

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0976	Issue Date:	CBL: 040 A002001
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Location of Construction: 98 PLEASANT ST	Owner Name: COSTIN MICHAEL N & MARY E	Owner Address: 98 PLEASANT ST APT 2	Phone:
Business Name:	Contractor Name: Flynn-Z Construction	Contractor Address: P O Box 2353 Scarborough	Phone: 2078330306
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-6

Past Use: 4 Unit Residential	Proposed Use: 4 Unit Residential - instal skylight	Permit Fee: \$50.00	Cost of Work: \$2,500.00	CEO District: 1
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legal use: 4 residential, AL D. U

Proposed Project Description:
instal skylight

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>5B</i> <i>IBC 2003</i>
Signature:	Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

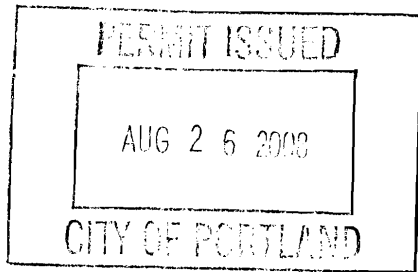
Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 08/08/2008	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews <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 type="checkbox"/> MM <input type="checkbox"/> Date: <i>08/12/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Date: _____	Historic Preservation <i>+ O.D.A</i> <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>8/12/08</i> <i>SSH</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
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 8-0793	Applicant: NE TEL & TEL CO STATE &
Project Name: Interior Fit-ups, general meovation,	Location: 45 FOREST AVE
CBL: 037 A001001	Development Type:
Invoice Date: 06/30/2008	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$620.00		\$590.00		\$30.00	On Receipt

First Billing

Previous Balance

\$0.00

Fee Description	Qty	Fee/Deposit Charge
Building Permit Fee First \$1000	1	\$30.00
Building Permit Fee Add'l \$1000	1	\$590.00
		\$620.00
	Total Current Fees:	\$620.00
	Total Current Payments:	\$590.00
	Amount Due Now:	\$30.00

Detach and remit with payment

Bill to: NE TEL & TEL CO STATE &
PO BOX 152206
IRVING , TX 75015

CBL 037 A001001
Application No: 8-0793
Invoice Date: 06/30/2008
Invoice No: 31620
Total Amt Due: \$30.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.



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>45 Forest Ave</u>		
Total Square Footage of Proposed Structure/Area <u>200,000 SF ±</u>		Square Footage of Lot <u>50,000 SF ±</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>37 A 12422</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Fair Point Com. Inc</u> Address <u>521 E. Morehead St S.250</u> City, State & Zip <u>Charlotte N.C. 28202</u>	Telephone: <u>Contact Julie Williams</u> <u>207-777-1174</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip: <u>JUN 25 2008</u>	Cost Of Work: \$ <u>60,000</u> C of O Fee: \$ Total Fee: \$ <u>590</u>
Current legal use (i.e. single family) <u>Regulated Utility Tel/Communications</u> If vacant, what was the previous use? Proposed Specific use: <u>Office Renovations</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Renovations of App. 5300 SF of first floor office space that has been vacant for sometime.</u>		
Contractor's name: <u>ZACHAU CONSTRUCTION</u> Address: <u>PO. Box A 1185 US Rte 1</u> City, State & Zip: <u>Freeport, Me</u> Telephone: _____ Who should we contact when the permit is ready: <u>Jon Provost</u> Telephone: <u>865-9925</u> Mailing address: <u>see above</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: 6/12/08

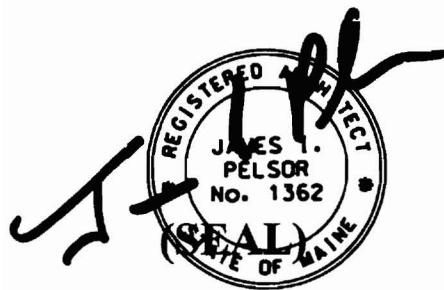
This is not a permit; you may not commence ANY work until the permit is issue



Accessibility Building Code Certificate

Designer: Bunker & Savage Architects
 Address of Project: 45 Forest Ave
 Nature of Project: 5500sf Interior Office Renovations
including ceiling tile, wall & trim paint
carpeting, minor HVAC mod's,

