

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

FORTY FIVE CASCO STREET LLC / DAVID  
HEMBRE/ENERGIZE ME INC

**PERMIT ID:** 2012-65678

**Located at**

45 CASCO ST

**CBL:** 037 D001001

has permission to **Interior renovations Suite 100; remove partitions, new wiring, ceiling replacement,  
new plumbing fixtures**

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 cloed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

\_\_\_\_\_  
**Fire Prevention Officer**

*Jeanie Bouke*  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (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:**

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

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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

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

<b>Permit No:</b> 2012-65678	<b>Date Applied For:</b> 12/21/2012	<b>CBL:</b> 037 D001001
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<b>Location of Construction:</b> 45 CASCO ST	<b>Owner Name:</b> FORTY FIVE CASCO STREET LL	<b>Owner Address:</b> 45 CASCO ST	<b>Phone:</b> (207) 699-2688
<b>Business Name:</b>	<b>Contractor Name:</b> ENERGIZE ME INC	<b>Contractor Address:</b> 16 Youngs's Way Gorham	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - offices	<b>Proposed Project Description:</b> Interior renovations Suite 100; remove partitions, new wiring, ceiling replacement, new plumbing fixtures
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/31/2012**Note:**      **Ok to Issue:** 

- 1) Separate permits shall be required for any new signage.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This property shall remain offices.. Any change of use shall require a separate permit application for review and approval.

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

- 1) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 2) 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.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Ben Wallace Jr      **Approval Date:** 02/07/2013**Note:**      **Ok to Issue:** 

- 1) All construction shall comply with City Code Chapter 10.
- 2) Fire extinguishers are required per NFPA 1.
- 3) 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.

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

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

<b>Permit No:</b> 2012-65678	<b>Issue Date:</b>	<b>CBL:</b> 037 D001001
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<b>Location of Construction:</b> 45 CASCO ST	<b>Owner Name:</b> FORTY FIVE CASCO STREET LLC / DAVID HEMBRE	<b>Owner Address:</b> 45 CASCO ST PORTLAND , ME 04101	<b>Phone:</b> (207) 699-2688
<b>Business Name:</b>	<b>Contractor Name:</b> ENERGIZE ME INC	<b>Contractor Address:</b> 16 Youngs's Way Gorham ME 04038	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b> B3
<b>Past Use:</b> Commercial - offices	<b>Proposed Use:</b> Commercial - offices	<b>Permit Fee:</b> \$110.00	<b>Cost of Work:</b> \$9,000.00
<b>Proposed Project Description:</b> Interior renovations Suite 100; remove partitions, new wiring, ceiling replacement, new plumbing fixtures		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	<b>INSPECTION:</b> Use Group: <i>B</i> Type: <i>3</i> <i>MUBEC 2009</i>
		Signature: <i>[Signature]</i> (58)      Signature: <i>1/25/13</i>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 12/21/2012	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mjnor <input type="checkbox"/> MM <input type="checkbox"/> <input type="checkbox"/> Denied	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>12/31/12</i>	Date: _____	Date: _____

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>45 CASCO ST.</u>		
Total Square Footage of Proposed Structure/Area <u>NA</u>	Square Footage of Lot <u>NA</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>037      700/001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>DAVID HEMBRE</u> Address <u>45 CASCO ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>(207)</u> <u>699-2688</u>
Lessee/DBA (If Applicable) <u>NA</u>	Owner (if different from Applicant) Name <u>(SEE ABOVE)</u> Address City, State & Zip	Cost Of Work: \$ <u>9,000.-</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>BUSINESS - OFFICE</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: 1) OFFICE PARTITIONS REMOVED. 2) NEW ELECTRICAL WIRING. 3) CEILING (ACOUSTICAL) REPLACED 4) NEW PLUMBING FIXTURES (REPLACING EXISTING)		
Contractor's name: <u>ENERGIZE ME</u> Address: <u>16 YOUNG'S WAY GORHAM, ME</u> City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>DAVID HEMBRE</u> Telephone: <u>699-2688</u> Mailing address: <u>45 CASCO ST. PORTLAND ME 04101</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](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 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 City official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 12/18/2012

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

RECEIVED  
DEC 21 2012  
City of Building Inspections  
City of Portland, Maine





# Certificate of Design Application

From Designer: DAVID HEMBRE  
 Date: 12/18/2012  
 Job Name: 45 CASCO ST. - SUITE 100  
 Address of Construction: 45 CASCO ST.

