *inspection agency's* approved quality control program.

1705.3 Steel construction: The *special inspections* for steel elements of buildings and structures shall be as required by Sections 1705.3.1 through 1705.3.3.

1705.3.1 Inspection of steel fabricators: The permit applicant shall provide *special inspection* of steel *fabricated items* in accordance with the provisions of Section 1705.2.

Exception: *Special inspection* of the steel fabrication process shall not be required where the fabricator does not perform any welding, thermal cutting or heating operation of any kind as part of the fabrication process. In such cases, the fabricator shall be required to submit a detailed procedure for material control which demonstrates the fabricator's ability to maintain suitable records and procedures such that, at any time during the fabrication process, the

material specification, grade and mill test reports for the main stress-carrying elements and bolts are capable of being determined.

1705.3.2 Material receiving: All main stress-carrying elements, welding material and bolting material shall be *inspected* for conformance to Table 1705.3.2.

1705.3.3 Erection: *Special inspections* are required for bolts, welding and details as specified in Sections 1705.3.3.1 through 1705.3.3.3.

1705.3.3.1 Installation of high-strength bolts: *Inspection* shall be as specified in Section 9 of the RCSC *Specification for Structural Joints Using A325 or A490 Bolts* listed in Chapter 35.

Table 1705.3.2
INSPECTION FOR STEEL MATERIALS

Material	Inspection required	Reference ^a for criteria
Bolts, nuts, washers	1. Material identification markings. 2. Conformance to ASTM standards specified by the design engineer. Manufacturer's designation (certificate of compliance) is required.	Applicable ASTM material specifications; AISC ASD, Section A3.4; AISC LRFD, Section A3.3
Structural steel	1. Material identification markings. 2. Conformance to ASTM standards specified in the approved plans and specifications.	ASTM A6 or ASTM A588 Provide certified test reports in accordance with ASTM A6 or ASTM A588
Weld filler materials	1. Conformance to AWS specification as specified in the approved plans and specifications. Manufacturer's designation (certificate of compliance) is required.	AISC ASD, Section A3.6; AISC LRFD, Section A3.5

Note a. The specific standards referenced are those listed in Chapter 35.

1705.3.3.2 Welding: Weld *inspection* shall be in compliance with Section 6 of AWS D1.1 listed in Chapter 35. Weld inspectors shall be certified in accordance with AWS D1.1 listed in Chapter 35.

1705.3.3.2.1 Welding of the structural seismic-resisting system: Welding of the structural seismic-resisting system of buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7, shall be inspected in accordance with Sections 1705.3.3.2.2 and 1705.3.3.2.3. Each complete penetration groove weld in joints and splices shall be tested for the full length of the weld either by ultrasonic testing or by other approved methods, for special moment frames and eccentrically braced frames.

Exception: The nondestructive testing rate for welds made by an individual welder is permitted to be reduced to 25 percent of the welds, with the approval of the *registered design professional* responsible for the structural design, provided the weld inspection reject rate is 5 percent or less.

1705.3.3.2.2 Column splice welds: Column splice welds, which are partial penetration groove welds, shall

be tested by ultrasonic testing or other approved methods at a percentage rate established by the *registered design professional* responsible for the structural design. All partial penetration column splice welds designed for axial or flexural tension from seismic forces shall be tested.

1705.3.3.2.3 Base metal testing: Base metal having a thickness more than 1½ inches (38 mm) and subject to through-thickness weld shrinkage strains shall be ultrasonically tested for discontinuities behind and adjacent to the welds after joint welding. Any material discontinuities shall be evaluated based on the criteria established in the *construction documents* by the *registered design professional* responsible for the structural design.

1705.3.3.3 Details: The special inspector shall perform an *inspection* of the steel frame to verify compliance with the details shown on the approved *construction documents*, such as bracing, stiffening, member locations and proper application of joint details at each connection.

1705.4 Concrete construction: The *special inspections* for concrete elements of buildings and structures and concreting operations shall be as required by Sections 1705.4.1 through 1705.4.7.

