

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that NANCY L BARBA

Located At 500 CONGRESS ST UNIT 2

Job ID: 2011-07-1770-ALTCOMM

CBL: 037- H-011-002

has permission to Install a new roof hatch for maintenance of equipment 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 closed-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

Fire Prevention Officer

[Signature] 10/28/11

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1770-ALTCOMM	Date Applied: 7/22/2011	CBL: 037 - H - 011 - 002 - - - -	
Location of Construction: 500 CONGRESS UNIT 2	Owner Name: NANCY L BARBA	Owner Address: 500 CONGRESS ST PORTLAND, ME - MAINE 04101	Phone: 772-2722 x212
Business Name:	Contractor Name: Christopher Harris	Contractor Address: P.O. Box 728 RICO MAINE 04072	Phone: (207) 590-8530
Lessee/Buyer's Name:	Phone:	Permit Type: Bldg Alterations	Zone: B-3
Past Use: 1 st floor retail with offices above	Proposed Use: Same: 1 st floor retail with offices above – the installation of a new roof hatch skylight	Cost of Work: \$8,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: N/A IBC-2009 Signature: <i>[Signature]</i>
Proposed Project Description: Install new roof hatch unit		Pedestrian Activities District (P.A.D.) <i>[Signature]</i> 10/28/11	
Permit Taken By: Lannie		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>[Signature]</i> 7/28/11	<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:	within <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 7/29/11 <i>[Signature]</i>

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 PHON

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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.**

Final Inspection

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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1770-ALTCOMM

Located At: 500 CONGRESS ST
UNIT 2

CBL: 037- H-011-002

Conditions of Approval:

Fire

1. All construction shall comply with City Code Chapter 10.

Building

1. Application approval based upon information provided by applicant. 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.
3. Per architect Nancy B., the bathroom and loft areas to no exist and will be submitted as a separate permit approval.



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>500 CONGRESS ST. PORTLAND ME 04101</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>01102</u>	Applicant * must be owner, Lessee or Buyer* Name <u>500 CONGRESS ST. ASSOCIATES</u> <u>C/O NANCY BARBA</u> Address <u>500 CONGRESS STREET</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>(207) 772-2722 x 212</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>150.00</u>
Current legal use (i.e. single family) <u>COMMERCIAL OFFICE UNIT</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>INSTALLATION OF NEW ROOF HATCH UNIT.</u>		
Contractor's name: <u>PM CONSTRUCTION CO</u> Address: <u>19 INDUSTRIAL PARK ROAD, PO BOX 728</u> City, State & Zip <u>SALD, ME 04072</u> Telephone: <u>(207) 282-7697</u> Who should we contact when the permit is ready: <u>CHRIS HARRIS</u> Telephone: <u>(207) 282-7697</u> Mailing address: _____		

B-3 in
Husband

7-22-11

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.

RECEIVED

JUL - 8 2011

Signature: 

Date: 7/7/11

Dept. of Building Inspections
City of Portland Maine

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 7-8-20 11 _____

Received from PM Const - Inc Co

Location of Work 500 Congress St

Cost of Construction \$ _____ Building Fee: 100

Permit Fee \$ _____ Site Fee: 50

Certificate of Occupancy Fee: _____

Total: 150

Building (IL) ___ Plumbing (IS) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 37-H-01102

Check #: _____ Total Collected \$ 150

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

510 Congress
MULTI-STORY

504 Congress
2 STORIES

The proposed roof hatch will be located on the far rear corner of the 500 Congress St. roof and is not visible from a public way as the large surrounding bldg (504 Congress) and the parapet, and the narrow nature of Brown Street all obscure view of our roof.

PROPOSED
ROOF HATCH

one
story

504 Congress
2 STORIES

2 STORIES

500 Congress

80' ±

Parapet Wall

7' ±

← Congress Street →

← BROWN STREET →

NORTH ↗

SITE PLAN OF 500 CONGRESS STREET

1:20 APPRAX



Photo 1: Congress Street
 looking SW from far corner
 - Parapet obscures all of roof.

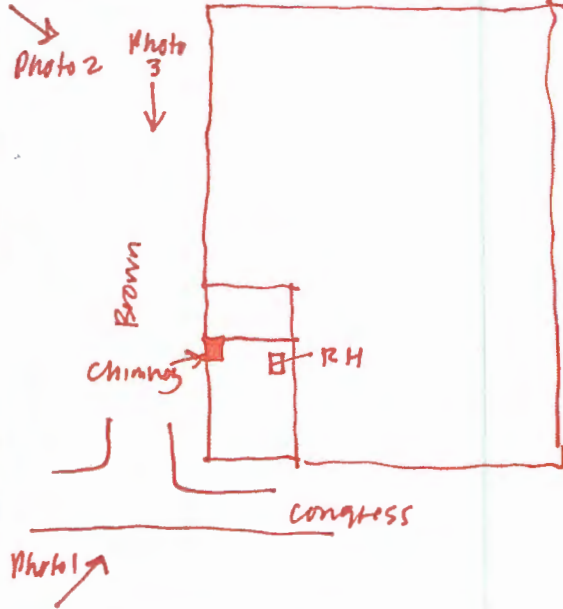


Photo 1

Chimney is back edge of property line.