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: J. I. P.
 Title: Architect
 Firm: Bunker & Savage Archts
 Address: PO Box 2387
Augusta, Me
 Phone: 207-623-4708

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



JAMES I. PELSOR, AIA & CRAIG D. BOONE, AIA

MEMBERS OF AMERICAN INSTITUTE OF ARCHITECTS

P.O. BOX 2387, 563 Western Ave.
Augusta, Maine 04338-2387
Tel: 207-623-4708

E-Mail: bsarch@bunkerandsavage.com
Web: www.bunkerandsavage.com
Fax: 207-623-2552

Code Conformance Statement for
Fair Point Communications
45 Forest Ave.
Portland, Maine

June 19, 2008

This large telecommunications facility was initially constructed in 1911 or earlier and is generally a cast in place concrete structure with masonry interior and exterior walls. Additions appear to have continued until about 1970. As interior functions have changed over the years, renovations have generally been completed with noncombustible or limited combustible materials.

Both IBC 2006 Business Occupancy and Life Safety 101 Chapter 40 Industrial Occupancies exempt new high rise telecommunications facilities from sprinkler requirements. This existing facility was provided with an automatic Fire Alarm system complying with NFPA 72 and 76 that was installed about 2005. In addition there are standpipe hose stations located throughout the facility and two way fire man communications are provided per code.

Current renovations to administrative areas appear to meet all requirements for egress and construction types.

James Pelsor AIA
Me. Arch Reg #1362



Certificate of Design Application

From Designer:

James Pelsor

Date:

6/12/2008

Job Name:

45 Forest Ave Fairpoint Communications

Address of Construction:

"

2003 International Building Code

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

Building Code & Year Unknown Use Group Classification (s) Business Use Group B

Type of Construction IB CAST IN PLACE CONCRETE COL'S, FLOORS, ROOF

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

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____

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

Structural Design Calculations

NA 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>NA</u>	

Wind loads (1603.1.4, 1609)

NA Design option utilized (1609.1.1, 1609.6)
_____ Basic wind speed (1809.3)
_____ Building category and wind importance Factor, I_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)

NA Design option utilized (1614.1)
_____ Geismifuse J URuS ("&LW RL")
_____ Spectral response coefficients, S_D & S_{D1} (1615.1)
_____ Site class (1615.1.5)

_____ i ve 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_d (1617.6.2)
_____ Analysis procedure (1616.6, 1617.5)
_____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

NA Flood e azard area (1612.3)
_____ Elevation of structure

Other loads

NA 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

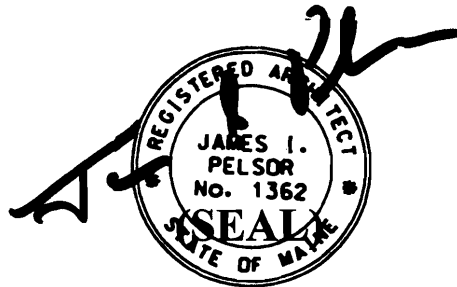
Date: 6/12/08

From: James Pelsor

These plans and / or specifications covering construction work on:

45 Forest Ave - 1st Floor Renovations

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: J I Pelsor

Title: Architect

Firm: Bunker & Savage Archs

Address: PO Box 2387

Augusta Me 04330

Phone: 207-623-4708

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

FAX



To: JOHN PROVOST

Fax Number: 865-9926

From: Lisa DANFORTH

Fax Number: 874-8716 - PHONE 874-8703

Date: 6/27/08

Regarding: ADDITION INFORMATION REQUEST

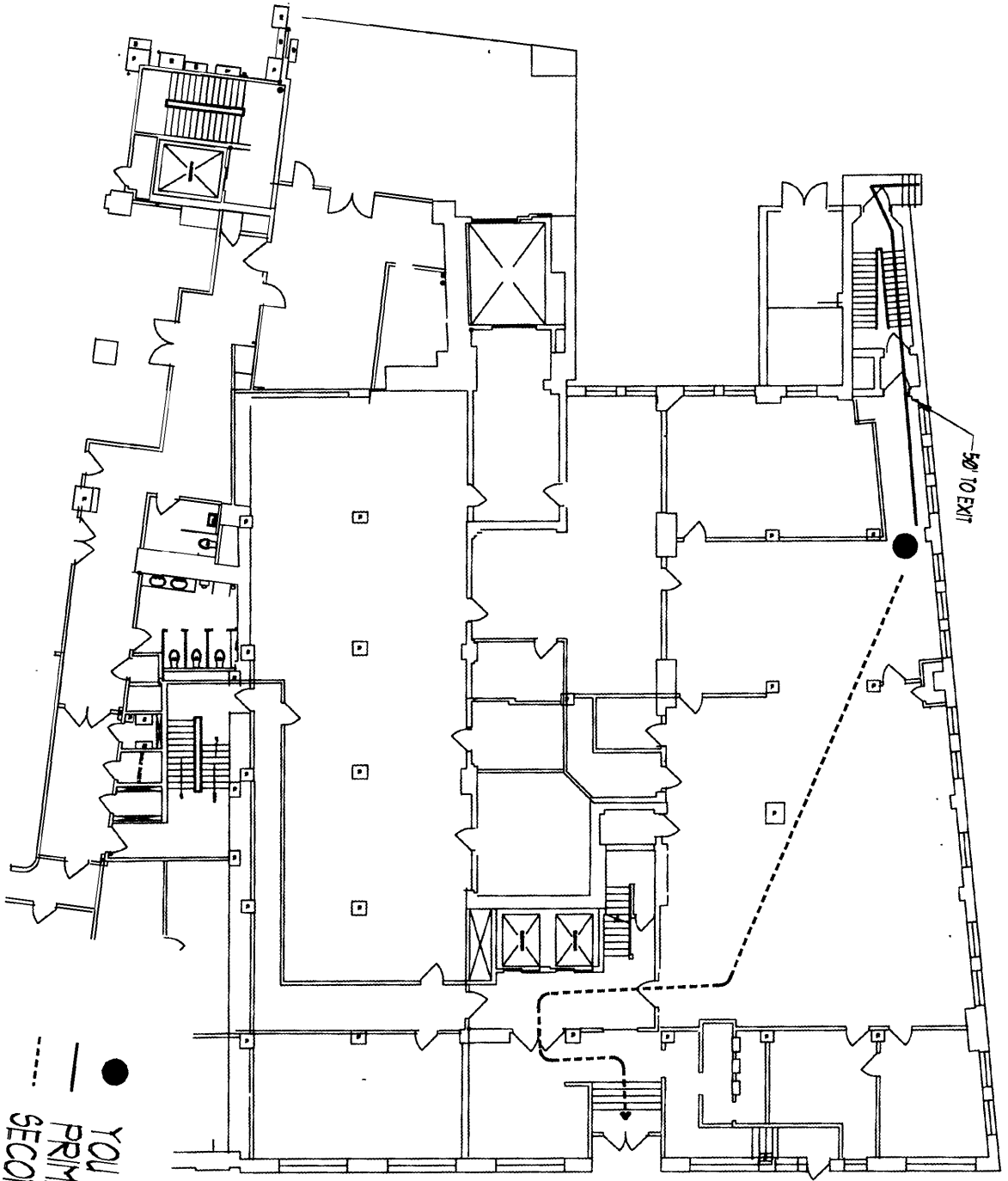
Total Number Of Pages Including Cover:

Phone Number For Follow-Up:

Comments:

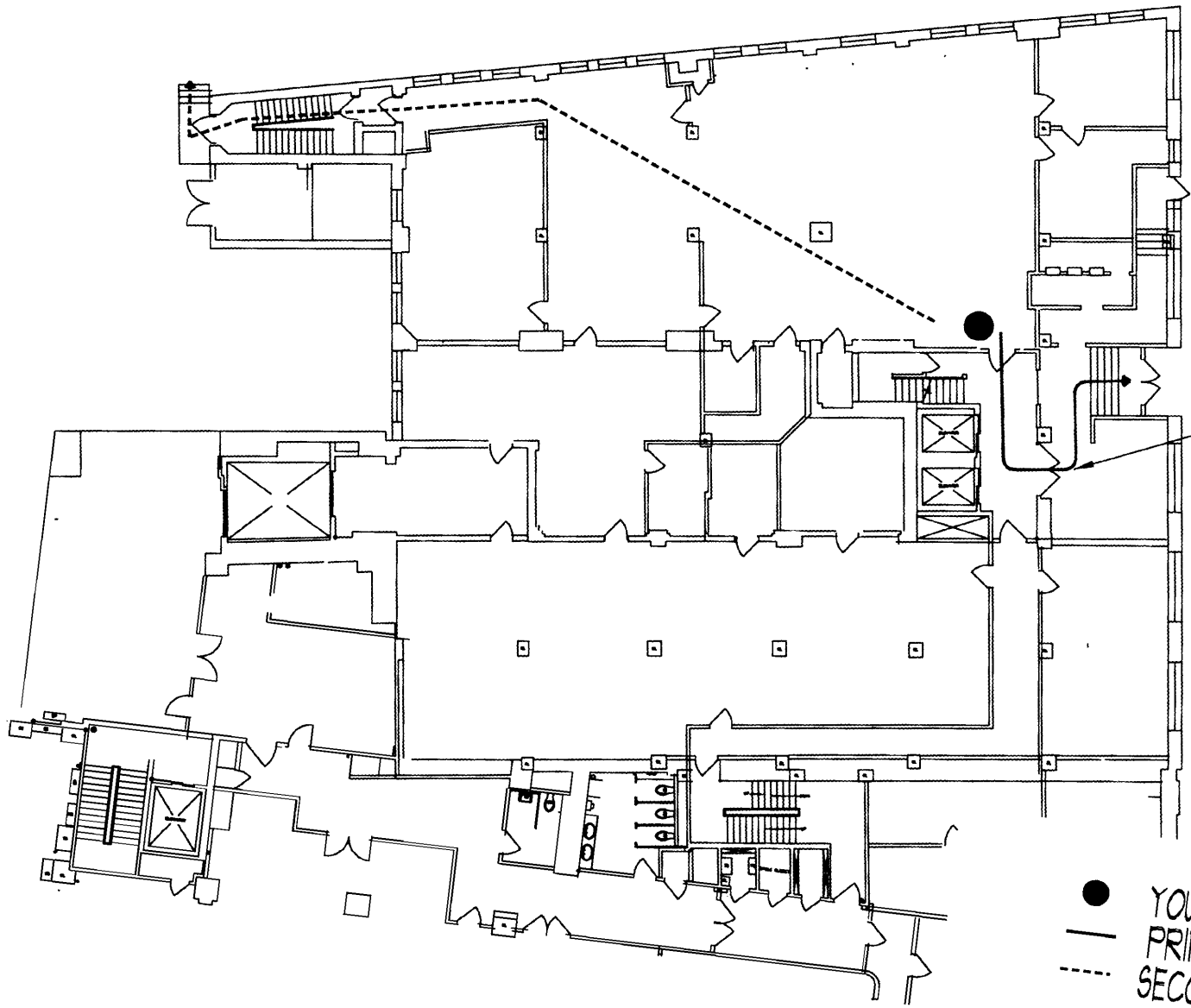
JOHN- PLEASE BE SURE EVERYTHING ON THIS LIST IS INCLUDED. GIVE ME A CALL IF YOU HAVE ANY QUESTIONS

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207) 874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

