

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 071068

This is to certify that MAINE COLLEGE OF ARTS & CRAFTS / WRIGHT RYAN CONSTRUCTION

has permission to add divider wall to create to spaces

AT 522 CONGRESS ST

037 H006001

SEP 10 2007

PERMIT ISSUED

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is placed or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. Craig Cuzz  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

Jamie Banks 9/7/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

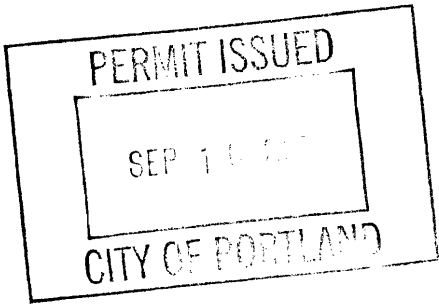
Permit No: 07-1068	Issue Date:	CBL: 037 H006001
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Location of Construction: 522 CONGRESS ST	Owner Name: MAINE COLLEGE OF ART	Owner Address: 97 SPRING ST	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Maine College of Art	Proposed Use: Commercial - Maine College of Art- add divider wall to create 2 spaces	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: 1
Proposed Project Description: add divider wall to create 2 spaces		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B IBC-2003	
		Signature: <i>Greg Cass</i>	Signature: <i>JMB 9/2/07</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 08/31/2007	<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"/> Minor <input checked="" type="checkbox"/> MM Date: <i>9/4/07</i>	<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 <input type="checkbox"/> Denied Date: _____	<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>any exterior work requires a separate review and approval</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

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

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

<b>Permit No:</b> 07-1068	<b>Date Applied For:</b> 08/31/2007	<b>CBL:</b> 037 H006001
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<b>Location of Construction:</b> 522 CONGRESS ST	<b>Owner Name:</b> MAINE COLLEGE OF ART	<b>Owner Address:</b> 97 SPRING ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> WRIGHT RYAN CONSTRUCTIO	<b>Contractor Address:</b> 10 DANFORTH STREET Portland	<b>Phone</b> (207) 773-3625
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Institutinal- Maine College of Art- add divider wall to create to spaces	<b>Proposed Project Description:</b> add divider wall to create to spaces
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 09/04/2007
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 09/07/2007
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) All penetratios through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.			
2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b> 09/04/2007
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.			



# General Building Permit Application

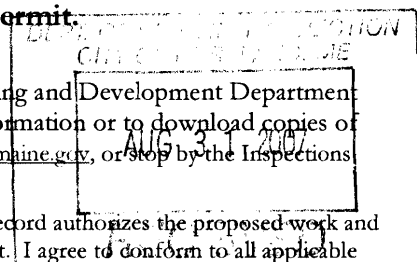
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>522 CONGRESS ST.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>H</u> Lot# <u>6</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>MAINE COLLEGE OF ART</u> Address <u>97 SPRING ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>775-5157</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>40,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>420.00</u>
Current legal use (i.e. single family) <u>EDUCATIONAL INSTITUTION</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ADD FULL HEIGHT WALL IN 2ND FLOOR SPACE TO CREATE TWO SPACES.</u>		
Contractor's name: <u>WRIGHT-RYAN CONSTRUCTION, INC.</u> Address: <u>10 DANFORTH ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u> Telephone: <u>773-3625</u> Who should we contact when the permit is ready: <u>DEREK CONVERSE</u> Telephone: <u>773-3625x15</u> Mailing address: <u>SAME</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: [Handwritten Signature] Date: 8/31/07

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



# Certificate of Design Application

From Designer:

RICHARD RENNERT ARCHITECTS

Date:

AUG. 27, 2007

Job Name:

Address of Construction:

522 CONGRESS ST., PORTLAND, ME

## 2003 International Building Code

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

Building Code & Year \_\_\_\_\_ Use Group Classification (s) \_\_\_\_\_

Type of Construction \_\_\_\_\_

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC \_\_\_\_\_

Is the Structure mixed use? \_\_\_\_\_ If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) \_\_\_\_\_

### Structural Design Calculations

\_\_\_\_\_ Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### 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,  $R_f$  and deflection amplification factor,  $C_{d1}$  (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)