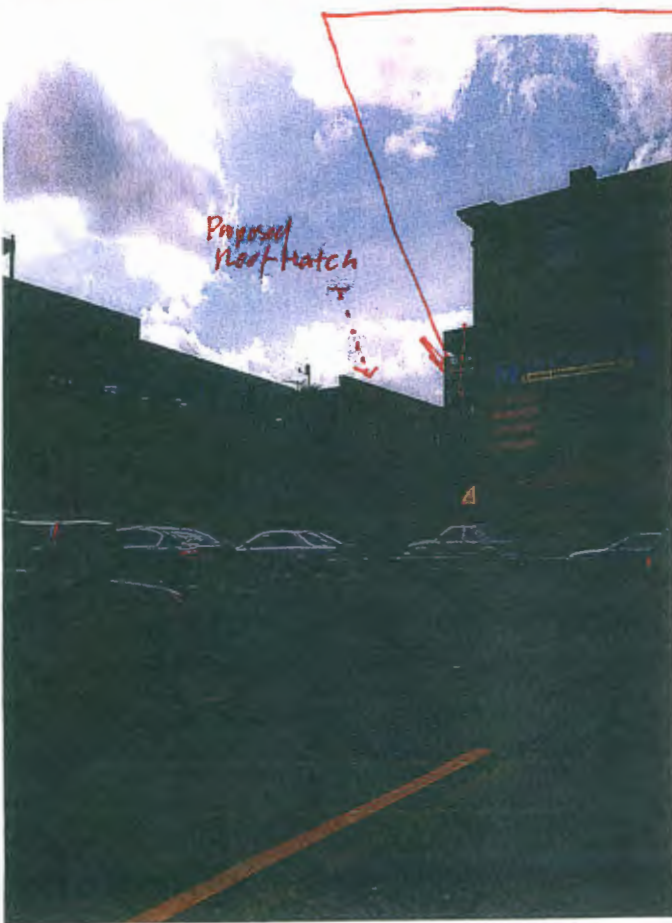


Photo 2: Photo taken from Free Street
 at furthest point away
 before loss of roof view.
 Roof of 504 obscures the
 roof of 500.

500 Congress St Roof Hatch
 Photos 1, 2/3

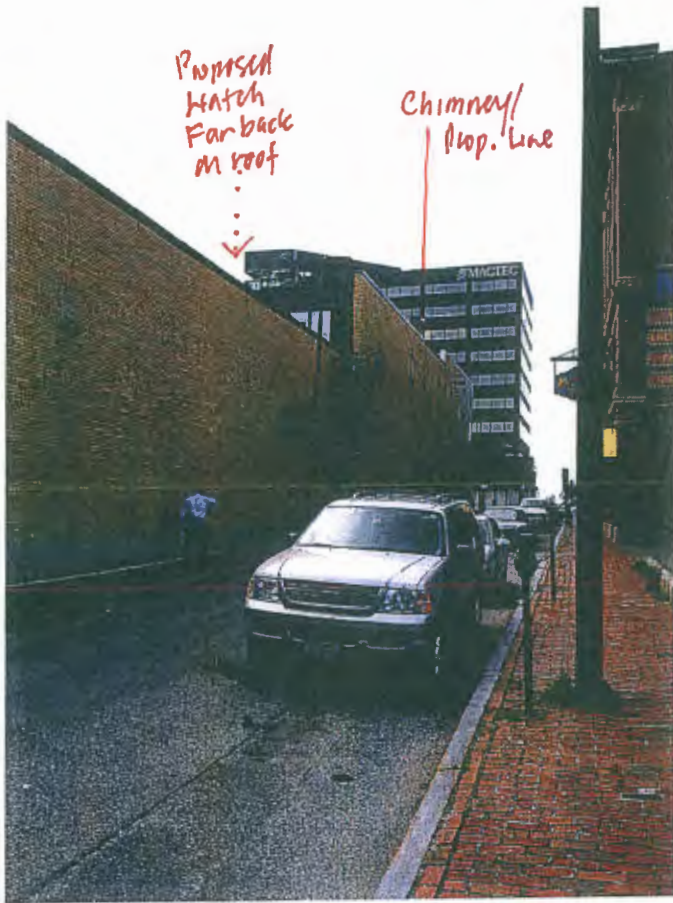


Photo 3 : View north on Brown Street

500 Congress St Roof Hatch
Photo 3 of 3



Certificate of Design

Date: 7/7/11

From: PM CONSTRUCTION CO.

These plans and / or specifications covering construction work on:

THE INSTALLATION OF A NEW ROOF HATCH UNIT AT 500 CONGRESS
STREET, IN PORTLAND, ME.

