

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

Permit Number: 101131

PERMIT

PERMIT ISSUED

This is to certify that Greater Portland/WRIGHT RYAN CONSTRUCTION

has permission to Roof and exterior trim restoration and chimney restoration

AT 93 High St

CB 039 E008001

OCT 14

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 lathed or otherwise red-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. CAPT. R. Fortuna

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Bonifant 10/14/10
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: 10-1131	Issue Date:	CBL: 039 E008001
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Location of Construction: 93 High St	Owner Name: Greater Portland <i>Landmarks</i>	Owner Address: 93 High 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: <i>B3</i>

Past Use: Commercial / Safford House	Proposed Use: Commercial / Safford House: Roof and exterior trim restoration and chimney restoration.	Permit Fee: \$3,270.00	Cost of Work: \$325,000.00	CEO District: 1
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Legal User Offense for Landmarks

Proposed Project Description:
Roof and exterior trim restoration and chimney restoration.

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>3B</i> <i>IBC-2003</i>
Signature: <i>(KG)</i>	Signature: <i>JMB 10/14/10</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: gg	Date Applied For: 09/10/2010	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"/> Minor <input type="checkbox"/> MM	<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	<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 checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	<p>Date: <i>9/14/10</i></p>	<p>Date: <i>9/15/10</i></p>	

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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: 10-1131	Date Applied For: 09/10/2010	CBL: 039 E008001
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Location of Construction: 93 High St	Owner Name: Greater Portland	Owner Address: 93 High St	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone: (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Safford House: Roof and exterior trim restoration and chimney restoration.	Proposed Project Description: Roof and exterior trim restoration and chimney restoration.
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Dept: Historic **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 09/15/2010
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/14/2010
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 property shall remain offices for Landmarks. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/14/2010
Note: **Ok to Issue:**

1) Prior to the final inspection a sealed letter shall be submitted to this office confirming that based on inspections performed all discrepancies have been corrected and the structural work is in substantial compliance with the approved plans.

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) 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:** 09/21/2010
Note: **Ok to Issue:**

1) Fire Alarm system shall be maintained.
 If system is to be off line over 4 hours a fire watch shall be in place.
 Dispatch notification required 874-8576.

2) No means of egress shall be affected by this renovation

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Comments:
 9/14/2010-gg: received and entered pdf in the system. /gg
 9/15/2010-gg: received from historic as of 09-15-10. /gg

OCT 14

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 Inspection 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 with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

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

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City of Portland



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

2-10 2011

Received from Michael Ryan [Signature]

Location of Work [Signature]

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 039 E 006

Check #: 074243 Total Collected \$ 3,970.00

**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

10 113 /



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>93 HIGH STREET, PORTLAND 04101</u>		
Total Square Footage of Proposed Structure/Area <u>11,634 SF</u>	Square Footage of Lot <u>8,733 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>039</u> Block# <u>E0</u> Lot# <u>008</u> <u>039 E 008</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>JOHN MOYNIHAN</u> Address <u>10 DANFORTH ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>773-3625</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>GREATER PORTLAND LANDMARKS</u> Address <u>93 HIGH ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>292500</u> <u>2925,000</u> C of O Fee: \$ Total Fee: \$ <u>3,270</u>
Current legal use (i.e. single family) <u>MIXED RES / COMM</u>	If vacant, what was the previous use? _____	
Proposed Specific use: _____	Is property part of a subdivision? <u>N/A</u> If yes, please name _____	
Project description: <u>ROOF & EXTERIOR TRIM RESTORATION</u> <u>CHIMNEY RESTORATION</u>	Received & ENTERED PDF	
Contractor's name: <u>WRIGHT-RYAN CONSTRUCTION</u>	Address: <u>10 DANFORTH STREET</u> MAIL	
City, State & Zip: <u>PORTLAND, ME 04101</u>	Telephone: <u>773-3625</u>	
Who should we contact when the permit is ready: <u>JOHN MOYNIHAN</u>	Telephone: <u>773-5173</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, 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: 9/3/2010

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



Certificate of Design Application

From Designer: John Turk, AIA, TTL-Architects, LLC
 Date: 8 SEPT 2010
 Job Name: Greater Portland Landmarks ^{Roof, cornice and} chimney restoration
 Address of Construction: 93 High Street, Portland, ME 04101

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
 Type of Construction Type III B
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC currently does
 Is the Structure mixed use? no If yes, separated or non separated or non separated (section 302.3) n/a
 Supervisory alarm System? yes Geotechnical/Soils report required? (Sec Section 1802.2) n/a

Structural Design Calculations

~~to be provided~~ Submitted for all structural members (106.1 - 106.11) n/a

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>n/a</u>	<u>roof work only</u>

<u>n/a</u>	Live load reduction
<u>20 psf</u>	Roof live loads (1603.1.2, 1607.11)
<u>35 psf</u>	Roof snow loads (1603.7.3, 1608)
<u>50 psf</u>	Ground snow load, P_g (1608.2)
<u>35 psf</u>	If $P_g > 10$ psf, flat-roof snow load P_f
<u>1.0</u>	If $P_g > 10$ psf, snow exposure factor, C_e
<u>1.0</u>	If $P_g > 10$ psf, snow load importance factor, I_s
<u>1.0</u>	Roof thermal factor, C_t (1608.4)
<u>n/a</u>	Sloped roof snowload, P_s (1608.4)
<u>B</u>	Seismic design category (1616.3)
<u>J</u>	Basic seismic force resisting system (1617.6.2)
<u>1.5, 1.25</u>	Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)

Wind loads (1603.1.4, 1609)

1609.1 Design option utilized (1609.1.1, 1609.6)
100 mph Basic wind speed (1809.3)
1.0 Building category and wind importance Factor, K_z table 1604.5, 1609.5
B Wind exposure category (1609.4)
± 0.18 Internal pressure coefficient (ASCE 7)
.58 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)
25.32 psf Main force wind pressures (7603.1.1, 1609.6.2.1)

Equiv. Lat. Force Analysis procedure (1616.4, 1617.5)
n/a Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

n/a Flood Hazard area (1612.3)
n/a Elevation of structure

Other loads

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

Earth design data (1603.1.5, 1614-1623)

SDC B Design option utilized (1614.1)
II Seismic use group ("Category")
.326g, .128g Spectral response coefficients, S_s & S_1 (1615.1)
D Site class (1615.1.5)



Certificate of Design

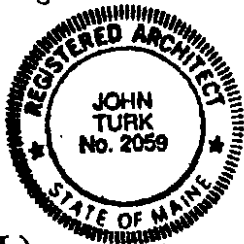
Date: 14 September 2010

From: TTL - Architects, LLC

These plans and / or specifications covering construction work on:

Greater Portland Landmarks - Roof, cornice and chimney restoration

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: John Turk, AIA

Title: Principal

Firm: TTL - Architects, LLC

Address: 28 Danforth Street
Portland, ME 04101

Phone: 207-761-9662

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