# Commercial Interior & Change of Use Permit Application Checklist

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

## **One (1) complete set of construction drawings must include:**

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- 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.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

## **For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:**

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

**A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)**

## **Fire Department requirements.**

The following shall be submitted on a separate sheet:

- 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 [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

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



# Certificate of Design

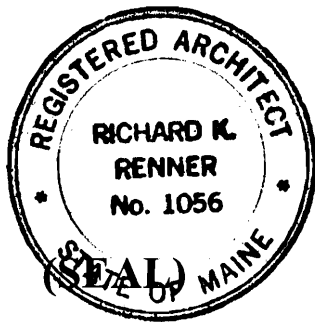
Date: AUG. 27, 2007

From: RICHARD K. RENNER

These plans and / or specifications covering construction work on:

522 CONGRESS ST. 2ND FLOOR

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: Richard K. Renner

Title: PRINCIPAL

Firm: RICHARD RENNER ARCHITECTS

Address: 35 PLEASANT ST.

PORTLAND, ME 04101

Phone: 207/773-9699

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

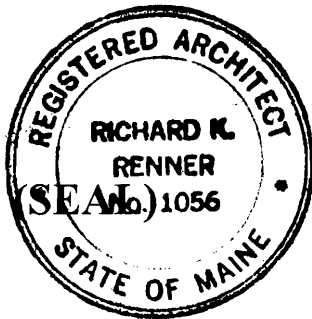
Designer: RICHARD RENNER ARCHITECTS

Address of Project: 522 CONGRESS ST., PORTLAND, ME

Nature of Project: MINOR RENOVATIONS TO RELOCATE  
STUDENT AREA TO 2ND FLOOR

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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: Richard K. Renner