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: Nancy L. Barba

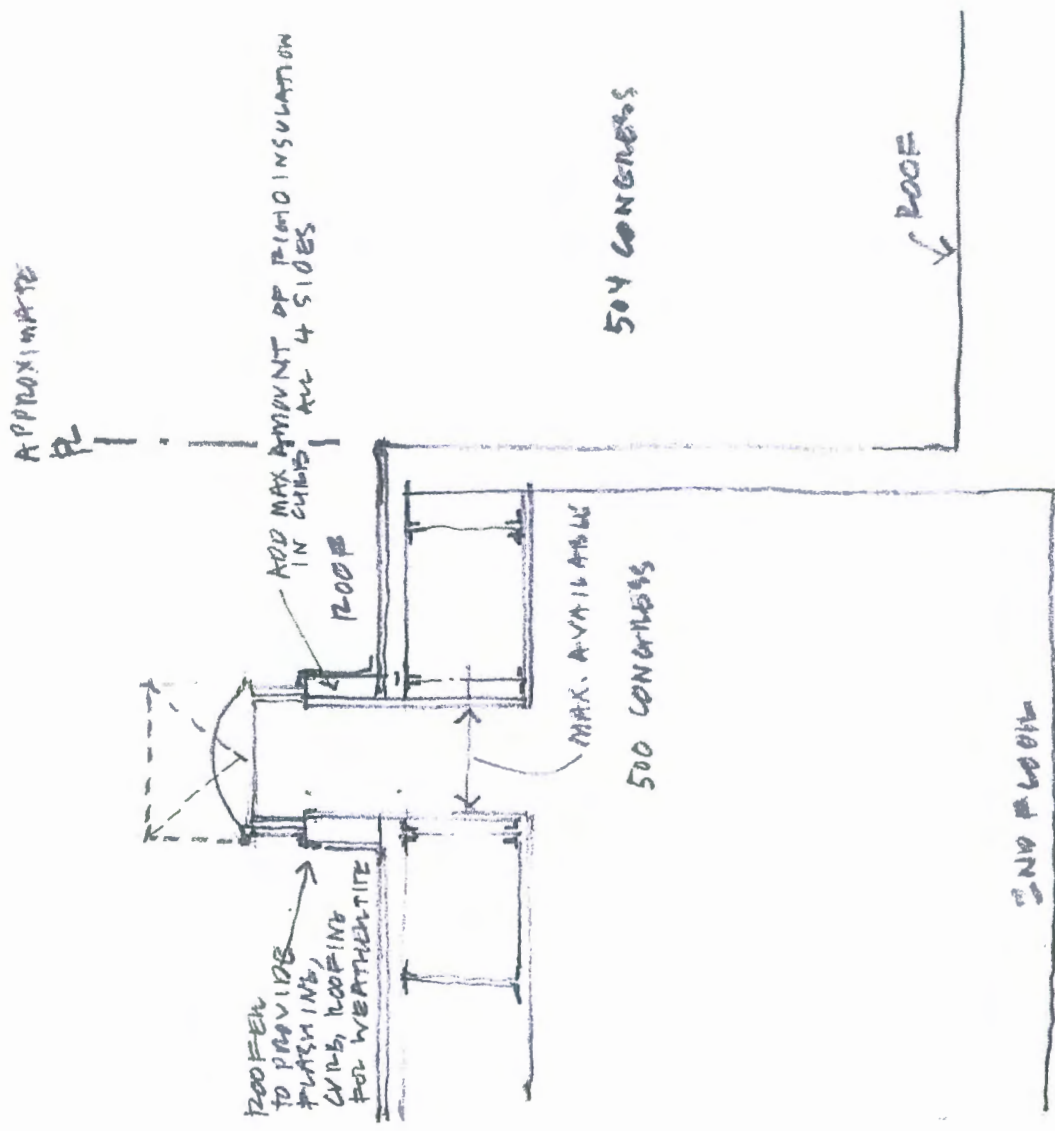
Title: Principal

Firm: Barba + Wheelock

Address: 500 Congress Street
Portland, ME 04101

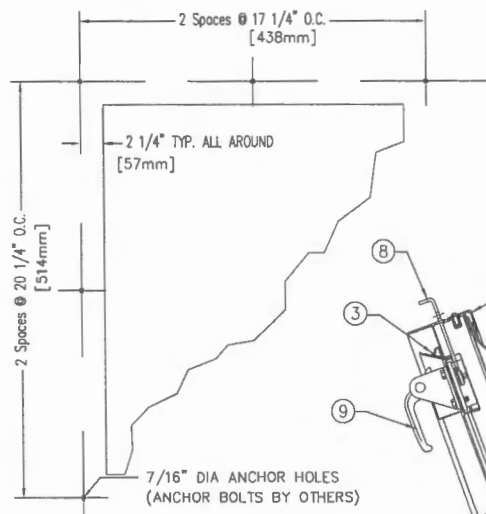
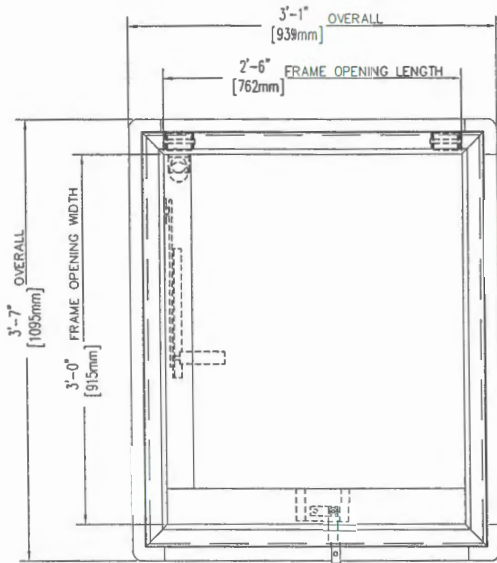
Phone: 207-772-2722