Exception: *Special inspections* shall not be required for:

1. Concrete footings of buildings three stories or less in height which are fully supported on earth or rock.
2. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (0.11 kg/mm²).
3. Plain concrete foundation walls constructed in accordance with Table 1812.3.2.
4. Concrete patios, driveways and sidewalks, on grade.

1705.4.1 Materials: In the absence of sufficient data or documentation providing evidence of conformance to quality standards for materials in Chapter 3 of ACI 318 listed in Chapter 35, the code official shall require testing of materials in accordance with the appropriate standards and criteria for the material in Chapter 3 of ACI 318 listed in Chapter 35. Weldability of reinforcement, except that which conforms to ASTM A706 listed in Chapter 35, shall be determined in accordance with the requirements of Section 1906.5.2.

1705.4.2 Installation of reinforcing and prestressing steel: The location and installation details of reinforcing and prestressing steel shall be *inspected* for compliance with the approved *construction documents* and ACI 318 (such as Sections 7.4, 7.5, 7.6 and 7.7) listed in Chapter 35. Welding of reinforcing of the structural seismic-resisting system shall be inspected for buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7.

1705.4.3 Formwork: Forms for concrete, if used, shall be *inspected* for compliance with Section 6.1 of ACI 318 listed in Chapter 35, and with any additional design requirements indicated on the approved *construction documents*. *Inspection* of form removal and reshoring shall be conducted to

verify compliance with Section 6.2 of ACI 318 listed in Chapter 35.

1705.4.4 Concreting operations: During placing and curing of concrete, the *special inspections* listed in Table 1705.4.4 shall be performed.

Table 1705.4.4
REQUIRED INSPECTIONS DURING CONCRETING

Required Inspection	Reference ^a for criteria
1. Evaluation of concrete strength, except as exempted by Section 1906.3.1(3) of this code.	ACI 318 Section 5.6
2. Inspection for use of proper mix proportions and proper mix techniques.	ACI 318 Chapter 4, Sections 5.2, 5.3, 5.4 and 5.8
3. Inspection during concrete placement, for proper application techniques.	ACI 318 Sections 5.9 and 5.10
4. Inspection for maintenance of specified curing temperatures and techniques.	ACI 318 Sections 5.11, 5.12 and 5.13

Note a. ACI 318 listed in Chapter 35.

1705.4.5 Inspection during prestressing: *Inspection* during the application of prestressing forces shall be performed to determine compliance with Section 18.18 of ACI 318 listed in Chapter 35.

1705.4.5.1 Inspection during grouting: In buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7, inspection during the grouting of bonded prestressing tendons in the structural seismic-resisting system shall be performed.

1705.4.6 Manufacture of precast concrete: The manufacture of precast concrete, as required by Section 1705.2, shall be subject to a quality control program administered by an *approved agency*.

1705.4.7 Erection of precast concrete: Erection of precast concrete shall be *inspected* for compliance with the approved plans and erection drawings.

1705.5 Masonry construction: The *special inspections* listed in Table 1705.5 shall be required for masonry construction where masonry is designed in accordance with ACI 530/ASCE 5/TMS 402 listed in Chapter 35.

1705.6 Wood construction: *Special inspections* of the fabrication process of wood structural elements and assemblies shall be in accordance with Section 1705.2. *Special inspection* is required for nailing, bolting, structural gluing or other fastening of the structural seismic-resisting system of buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7.

1705.7 Prepared fill: The *special inspections* for prepared fill shall be as required by Sections 1705.7.1 through 1705.7.3. The approved report, required by Section 1804.1, shall be used to determine compliance.

1705.7.1 Site preparation: Prior to placement of the prepared fill, the special inspector shall determine that the site has been prepared in accordance with the approved report.

