Portland, Maine



Yes. Life's good here.

Department of Permitting and Inspections New Commercial Structure Permit Application & Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note	e: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.
\checkmark	Cross sections w/framing details
	Detail of any new walls or permanent partitions Not applicable (NA)
\checkmark	Floor plans and elevations
	Window and door schedules NA
	Foundation plans with rebar specifications and required drainage and damp proofing (if applicable) NA
	Detail egress requirements and fire separations NA
	Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEEC 2009 NA
\checkmark	Complete the Accessibility Certificate and The Certificate of Design
	A statement of special inspections as required per the IBC 2009 NA
	Complete electrical and plumbing layout. NA
	Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, NA HVAC equipment (air handling) or other types of work that may require special review. Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
	Per State Fire Marshall, all new bathrooms must be ADA compliant NA
Separ	ate permits are required for internal & external plumbing, HVAC and electrical installations.
	(9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is red that includes: Renovation of existing structure
	A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of ≥ 1 " = 20' on paper ≥ 11 " x 17"
	The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be
	accepted. Location and dimensions of parking areas and driveways, street spaces and building frontage Finish floor or sill elevation (based on mean sea level datum)

Location and size of both existing utilities in the street and the proposed utilities serving the building Existing and proposed grade contours

Silt fence (erosion control) locations

Portland, Maine



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Department of Permitting and Inspections

Fire Department requirements. Renovation of existing structure

The following shall be submitted on a separate sheet:

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Name, address and phone number of applicant and the project architect.		
Proposed use of structure (NFPA and IBC classification)		
Square footage of proposed structure (total and per story)		
Existing and proposed fire protection of structure.		
Separate plans shall be submitted for		
a) Suppression system		
b) Detection System (separate permit is required)		
A separate Life Safety Plan must include:		
a) Fire resistance ratings of all means of egress		
b) Travel distance from most remote point to exit discharge c)		
Location of any required fire extinguishers		
d) Location of emergency lighting e)		
Location of exit signs		
f) NFPA 101 code summary		
Elevators shall be sized to fit an 80" x 24" stretcher.		

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at <u>www.portlandmaine.gov</u>, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$15.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

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Department of Permitting and Inspections

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding that this is a legal document and your electronic signature is considered a *legal signature* per Maine state law. You are also signifying your intent on paying your fees by the selections below.

- 1. Once the complete application package has been received by us, and entered into the system
- 2. You will receive an e-mailed invoice from our office which signifies that your electronic permit application and corresponding paperwork have been entered, ready for payment, to begin the process.
- 3. You then have the following four (4) payment options:



provide an on-line electronic check or credit/debit card (we accept American Express, Discover, VISA, and MasterCard) payment

call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone

hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall

deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland Department of Permitting and Inspections 389 Congress Street, Room 315 Portland, Maine 04101

By signing below, I understand the review process starts only once my payment has been received. After all approvals have been met and completed, I will then be issued my permit and it will be sent via e-mail. No work shall be started until I have received my permit.

۲, Date: 1-24-17 Applicant Signature:_

I have provided digital copies and sent them on:

Date:

NOTE: All electronic paperwork must be delivered to <u>buildinginspections@portlandmaine.gov</u> or by physical means ie; a thumb drive or CD to the office.



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.

Address/Location of Construction: 181 High St, Portland ME 04101					
Total Square Footage of Proposed Structure: Existing			220,000 sf		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 037-E-006-009	Address	E Zip	181 High St LLC 3 West 20th St, 5th Fl New York, New York 10011	Telephone:	212.929.5414 x201 murbanski@no yackmedical.co m
Lessee/Owner Name: (if different than applicant) Address: City, State & Zip:	Contractor (if different from Address: City, State &	n Applica	 Knowles Anti Industrial Services 295 Portland RD Gorham ME 	Cost of Worl <u>\$ 431.730</u> C of O Fee:	s:
Telephone E-mail:	Telephone E-mail:	-	04038 207.854.1900 trich@knowlesin dustrial.com		ev \$: \$
Current Use (i.e. single family) Parking Structure If vacant, what was the previous use?					
Is property part of a subdivision? If yes, please Name Project description : Project includes the demolition of existing masonry facade on Forest Ave and replacement with a steel tube bumper for vehicle impact and cable rail with fencing as pedestrian guardrail.					
Who should we contact when the permit is ready: Tim Rich					
Address: 295 Portland Rd			· · · · ·		
City, State & Zip: Gorham, ME 04038	· · · · ·				
E-mail Address: trich@knowlesindustrial.com					
Telephone: 207.854.1900					

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the 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 Department of Permitting and Inspections on-line at <u>www.portlandmaine.gov</u>, or stop by the 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.