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

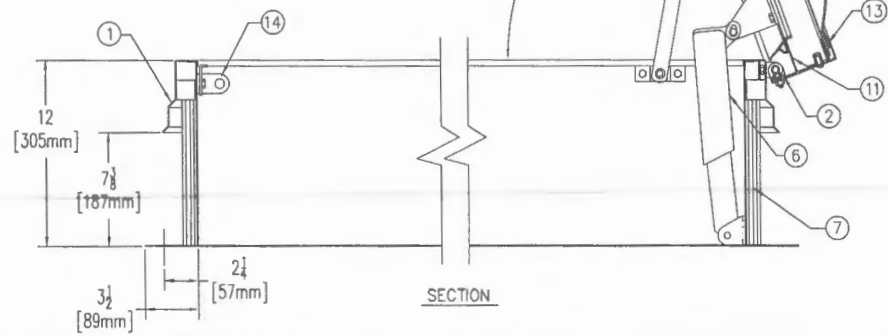
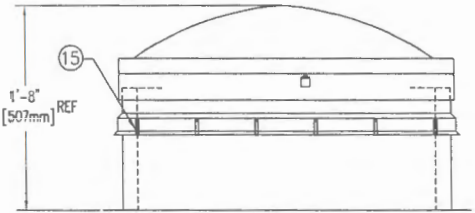


ROOF HATCH
 PARTIAL SECTION A-A
 6 JULY 2011 1/8" = 1'-0"

500 CONCRESS STREET - 2ND FLOOR



ANCHOR HOLE LAYOUT



SPECIFICATIONS

1. Frame w/ capflashing (corners full welded)
GS-50 - 11 GAUGE ALUMINUM
2. Pintle hinge
3. Gasket (all around cover)
4. Extruded aluminum cover frame
5. Polycarbonate dome (clear)
6. Lifting mechanism with reinforced composite tubes and electrocoated compression springs
7. 1" rigid fiberboard insulation
8. Outside handle w/padlock hasp
9. Inside handle w/padlock hasp
10. Arm guide bracket
11. Condensate channel with drainage to exterior
12. Hold open arm with nylon roller and red vinyl grip
13. Butyl sealant
14. Lock strike & padlock hasp
15. Bilclip™ flashing system

SHOP FINISH:
 ALUMINUM: MILL FINISH
 HARDWARE: ZINC PLATED & CHROMATE SEALED
 (unless otherwise specified)

THIS PRODUCT MAY BE INSTALLED ON EITHER A FLAT OR SLOPING ROOF. WHEN INSTALLED ON A SLOPE, THE HINGE SIDE MUST RUN PARALLEL WITH THE SLOPE. IF SLOPE EXCEEDS 30°, ADVISE FACTORY FOR MODIFICATION.

Customer: _____

P.O. N° _____

Job: _____

Sales Rep: _____

Manufacturers of Doors for Special Services
Bilco® THE BILCO COMPANY
 New Haven, Connecticut 06505

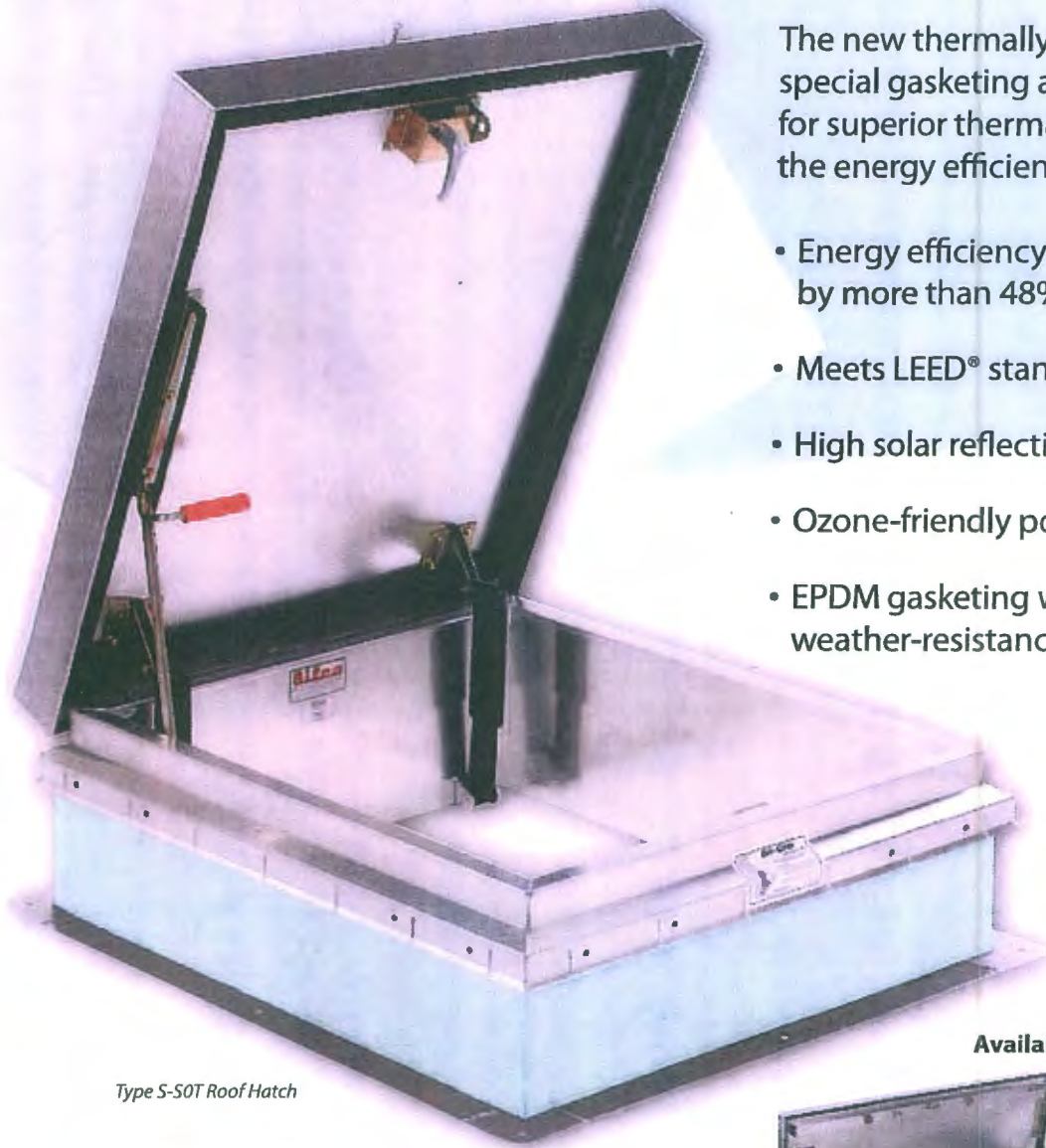
SINGLE LEAF ROOF SCUTTLE
DOMED TYPE GS-50
SIZE 3'-0" x 2'-6"
 WIDTH x LENGTH