NOTICE TO NEW
CONSTRUCTION
COMMERCIAL
APPLICANTS:

**DESIGN/INSPECTIONS
SPECIFICATIONS
SUBMITTED IN BOUND
FORM MUST BE
ACCOMPANIED BY A .PDF
ON DISC CONTAINING
THAT DATA**

(Sorry, CAD or other format not acceptable. PDF ONLY)

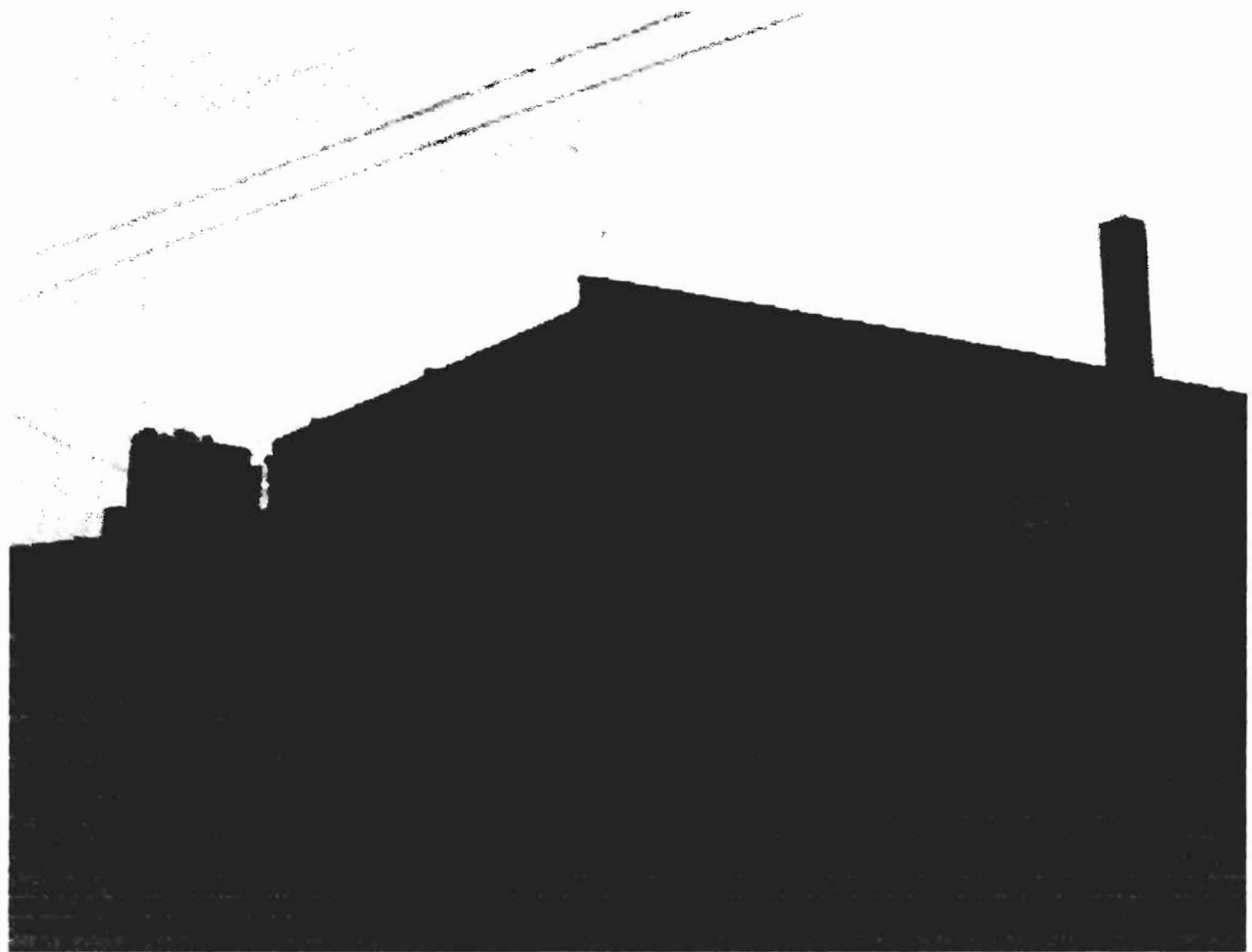
wehewi #2 Fa.1

ATTENTION:
NEW CONSTRUCTION
COMMERCIAL
APPLICANTS:

**(or additions resulting in 3 or more dwelling
units)**

**PLEASE PROVIDE TWO SETS OF
FULL-SIZED PLANS FOR NEW
CONSTRUCTION AND ADDITIONS
TO EXISTING STRUCTURES IN
ADDITION TO ONE 11"x17" SET OF
PLANS FOR ARCHIVING.**

**TWO SETS OF PLANS ALLOWS US
TO DO A SIMULTANEOUS
REVIEW AND SAVE YOU TIME!!!**



v. Seminars.

vi. Business and educational conferences.

b. The building in which the bed and breakfast and the meeting facility will be located was in existence on March 3, 1997, and was greater than four thousand (4,000) square feet in floor area on that date.

6. Studios for artists and craftspeople, provided that the area of such studios does not exceed four thousand (4000) square feet for each studio space.

(Ord. No. 293-88, 4-4-88; Ord. No. 39-96, § 2, 10-7-96; Ord. No. 125-97, § 6, 3-3-97; Ord. No. 164-97, § 2, 12-1-97; Ord. No. 25, 7-07-99: emergency enactment of 120-day moratorium, effective 7/07/99 thru 11/04/99; Ord. No. 94A, 11-01-99: emergency enactment of 44-day extension of moratorium enacted on 7-07-99, effective date 11/01/99 thru 12/15/99; Ord. No. 94-99, 11-15-99; Ord. No. 118-00, 11-20-00)

Sec. 14-183. Conditional uses.

The following uses are permitted in the B-2 and B-2b zone, as provided in section 14-474 (conditional uses), if they meet the following requirements:

(a) *Business.* Any of the following conditional uses, provided that, notwithstanding section 14-474(a) of this article or any other provision of this code, the planning board shall be substituted for the board of appeals as the reviewing authority over conditional business uses:

1. Major and minor auto service stations in the B-2 zone, only;
2. Major or minor auto service stations in the B-2b zone in existence as of November 15, 1999;
3. Car washes;
4. Drive-throughs in the B-2 or B-2b zones which are adjacent to any residential use or zone, provided that, in the B-2b drive-throughs must be accessory to a principal use located on the same site;

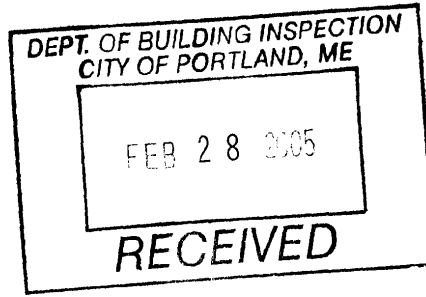
No parking requirement
for such a use as far as 14-209 - Not really an industrial use

New Systems Realty, LLC

Box Two
Portland, ME 04112-0002

Phone Number: 207-329-8400
Fax Number: 207-781-8531

Email: rossfurman@aol.com



FAX TRANSMITTAL FORM

To: City of PORTLAND	From: ROSS Y. FURMAN
Name: MARGE SCHMUCKIE	Date Sent: FRIDAY 2/25/05
CC:	Number of Pages: (3) THREE
Phone:	
Fax: 874-8716	

Message:

Marge, VERY BASIC DRAWINGS!
 They should work, If you
 need more detail call or E-MAIL
 cell 329-8400
 E-MAIL ROSSFURMAN @ AOL.COM