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) BUSINESS GROUP B  
 Type of Construction TYPE III - EXISTING MASONRY BLDG.  
 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) NA  
 Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) NA

### Structural Design Calculations

Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown

NA

### Wind loads (1603.1.4, 1609)

Design option utilized (1609.1.1, 1609.6)  
 Basic wind speed (1809.3)  
 Building category and wind importance Factor,  $w$  table 1604.5, 1609.5  
 Wind exposure category (1609.4)  
 Internal pressure coefficient (ASCE 7)  
 Component and cladding pressures (1609.1.1, 1609.6.2.2)  
 Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

Design option utilized (1614.1)  
 Seismic use group ("Category")  
 Spectral response coefficients,  $S_D$  &  $S_{D1}$  (1615.1)  
 Site class (1615.1.5)

Live load reduction  
 Roof live loads (1603.1.2, 1607.11)  
 Roof snow loads (1603.7.3, 1608)  
 Ground snow load,  $P_g$  (1608.2)  
 If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
 Roof thermal factor,  $C_t$  (1608.4)  
 Sloped roof snowload,  $P_s$  (1608.4)  
 Seismic design category (1616.3)  
 Basic seismic force resisting system (1617.6.2)  
 Response modification coefficient,  $R$  and deflection amplification factor,  $C_d$  (1617.6.2)  
 Analysis procedure (1616.6, 1617.5)  
 Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

Flood Hazard area (1612.3)  
 Elevation of structure

### Other loads

Concentrated loads (1607.4)  
 Partition loads (1607.5)  
 Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



# Certificate of Design

Date: Dec. 18, 2012

From: DAVID HEMBRE-ARCHITECT, INC.

These plans and / or specifications covering construction work on:

45 CASCO ST. - INTERIOR ALTERATIONS

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



(SEAL)

Signature: [Handwritten Signature]

Title: PRESIDENT

Firm: DAVID HEMBRE-ARCHITECT, INC.

Address: 45 CASCO ST.

Phone: (207) 699-2688

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)



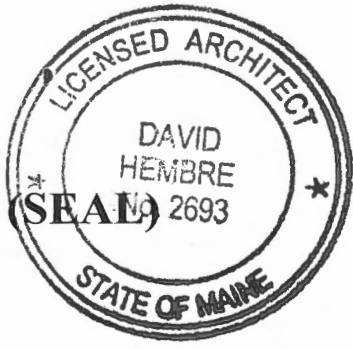


# Accessibility Building Code Certificate

Designer: DAVID HEMBRE, AIA  
Address of Project: 45 CASLO ST. PORTLAND ME 04101

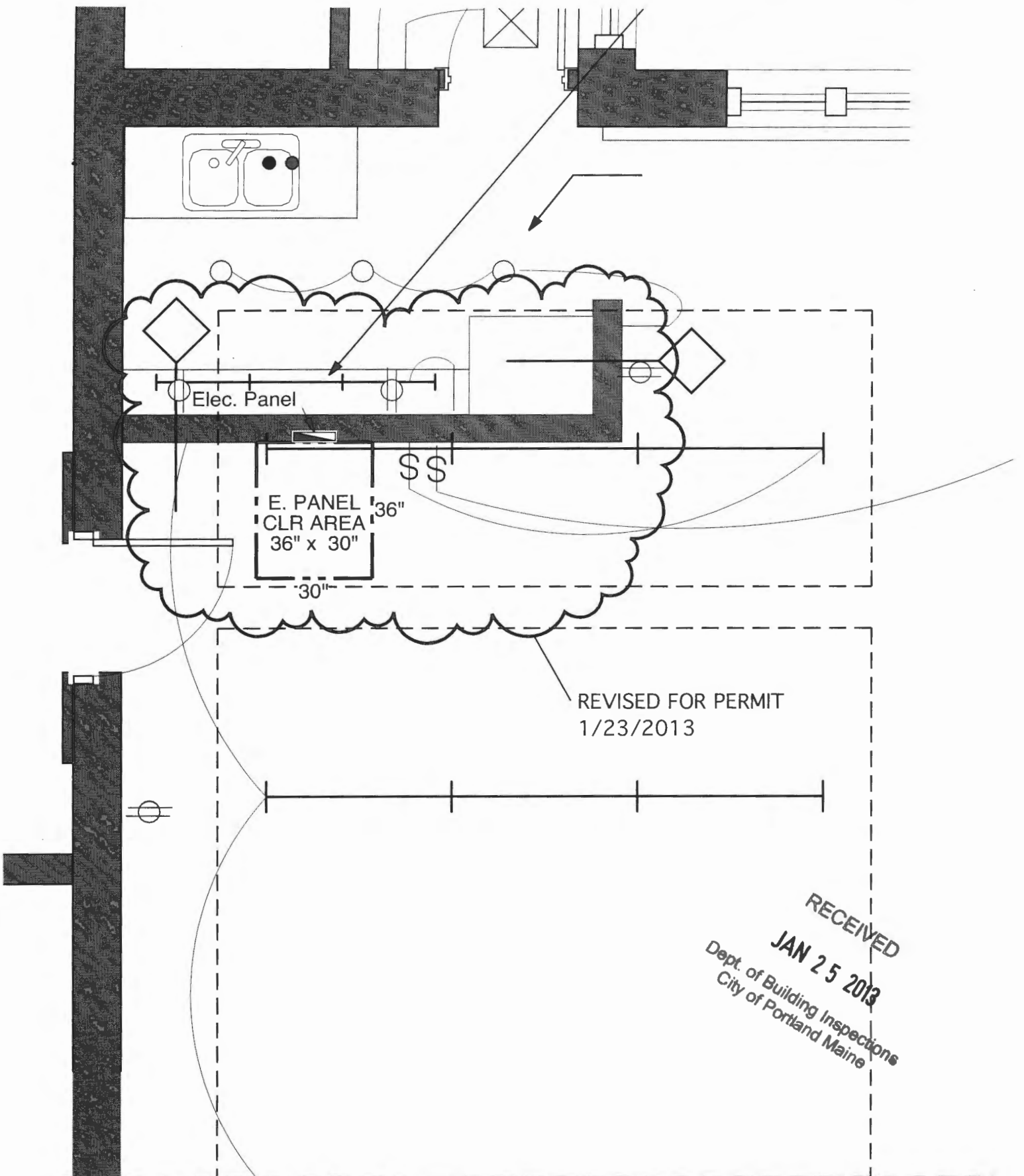
Nature of Project: INTENTION ALTERATIONS  
1) REMOVE OFFICE PARTITIONS  
2) UPDATE & REPLACE ELECTRICAL CIRCUITS  
3) REPLACE EXISTING PLUMBING FIXTURES  
4) NEW ACOUSTICAL CEILING