QTY	TYPE	METAL
<input type="checkbox"/>	GS-50	ALUM. COVER/ALUM. FRAME

THIS DRAWING IS THE PROPERTY OF THE BILCO COMPANY AND INCORPORATES INFORMATION WHICH IS PROPRIETARY. PUBLICATION AND/OR PUBLIC DISTRIBUTION IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF THE BILCO COMPANY. THE INFORMATION CONTAINED HEREIN REMAINS THE PROPERTY OF THE BILCO COMPANY. ALL RIGHTS RESERVED.

Enhanced Performance Roof Hatches

Our Most Energy-Efficient Model Yet!



Type S-50T Roof Hatch

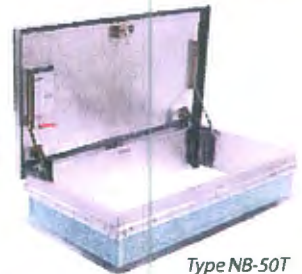
The new thermally enhanced design features special gasketing and increased insulation for superior thermal performance to improve the energy efficiency of your building.

- Energy efficiency exceeds standard hatches by more than 48%
- Meets LEED® standards for recycled content
- High solar reflective index (SRI)
- Ozone-friendly polyisocyanurate insulation
- EPDM gasketing with enhanced weather-resistance

Available in a Number of Standard Sizes



Type L-50T



Type NB-50T



www.bilco.com

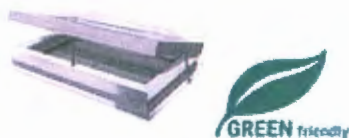




Skylights

SUN-UP construction inc.
Wexford, PA
888-568-0761

[View All Commercial skylights](#)



Commercial venting and access skylights

Roof hatch skylight

(Model CVA)

[Learn more](#)

The VELUX CVA roof hatch skylight is a durable venting skylight that is easily installed and provides full roof access. When opened, durable chains prevent the dome from hitting the roof. With its access hardware and maintenance-free PVC liner, this skylight is especially well-suited for flat roof access in commercial spaces and high-density housing.

A durable welded aluminum hatch with a mill finish provides years of reliable service, and its white 1 1/8" PVC curb-liner



THE WORLDWIDE SOURCE FOR SPECIALTY ACCESS PRODUCTS

HOME | WEBSITE FEEDBACK | TRADE SHOWS | PRESS ROOM | WARRANTY REGISTRATION | REP FINDER

SEARCH OUR SITE

keyword(s) or item #

SEARCH

COMMERCIAL PRODUCTS

- Roof Hatches
- Enhanced Performance
- Ladder Access
- Ship Stair Access
- Service Stair Access
- Equipment Access
- High Security
- VersaMount
- Options - Roof Hatch
- Automatic Fire Vents
- Floor/Vault/Sidewalk Doors
- Safety Products

RESIDENTIAL PRODUCTS

- Bilco Basement Doors
- Egress Window Wells
- PermEntry Entrance
- Contractor Programs



ABOUT BILCO | RESIDENTIAL | COMMERCIAL | PARTS | CUSTOMER SERVICE | DOWNLOAD CENTER



TYPE GS ROOF HATCH 1GS-1

Type GS roof hatch, 36" x 30" (914mm x 762mm), all the security and convenience of the Type S hatch with the added benefits of a skylight. Features polycarbonate dome cover, aluminum construction, and easy one-hand operation.

Description | Rep Finder | Documents

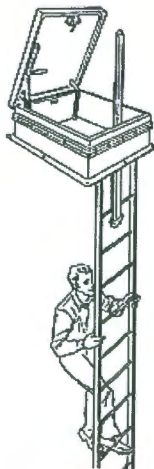
Standard Features and Benefits

- Engineered with compression spring operators to provide smooth, easy, one-hand operation, regardless of size
- Automatic hold-open arm locks the cover in the open position to ensure safe egress
- Overlapping cover design, full welded corners on cover and curb, EPDM rubber gasket, and fully insulated cover and curb ensure weathertightness and energy efficiency
- Constructed with corrosion resistant materials to provide many years of trouble free, dependable service
- Heavy gauge construction and positive latching mechanism maintain building security
- Curb features the Bil-Clip® flashing system, an innovative method to quickly and easily secure single-ply roofing material to Bilco roof products
- Available in many sizes and curb configurations to satisfy any requirement or installation