Thanks in Advance
 Ross

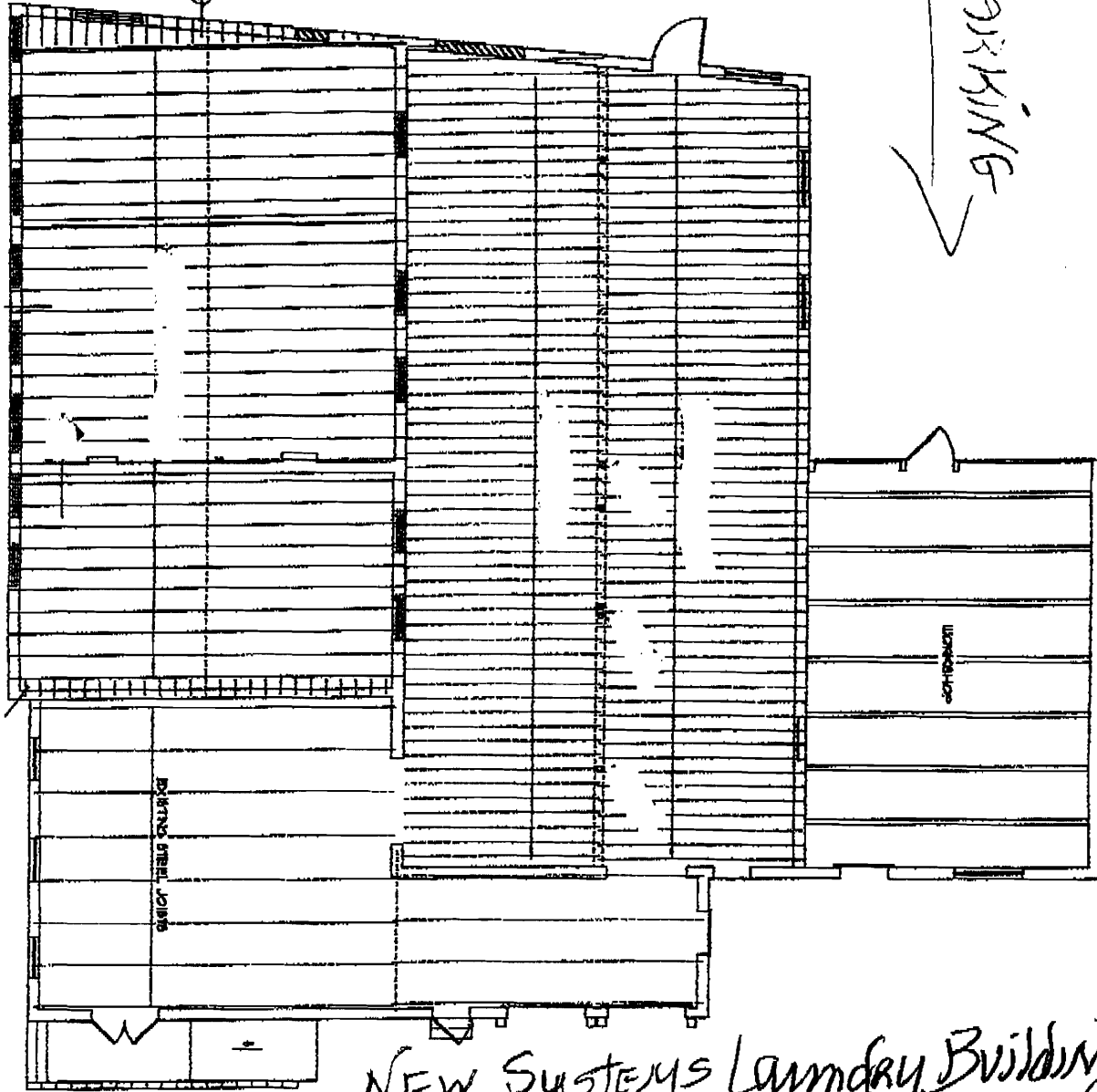
PARKING →

LANCASTER STREET (DISCONTINUED by City)

PARKING →

PARKING ↓

PARRIS STREET



NEW SYSTEMS LAUNDRY BUILDING

LARGE PARKING

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

FEB 28 2005

RECEIVED

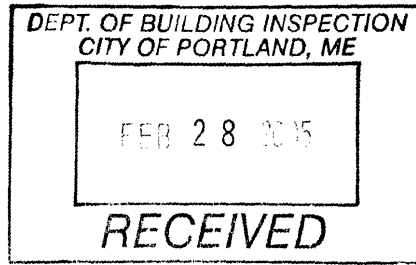
FROM :

