

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

BU ILDING INSPECTION
PERMIT

Permit Number: 091057 **OCT 29 2009**

This is to certify that MAINE COLLEGE OF ART / Wright Ryan Construction, Inc **City of Portland**
has permission to "Maine College of Art" - Renovation/Re-configure existing classroom for Photo class / darkroom
AT 522 CONGRESS ST 4th floor CB 037 H006001

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 written permission procured before this building or part thereof is lath or other work is done-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. CAPS. R. Lawrence
Health Dept. _____
Appeal Board _____
Other _____
Department Name

J. P. [Signature] 10/29/09
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: 09-1057	Issue Date:	CBL: 037 H006001
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Location of Construction: 522 CONGRESS ST 4th floor	Owner Name: MAINE COLLEGE OF ART	Owner Address: 522 CONGRESS ST	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	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" - Renovation/Re-configure exiting class room for Photo class / <i>darkroom</i>	Permit Fee: \$1,030.00	Cost of Work: \$100,865.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>3A</i> <i>DBC-2003</i>	

Proposed Project Description: "Maine College of Art" - Renovation/Re-configure exiting class room for Photo class / <i>darkroom</i>	Signature: <i>(Signature)</i>	Signature: <i>(Signature) 10/29/09</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: Ldobson	Date Applied For: 09/24/2009	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied <i>ok with conditions</i> Date: <i>9/28/09</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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 <i>any exterior work requires A separate</i> Date: _____ <i>Review & Approval</i>
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OCT 29 2009

City of Portland

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

Permit No: 09-1057	Date Applied For: 09/24/2009	CBL: 037 H006001
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Location of Construction: 522 CONGRESS ST 4th floor	Owner Name: MAINE COLLEGE OF ART	Owner Address: 522 CONGRESS ST	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - "Maine College of Art" - Renovation/Re-configure exiting class room for Photo class/darkroom	Proposed Project Description: "Maine College of Art" - Renovation/Re-configure exiting class room for Photo class/darkroom
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/28/2009**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/29/2009**Note:** **Ok to Issue:**

- 1) Required outdoor ventilation air shall meet the minimum requirements for IMC 2003 Table 403.3 for darkrooms, 0.50 cfm/ft
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/08/2009**Note:** **Ok to Issue:**

- 1) Existing storage area must be rated in compliance with 101 39.3.2.1
- 2) Sprinkler protection shall be maintained.
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 3) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 4) Fire extinguishers required. Installation per NFPA 10
- 5) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 6) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 7) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 8) All construction shall comply with NFPA 101

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Location of Construction: 522 CONGRESS ST 4th floor	Owner Name: MAINE COLLEGE OF ART	Owner Address: 522 CONGRESS ST	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Comments:

10/29/2009-jmb: Spoke to Richard Renner about the wall type 3 enclosure of what appears to be ducting. He confirmed that these are not rated as the duct is within the room. If this is not the case, a 1 hour wall type detail is required and firestopping per code. Ok to issue



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 Street 4th Floor</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 * must be owner, Lessee or Buyer* Name <u>Maine College of Art</u> Address <u>522 Congress Street</u> City, State & Zip <u>04101</u>	Telephone: <u>207-775-5157</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>100,865.⁰⁰</u> C of O Fee: \$ <u>300 MA</u> Total Fee: \$ <u>1,030.⁰⁰</u>
Current legal use (i.e. single family) <u>Educational Institute</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>reno/reconfig existing class room for photo class</u>		
Contractor's name: <u>Wright-Ryan Construction, Inc.</u> RECEIVED Address: <u>10 Danforth St</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>207-773-3625</u> Who should we contact when the permit is ready: <u>Tom Carey</u> Telephone: <u>207-773-3625</u> Mailing address: <u>10 Danforth St. Portland, ME 04101</u> Dept. of Building Inspections City of Portland Maine		

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: [Signature] Date: 9/22/2009

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



Certificate of Design Application

From Designer: JAMES ROBBINS · RICHARD RENNER ARCHITECTS
 Date: SEPTEMBER 16, 2009
 Job Name: FOURTH FLOOR RENOVATION · MAINE COLLEGE OF ART
 Address of Construction: 522 CONGRESS STREET

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 (B)

Type of Construction TYPE III

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

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

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations

N/A Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>N/A</u>	
↓	

Wind loads (1603.1.4, 1609)

<u>N/A</u>	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)

<u>N/A</u>	Design option utilized (1614.1)
↓	Seismic use group ("Category")
↓	Spectral response coefficients, S_D & S_I (1615.1)
↓	Site class (1615.1.5)

<u>N/A</u>	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)

<u>N/A</u>	Flood Hazard area (1612.3)
↓	Elevation of structure

Other loads

<u>N/A</u>	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

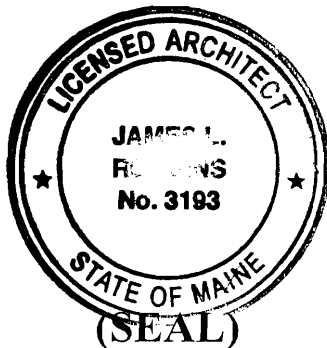
Date: SEPTEMBER 16, 2009

From: JAMES ROBBINS, RICHARD DENNER ARCHITECTS

These plans and / or specifications covering construction work on:

FOURTH FLOOR OF 522 CONGRESS STREET. MAINE
COLLEGE OF ART. RENOVATION TO ROOM 409 TO NEW
PHOTOGRAPHY DARKROOMS.

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



Signature: 

Title: ARCHITECT

Firm: RICHARD DENNER ARCHITECTS

Address: 35 PLEASANT STREET

PORTLAND, ME 0461

Phone: 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



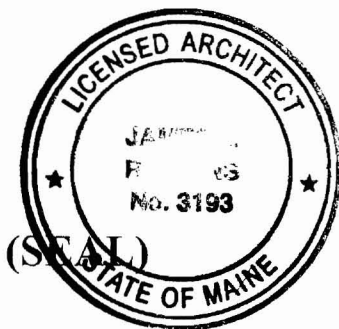
Accessibility Building Code Certificate

Designer: JAMES RUBRINS · RICHARD RENNER ARCHITECTS

Address of Project: 522 CONGRESS STREET

Nature of Project: FOURTH FLOOR RENOVATIONS · DARKROOMS
AND PHOTOGRAPHY STUDIO

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: ARCHITECT

Firm: RICHARD RENNER ARCHITECTS

Address: 35 PLEASANT STREET
PORTLAND, ME 04101

Phone: 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



New Commercial 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
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete 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.
- 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 & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- 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