Now Available in Enhanced Performance Design
 Our most Energy Efficient Roof Hatch model yet!
[Click here for more information](#)

Guide Specifications



- **Material:** Cover and frame are 11 gauge (2.3 mm) aluminum.
- **Cover:** Aluminum extrusion with built-in condensation drainage channel and clear polycarbonate dome or double domes. Dome(s) is coated for UV-resistance
- **Curb:** 12" (305 mm) in height with integral capflashing, 1" (25 mm) fiberboard insulation, fully welded at corners, and 3-1/2" (89 mm) mounting flange with 7/16" holes (11 mm) provided for securing frame to the roof deck.
- **Gasket:** Extruded EPDM rubber gasket permanently adhered to cover.
- **Hinges:** Heavy-duty pintle hinges with 3/8" (9 mm) Type 316 stainless steel hinge pins.
- **Latch:** Slam latch with interior and exterior tum handles and padlock hasps.
- **Lift Assistance:** Compression spring operators enclosed in telescopic tubes. Automatic hold-open arm with grip handle release.
- **Finish:** Mill Finish.
- **Hardware:** Engineered composite compression spring tubes. Steel compression springs with electrocoated acrylic finish. Type 316 Stainless steel hinges. All other hardware is zinc plated/chromate sealed.

U S Patents 5,960,596 6,347,818

Specifications

Furnish and install where indicated on plans metal roof hatch. Length denotes hinge side. These roof hatches shall be single leaf. The roof hatch shall be pre-assembled from the manufacturer.

Performance Characteristics: Cover shall be reinforced to support a minimum live load of 40 psf (195 kg/m²) with a maximum deflection of 1/150th of the span or 20 psf (97 kg/m²) wind uplift.

Operation of the cover shall be smooth and easy with controlled operation throughout the entire arc of opening and closing.

Operation of the cover shall not be affected by temperature. Entire hatch shall be weathertight with fully welded corner joints on cover and curb.

Cover: .090 (2.3mm) aluminum with a 4" (102mm) beaded flange with formed reinforcing members. Cover shall have a heavy extruded EPDM rubber gasket which is bonded to the cover interior to ensure a continuous seal when compressed to the top surface of the curb.

Cover Insulation: Shall be polyisocyanurate of 2" (50mm) thickness with an R-value of 12. Insulation shall be fully covered and protected by an aluminum liner.

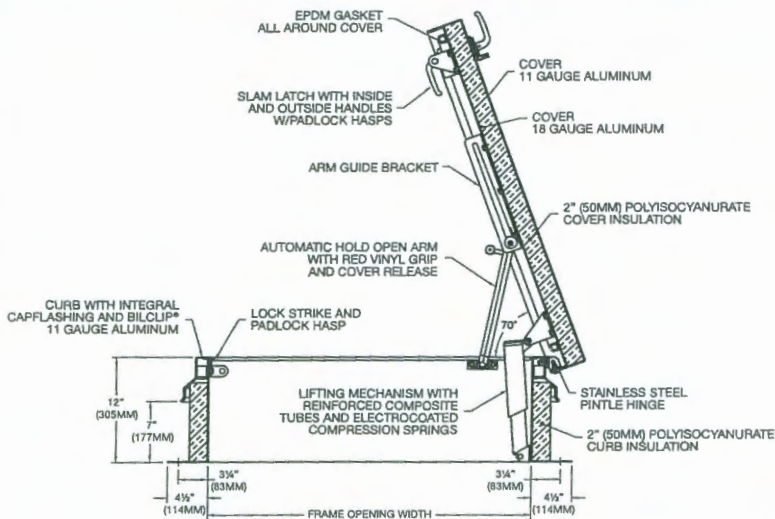
Curb: Shall be 12" (305mm) in height and of .090 (2.3mm) aluminum. The curb shall be formed with a 4 1/2" (114mm) flange with 7/16" (11mm) holes provided for securing to the roof deck. The curb shall be equipped with an integral metal capflashing of the same gauge and material as the curb, fully welded at the corners, that features the Bilclip® flashing system, including stamped tabs, 6" (153mm) on center, to be bent inward to hold single ply roofing membrane securely in place.

Curb Insulation: Shall be polyisocyanurate of 2" (50mm) thickness with an R-value of 12.

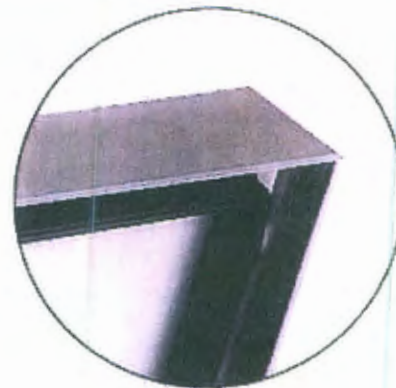
Lifting Mechanisms: Manufacturer shall provide compression spring operators enclosed in telescopic tubes to provide smooth, easy, and controlled cover operation throughout the entire arc of opening and closing. The upper tube shall be the outer tube to prevent accumulation of moisture, grit, and debris inside the lower tube assembly. The lower tube shall interlock with a flanged support shoe that is bolted to the curb assembly.