PHONE NO. : 6256921

Feb. 24 2005 11:24PM P3

PAGE 2

City of PORTLAND
Public Works



CELL -
329-8405

LEASED by Ross FURMAN
to the City of PORTLAND
600.00 MONTH TO MONTH

PARRIS STREET

KENNEBEC STREET

FEB. 25 '05 (SAT) 12:21

COMMUNICATION No.: 8

PAGE. 3



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent/Phone Number

Address of Proposed Site

CBL:

Description of Proposed Development:

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment
(Yes, No, N/A)

Planning Office
Use Only

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only

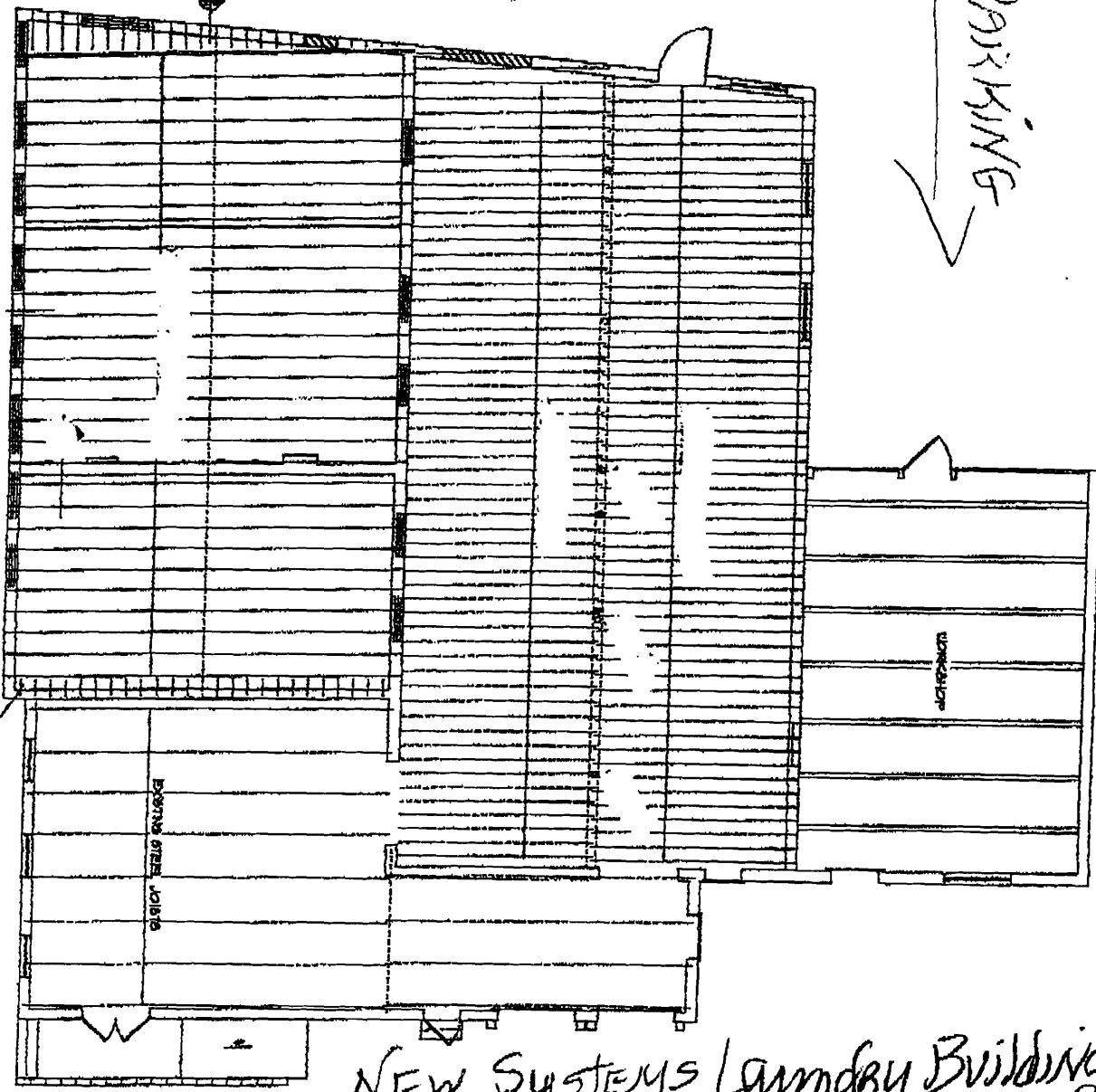
PARKING →

LANCASTER STREET (DISCONTINUED by City)

PARKING →

PARKING ↓

YAKBIS STREET



NEW SYSTEMS Laundry Building

LARGE PARKING LOT

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

FEB 28 2005

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FROM :

PHONE NO. : 6256921

Feb. 24 2005 11:12PM P3

PAGE 2

City of PORTLAND