Ŋ Date: Signature:

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



Certificate of Design Application

From Designer:	Becker Structural Engineers, Inc	
Date:	November 10, 2016	
Job Name:	Gateway Garage Phase 2 Facade Restoration	<u></u>
Address of Construction:	181 High St, Portland ME 04101	
	· · · · · · · · · · · · · · · · · · ·	

2009 International Building Code Restoration <u>Construction</u> project was designed to the building code criteria listed below:

Building Code & Ye	ar Use Group Classificatio	n (s) S-2	
Type of Construction			
Will the Structure have	e a Fire suppression system in Accordance with S	Section 903.3.1 of t	he 2009 IBC NA
Is the Structure mixed	use? Yes If yes, separated or non sep	arated or non separ	rated (section 302.3) Not part of scope
Supervisory alarm Syst	tem? UnknownGeotechnical/Soils report re		
Staugtural Design C	Jaulatiana	NA	Time land and a sin a
Structural Design Ca		NA	Live load reduction
Subm	nitted for all structural members (106.1 – 106.11)	NA	Roof <i>live</i> loads (1603.1.2, 1607.11)
	nstruction Documents (1603)	NA	Roof snow loads (1603.7.3, 1608)
Uniformly distributed flo Floor Area Use	oor live loads (7603.11, 1807) Loads Shown	NA	Ground snow load, Pg (1608.2)
11001 Alea Use		NA	If $Pg > 10$ psf, flat-roof snow load $_{Bf}$
NA	<u>NA</u>		If $Pg > 10$ psf, snow exposure factor, $_G$
		NA	If $Pg > 10$ psf, snow load importance factor, k_{k}
<u> </u>		NA	Roof thermal factor, (1608.4)
		NA	Sloped roof snowload, pt(1608.4)
Wind loads (1603.1.4	, 1609)	NA	Seismic design category (1616.3)
NADesign	n option utilized (1609.1.1, 1609.6)	NA	Basic seismic force resisting system (1617.6.2)
	wind speed (1809.3)	NA	Response modification coefficient, _R , and
ΝΑ	ng category and wind importance Factor, j , table 1604.5, 1609.5)	NA	deflection amplification factor _{GI} (1617.6.2)
ΝΔ	exposure category (1609.4)	NA	Analysis procedure (1616.6, 1617.5)
NIA	l pressure coefficient (ASCE 7) onent and cladding pressures (1609.1.1, 1609.6.2.2)		Design base shear (1617.4, 16175.5.1)
NIA	pressures (7603.1.1, 1609.6.2.1)	Flood load NA	ds (1803.1.6, 1612)
Earth design data (1			Flood Hazard area (1612.3)
NA		NA	Elevation of structure
	n option utilized (1614.1) ic use group ("Category")	Other load	ls
NIA	· · · · · · · · · · · · · · · · · · ·	NA	Concentrated loads (1607.4)
NIA opeca	al response coefficients, SDs & SD1 (1615.1)	NA	Partition loads (1607.5)
Site cla	ass (1615.1.5)	NA	Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936



Accessibility Building Code 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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

All accessibility conditions are existing and will not be modified as part of this project. The scope of this work is limited to exterior facade.

JOSHUA	Signature:
	Title:
McNAUGHTON	Firm:
ONAL EN	Address:
	Phone:

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

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Certificate of Design

Date:

From:

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 **2009 International Building Code** and local amendments.

ATE OF MA	Signature:
JOSHUA MARTIN- MCNAUGHTON	Title:
McNAUGHTON	Firm:
ONAL ENTIT	Address:
	Phone:

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