Hardware: Heavy stainless steel pintle hinges shall be provided. Cover shall be equipped with a spring latch with interior and exterior turn handles. Shall be equipped with interior and exterior padlock hasps. The latch strike shall be bolted to the curb assembly. The latch strike shall be bolted to the curb assembly. Cover shall automatically lock in the open position with a rigid hold open arm equipped with a 1" (25mm) diameter red vinyl grip handle to permit easy release for closing. Compression spring tubes shall be an anti-corrosive composite material and all other hardware shall be zinc plated and chromate sealed. Springs shall have an electrocoated acrylic finish for corrosion resistance. [For installation in highly corrosive environments or when prolonged exposure to hot water or steam is anticipated, specify Type 316 stainless steel hardware]. Cover hardware shall be bolted into heavy gauge channel reinforcing welded to the underside of the cover and concealed within the insulation space.

Finishes: Factory finish shall be mill finish aluminum.



Type S-50T and E-50T shown. All other models open to 90°.



EPDM Finger Type Gasket

Standard Sizes & Weights

TYPE	SIZE Inside Frame Opening		WEIGHT	
	Inches	mm	lbs.	kgs.
S-50T	36 x 30 (H)	915 x 760 (H)	132	60
E-50T	36 x 36	915 x 915	143	65
NB-50T	30 x 54 (H)	760 x 1370 (H)	168	76
L-50T	30 x 96 (H)	760 x 2440 (H)	287	130
F-50T	48 x 48	1220 x 1220	249	113

H = Hinge Side

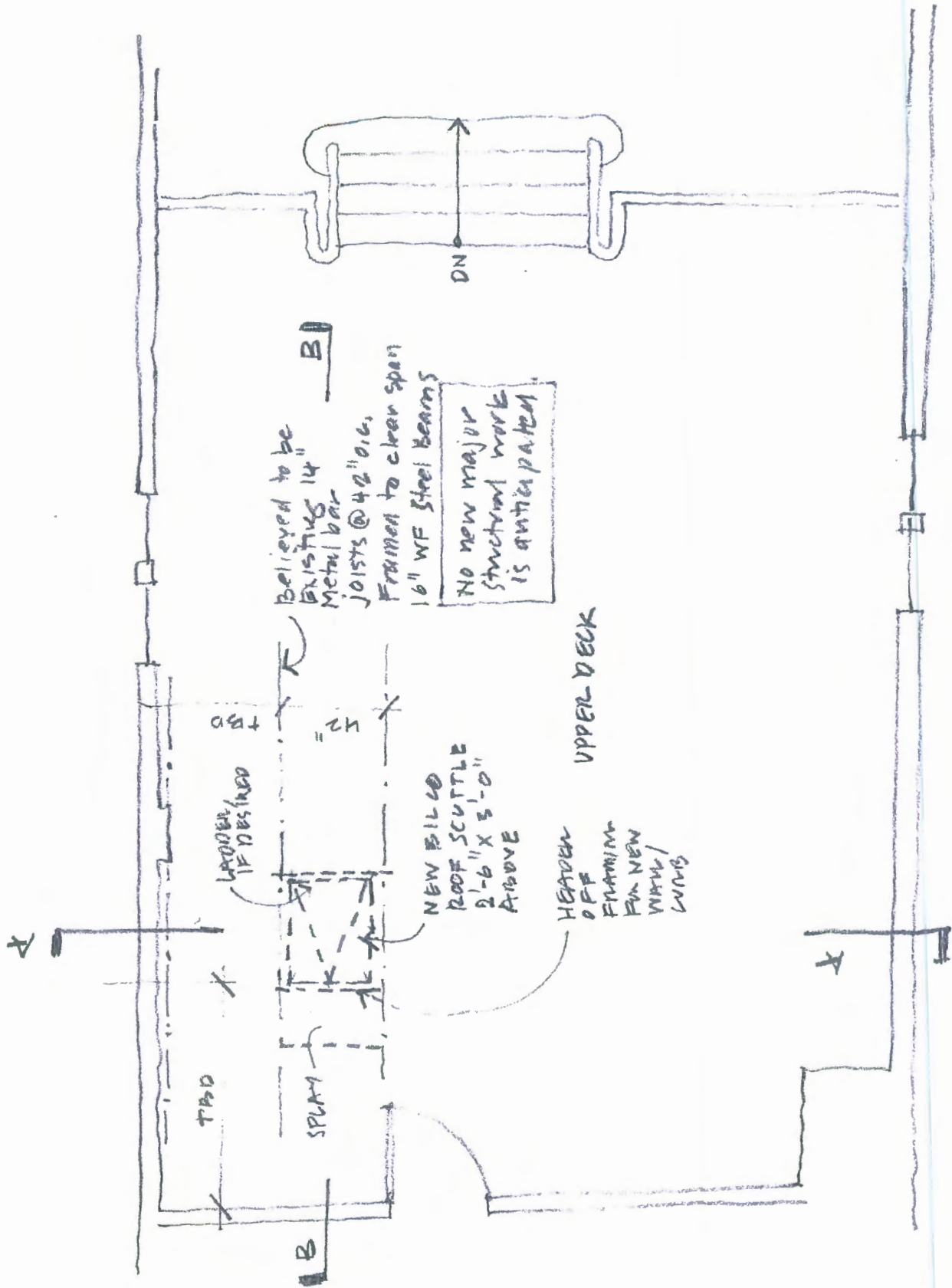
Special sizes available upon request



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New Haven, CT 06505
203-934-6363 • Fax: 203-933-8478
E-mail: bilco@bilco.com

www.bilco.com





Believed to be
 Existing 14"
 Metal bar
 JOISTS @ 42" o.c.
 Framed to clear span
 16" WF Steel Beams