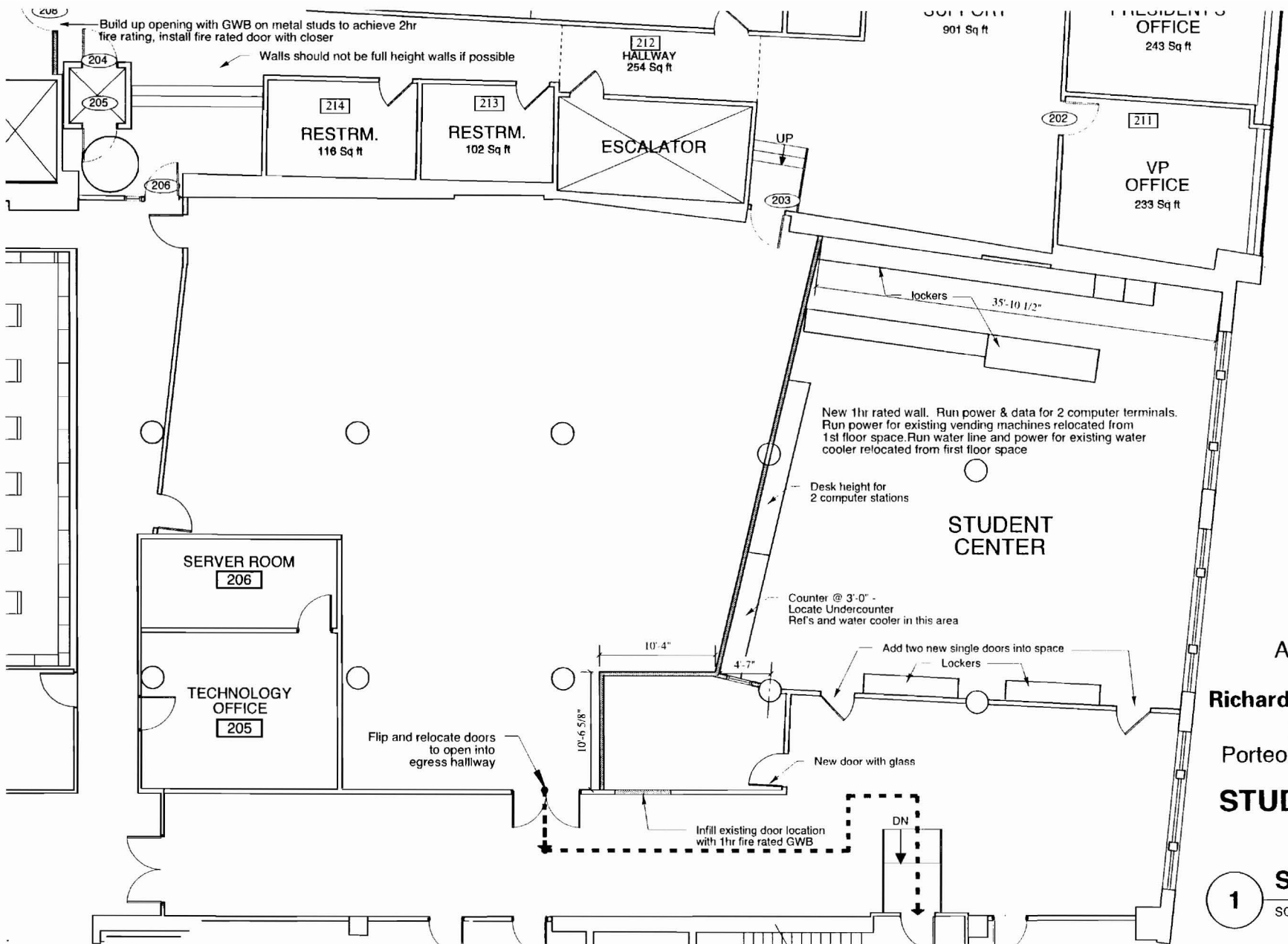
Title: PRINCIPAL

Firm: RICHARD RENNER ARCHITECTS

Address: 35 PLEASANT ST.  
PORTLAND, ME 04101

Phone: 207/773-9699

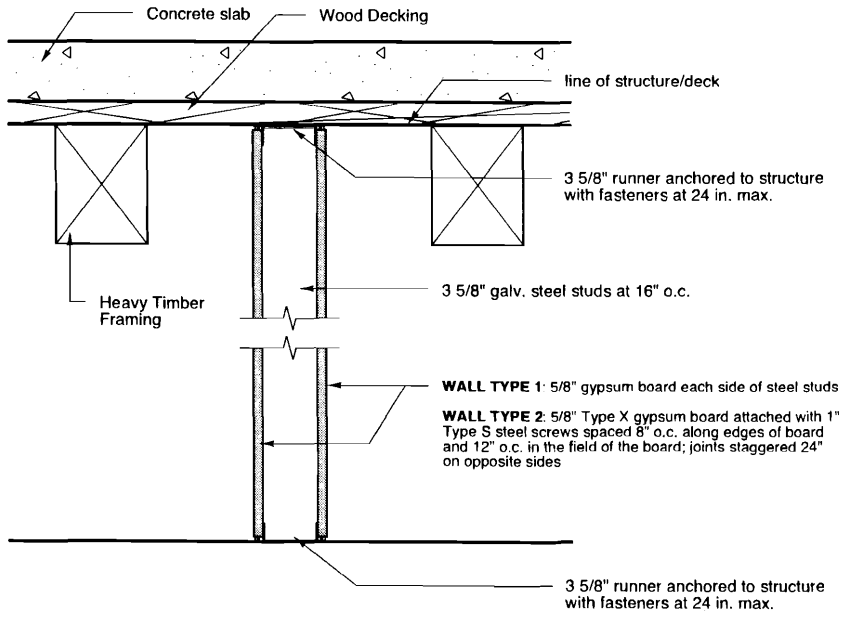
For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



August 9, 2007

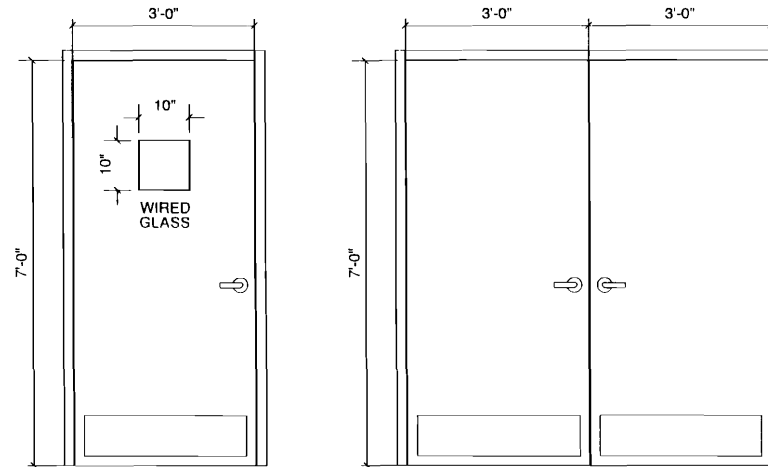
**Richard Renner | Architects**  
 Maine College of Art  
 Porteous Building Planning  
**STUDENT CENTER**