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: [Handwritten Signature]  
Title: PRESIDENT  
Firm: DAVID HEMBRE ARCHITECT  
Address: 45 CASLO ST.  
PORTLAND, ME 04101  
Phone: (207) 699-2688

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)

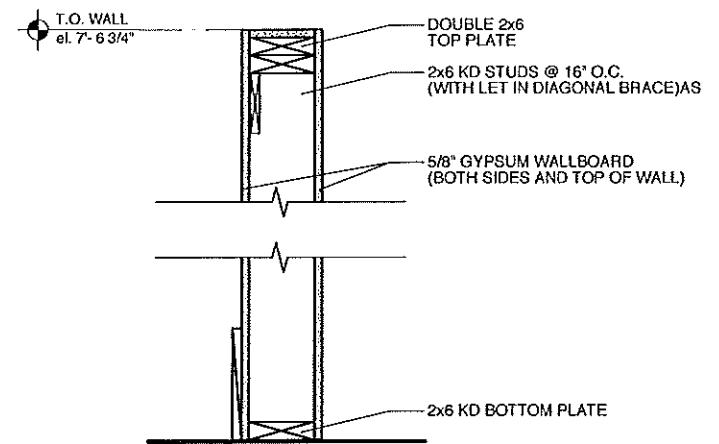
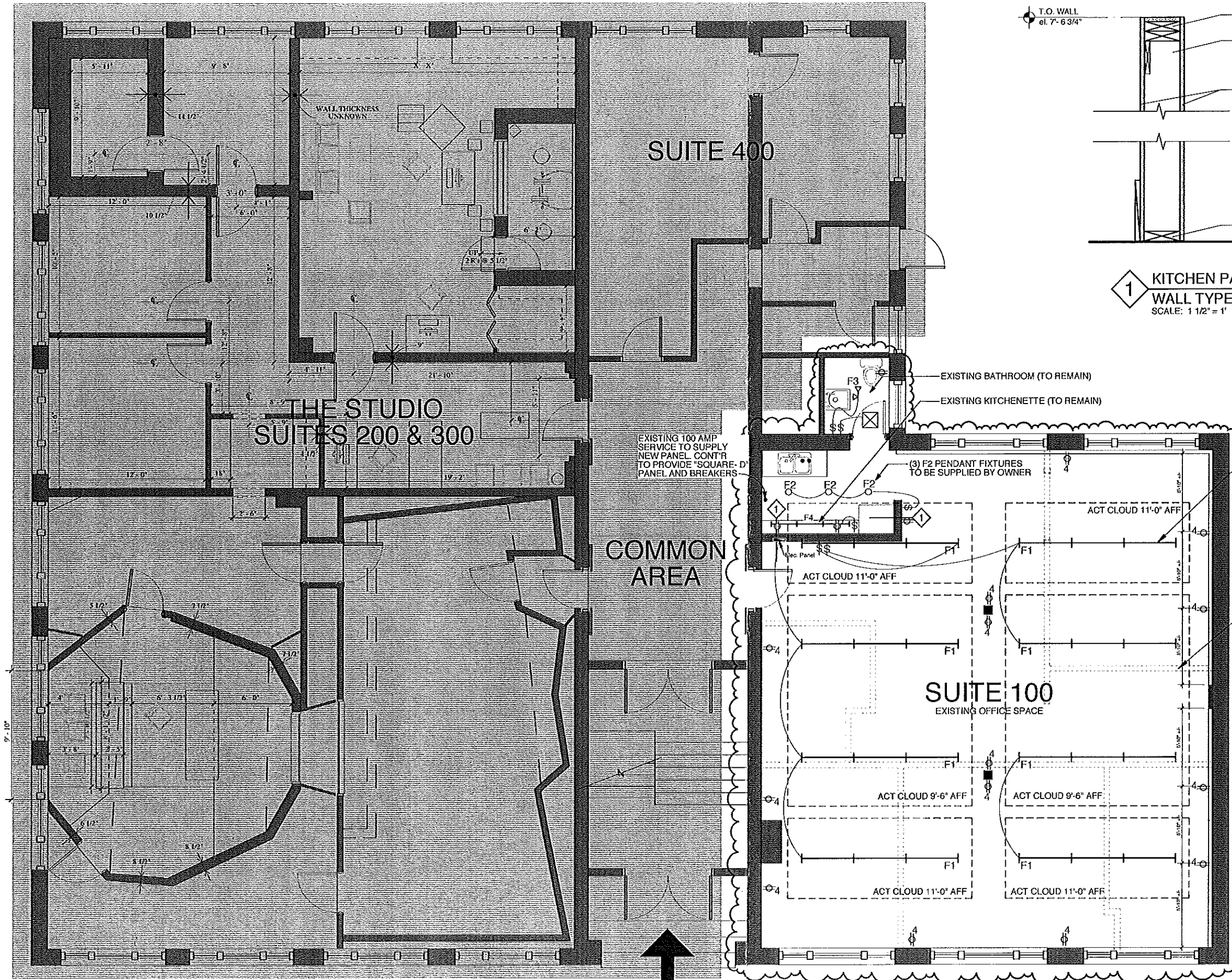