NO NEW MAJOR
 STRUCTURAL WORK
 IS ANTICIPATED

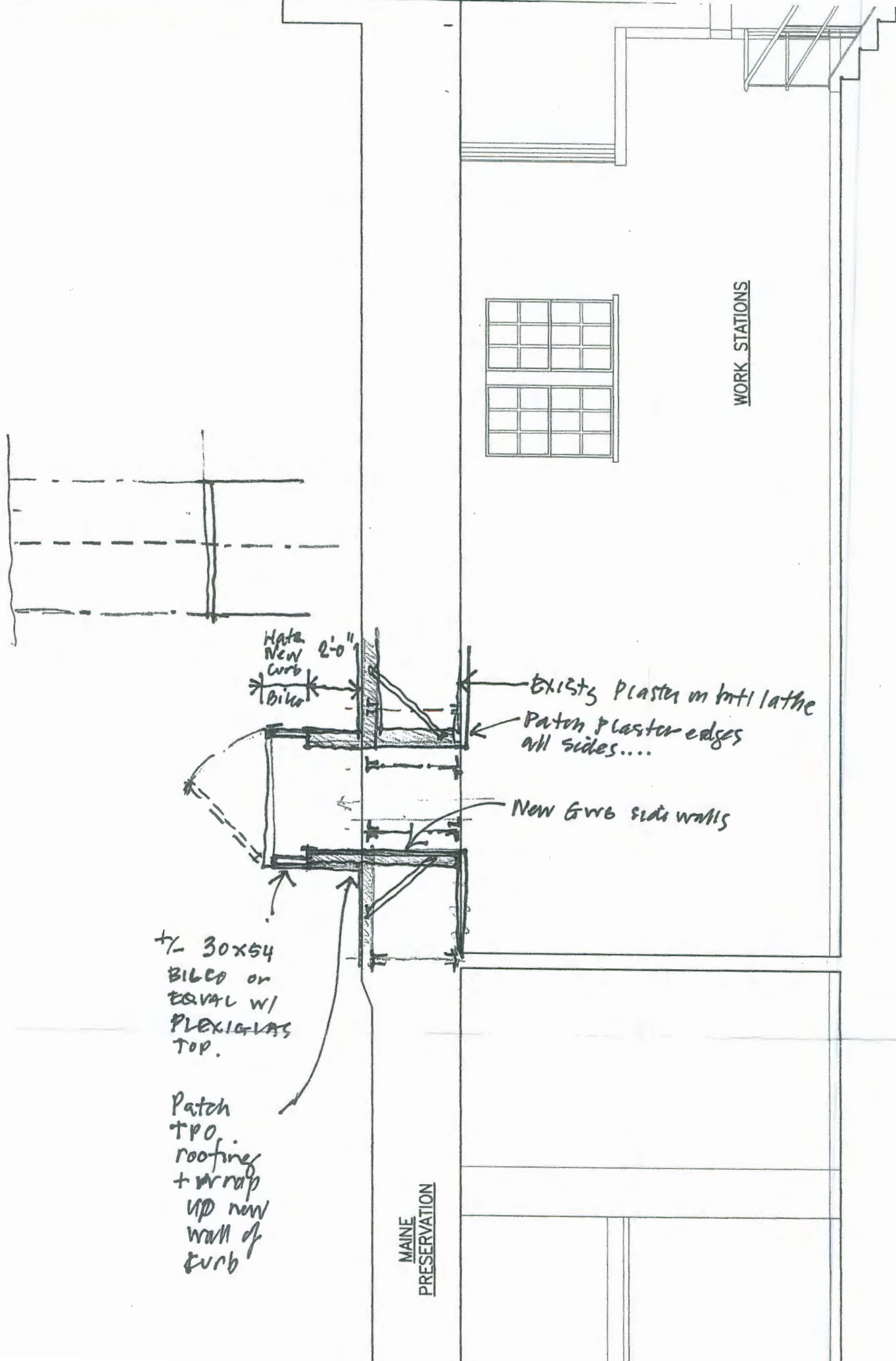
NEW BILCO
 ROOF SCUTTLE
 2'-6" X 3'-0"
 ABOVE

HEADER
 OFF
 FINISHING
 FOR NEW
 WALL/
 CURBS

UPPER DECK

PLAN @ 1/8" = 1'-0"
 6 JULY 2011

500 CONGIESS STREET
 Barba + Wheelock OFFICES - 2ND FLOOR



WORK STATIONS

MAINE
PRESERVATION

Hatch
New
curb
2'-0"
Bilco

Exists plaster on int'l lathe
Patch plaster edges
all sides....

New Gwb side walls

± 30x54
Bilco on
EVAL w/
PLEXIGLAS
TOP.

Patch
TPO
roofing
+ wrap
up new
wall of
curb

DATE

RELOCATE/REROUTE
SPRINKLER LINE

SCRIBE DESKS AROUND
WALL, INFILL HOLE OF
RELOCATED DESK

RELOCATED EXISTING
DESKS

SERVER

RECEP

FINANCIAL

M

ACCESS ABOVE

LIGHT FIXTURE

EXISTING FILING CABINETS

DN

STORAGE ABOVE

RELOCATED EXISTING
DESKS

TOSHIBA

DN

WAITING

NB

SHELF

CC

TEMP.

750
PLOTTER

SHELF