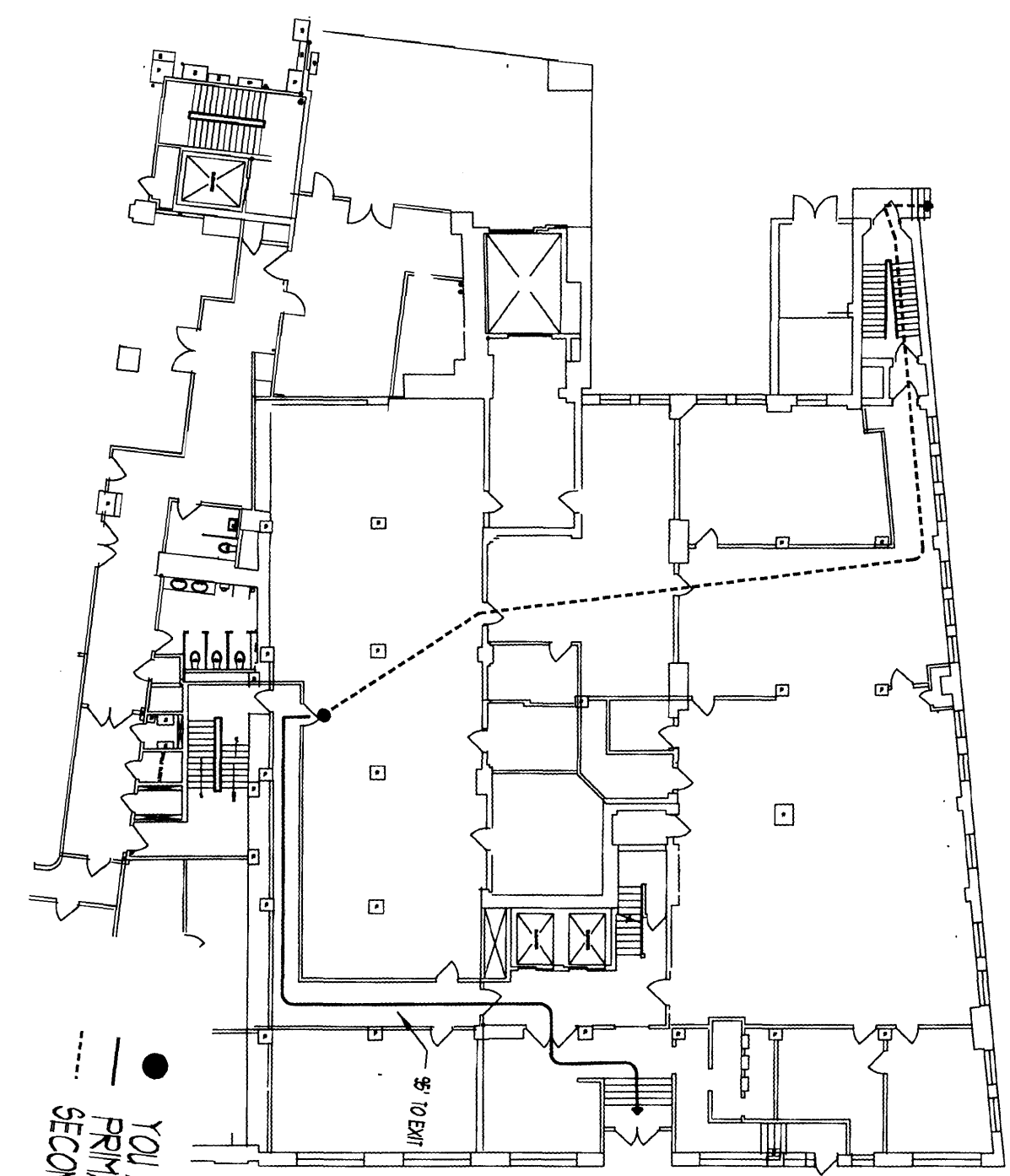


● YOU ARE HERE
— PRIMARY MEANS OF EGRESS
- - - SECONDARY MEANS OF EGRESS

Just over 10,000 sq ft



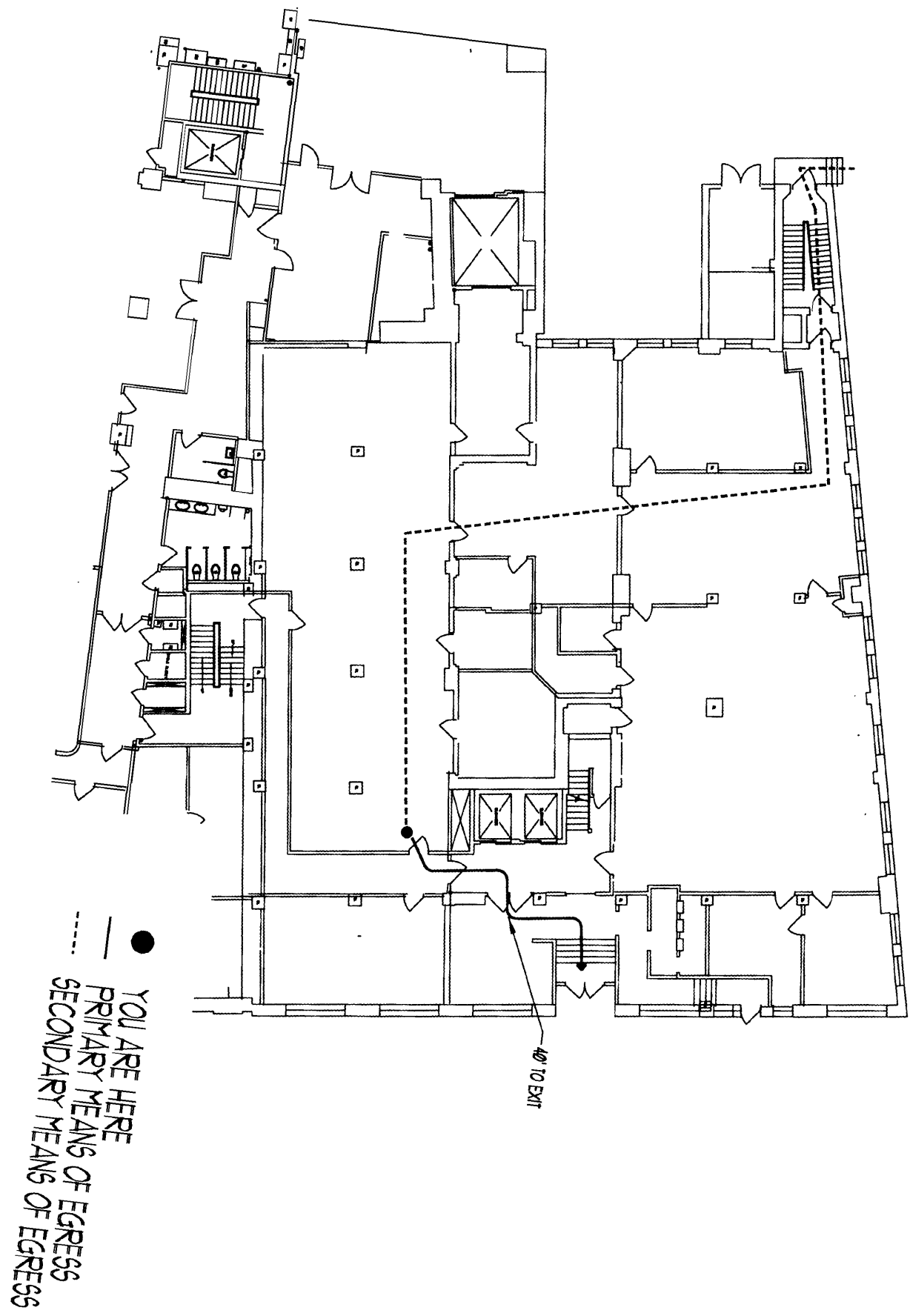
● YOU ARE HERE
— PRIMARY MEANS OF EGRESS
- - - SECONDARY MEANS OF EGRESS



● YOU ARE HERE
— PRIMARY MEANS OF EGRESS
- - - SECONDARY MEANS OF EGRESS

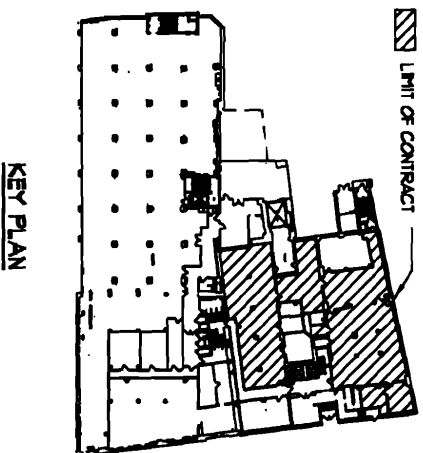
EXIT

EXIT



- LEGEND OF WORK** GENERAL REPAIR OF WORK NOT IN A STANDARD AND
- 1) Remove window sashes, repair and replace glass and put in new glazing.
 - 2) Repair window frames and put in new glazing.
 - 3) Repair window frames and put in new glazing.
 - 4) Repair window frames and put in new glazing.
 - 5) Repair window frames and put in new glazing.
 - 6) Repair window frames and put in new glazing.
 - 7) Repair window frames and put in new glazing.
 - 8) Repair window frames and put in new glazing.
 - 9) Repair window frames and put in new glazing.
 - 10) Repair window frames and put in new glazing.