**1** **Second Floor Plan**  
 SCALE: 1/8" = 1'



**Wall Type 1: Metal Stud Partition**  
 1-HOUR FIRE RATING - GA FILE NO. WP 1200 - FM WP-45, 6-19-68

Door No	LOCATION		DOOR				FRAME		HARDWARE		COMMENTS
	From	To	Size	Type	Material	Finish	Type	Material	Group	Function	
<b>SECOND FLOOR DOORS</b>											
200	Hallway	Unfinished	6'-0" x 7'-0"		steel/glass		steel	steel	egress	wired glass for 60 min Fire Rating	
201	Hallway	Office	3'-0" x 7'-0"		Steel/glass		steel	steel	passage	wired glass for 60 min	
202	Hallway	Student Center	3'-0" x 7'-0"		steel/glass		steel	steel	egress	wired glass for 60 min	
203	Hall 001	Egress Stair 1	3'-0" x 7'-0"		Steel/glass		steel	steel	egress	wired glass for 60 min	
<b>SECOND FLOOR WINDOWS</b>											
A	Office	Student Center	2'-4" x 4'-0" W		hollow metal		hollow metal	steel	fixed	tempered glass	



**Door Type A**  
 90 min. fire rating

**Door Type B**  
 90 min. fire rating

**1 Second Floor Wall Types**  
 SCALE: 1 1/2" = 1'

**2 Door & Window Schedule/ Types**  
 SCALE: 1 1/2" = 1'

**Richard RennerArchitects**

35 Pleasant Street  
 Portland, Maine 04101  
 207.773.9699  
 207.773.9599 fax

**Door & Window Schedule**

Drawn by: EM  
 Scale: 1/8" = 1'-0"  
 Date: 08.22.07  
 File Name: 2nd Floor Wall Types  
 Project No.: 2007.08  
 Revised:

Maine College  
 of Art  
 2nd Floor Student  
 Center  
**SK02**

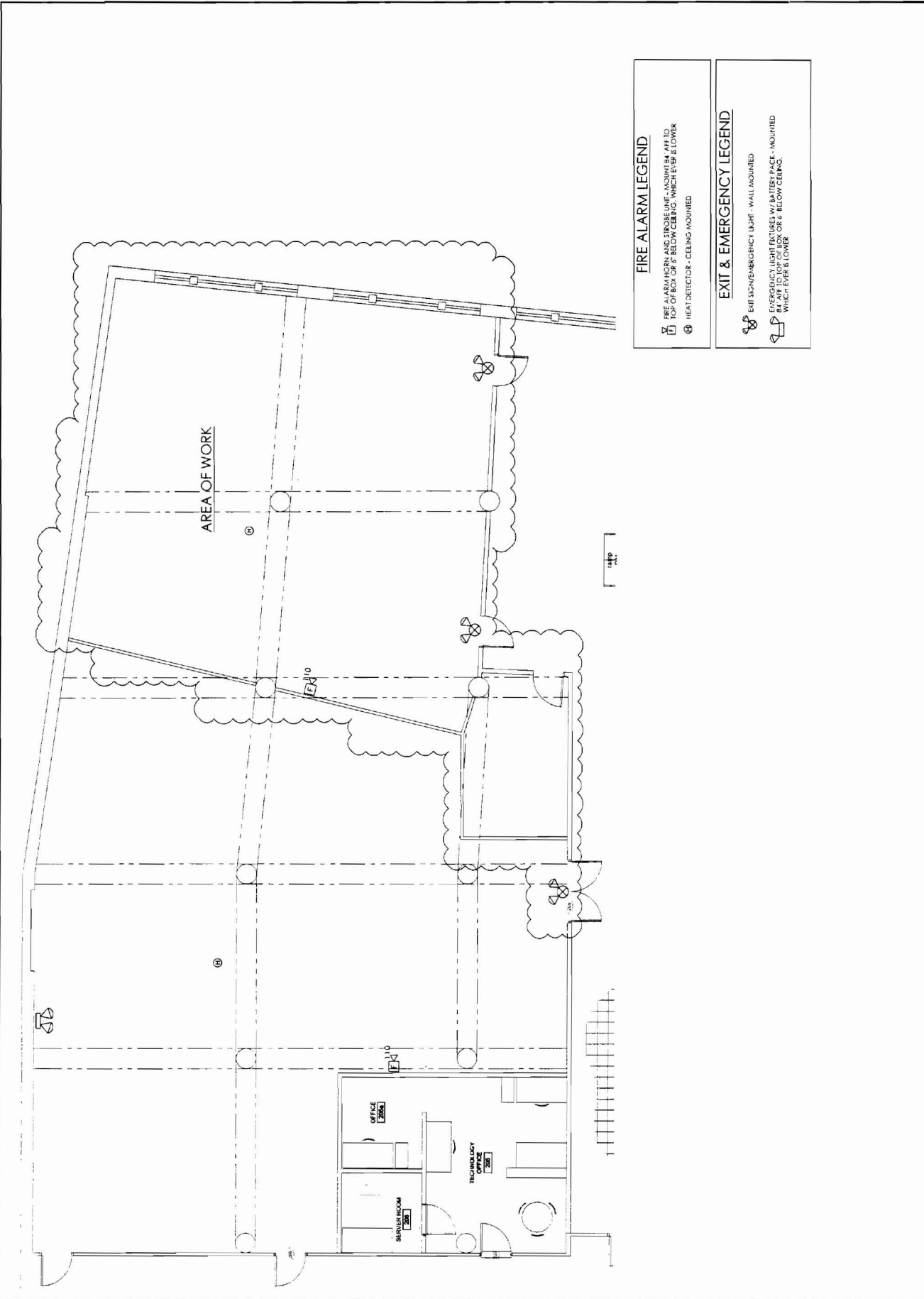
# ELSI

SHEET NAME: 2nd Floor Student Center Life/Safety Layout  
 Checked by: G.MANCINI  
 Date: Aug 30, 2007  
 Scale: 1/4" = 1'-0"

PROJECT NAME & ADDRESS  
 Maine College of Art  
 522 Congress Street  
 Portland, Maine

NO.	DATE	DESCRIPTION

Anthony Mancini, Inc.  
 179 Sheridan Street  
 Portland, Maine 04101  
 Fax (207) 772-1686  
 Email: info@amancini.com  
 We appreciate Your Business.



**FIRE ALARM LEGEND**  
 FIRE ALARM HORN AND SIREN LINE - MOUNT 84 ARE TO TOP OF ROOF OR 5' BELOW CEILING, WHICH EVER IS LOWER  
 HEAT DETECTOR - CEILING MOUNTED

**EXIT & EMERGENCY LEGEND**  
 EXIT SIGN/EMERGENCY LIGHT - WALL MOUNTED  
 EMERGENCY LIGHT FIXTURES W/ BATTERY PACK - MOUNTED TO CEILING OR 5' BELOW CEILING, WHICH EVER IS LOWER

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> <u>Footings/Building Location Inspection:</u> | Prior to pouring concrete  |
| <input checked="" type="checkbox"/> <u>Re-Bar Schedule Inspection:</u>            | Prior to pouring concrete  |
| <input type="checkbox"/> <u>Foundation Inspection:</u>                            | Prior to placing ANY backfill  |
| <input checked="" type="checkbox"/> <u>Framing/Rough Plumbing/Electrical:</u>     | Prior to any insulating or drywalling  |
| <input checked="" type="checkbox"/> <u>Final/Certificate of Occupancy:</u>        | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. |

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR BEFORE THE SPACE MAY BE OCCUPIED~~

X Wendy Ann  
Signature of Applicant/Designee

9/10/07  
Date

[Signature]  
Signature of Inspections Official

9.10.07  
Date

CBL: 37146

Building Permit #: 071068