REVISED FOR PERMIT  
1/23/2013

RECEIVED  
JAN 25 2013  
Dept. of Building Inspections  
City of Portland Maine

DAVID HEMBRE-ARCHITECT, Inc. 45 Casco Street Portland, Maine (207) 699-2688		<b>45 CASCO STREET PORTLAND, MAINE</b>	<b>SUITE 100</b> <small>SCALE: 3/16"=1'-0"</small>	<b>SK-A</b> <small>SKETCH NO.</small>
ISSUED FOR:	DATE 00/00/00			

CUMBERLAND AVENUE



**1** KITCHEN PARTITION  
WALL TYPE  
SCALE: 1/2" = 1'

AREA OF WORK

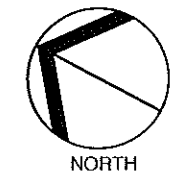
SUSPENDED 12' LONG FLOURESCENT FIXTURES. (2) T830 LAMPS PER 4'. TO BE PROVIDED BY OWNER. (TYPICAL OF 8)

SURFACE MOUNTED GALVANIZED ELECTRICAL BOXES AND CONDUITS. (TYPICAL THROUGHOUT SUITE 100.)

REMOVAL OF EXISTING OFFICE PARTITIONS

**PROJECT DESCRIPTION**

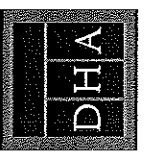
- 1) THIS PROJECT INVOLVES THE REMOVAL OF EXISTING OFFICE PARTITIONS, WITH REMOVAL AND REPLACEMENT OF ACOUSTIC CEILING.
- 2) THE EXISTING KITCHENETTE AND BATHROOMS WILL RECEIVE NEW FIXTURES AND CABINETS
- 3) REMOVAL AND REPLACEMENT OF ALL EXISTING ELECTRICAL CIRCUITS AND 100 AMP SERVICE PANEL. INSTALL NEW SUSPENDED FLOURESCENT LIGHT FIXTURES AND PENDANTS AS INDICATED.
- 4) DISCONNECT AND RECONNECT EXISTING HVAC DUCTED SYSTEM TO NEW CEILING GRILLS. THUS CREATING AN OPEN OFFICE SPACE WITH NEW UPDATED ELECTRICAL SERVICE



CASCO STREET

ENTRY

ARCHITECTURE & INTERIORS  
45 CASCO STREET  
PORTLAND, MAINE 04101  
207.699.2688  
207.699.2611  
david@dharchitect.com



ISSUED FOR:	DATE:
ISSUED FOR PERMIT:	12/21/12

SUITE 100

45 CASCO STREET  
PORTLAND, MAINE 04103  
DRA. PROJ. # 20485

FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

A1

DRAWING NO.