Public Works

PARRIS STREET

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME FEB 28 2005 RECEIVED

LEASED by Ross FURMAN CELL - 329-8405
 to the City of PORTLAND
 600.00 month to month

KENNEBEC STREET

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COMMUNICATION No. 7

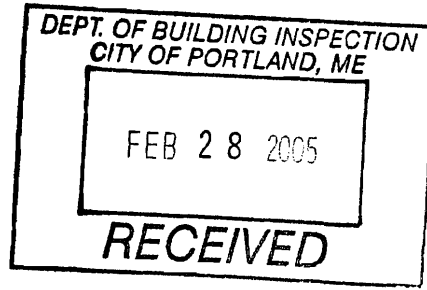
PAGE. 3

New Systems Realty, LLC

Box Two
Portland, ME 04112-0002

Phone Number: 207-329-8400
Fax Number: 207-781-8531

Email: rossfurman@aol.com

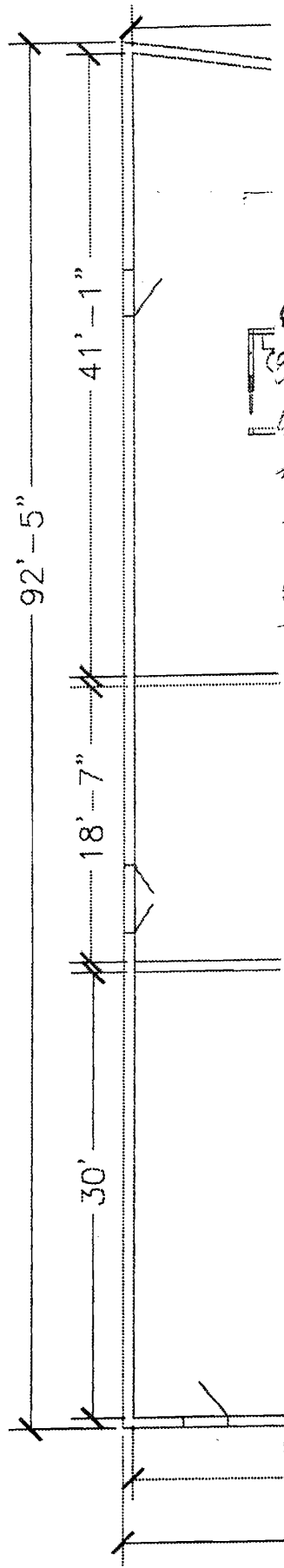


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 need more detail call or E-MAIL
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 E-MAIL ROSSFURMAN @ AOL.COM
 Thanks in Advance
 Ross



83.3 #
 92 11 #
 49.8 #
 74.55 #
 70.40 #
 00 00 #
 ----- #
 60.10 #

Needs A-1 PA
 Review of site plan
 exemption

L 329-8400
 K-0775-3000
 SY, FURMAN

PORTLAND, ME., 04102
 FOR NEW SYSTEM REALTY
 BER 4, 2004
 8" = 1'