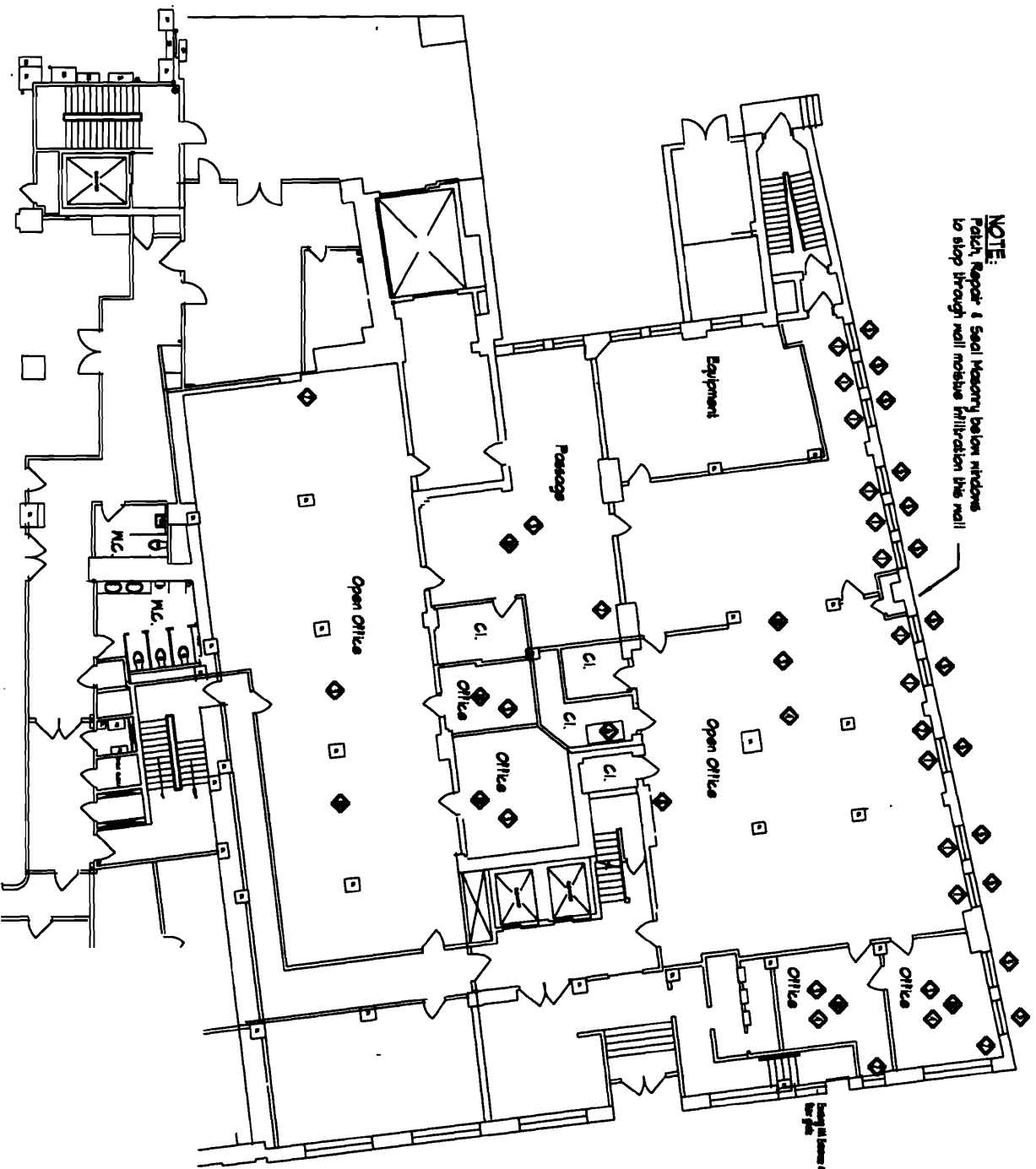
- GENERAL NOTES**
- 1) No work to be done.
 - 2) Existing window frames and sashes to be repaired.
 - 3) Remove window sashes and replace with new.
 - 4) Repair window frames and put in new glazing.
 - 5) Repair window frames and put in new glazing.
 - 6) Repair window frames and put in new glazing.
 - 7) Repair window frames and put in new glazing.
 - 8) Repair window frames and put in new glazing.
 - 9) Repair window frames and put in new glazing.
 - 10) Repair window frames and put in new glazing.



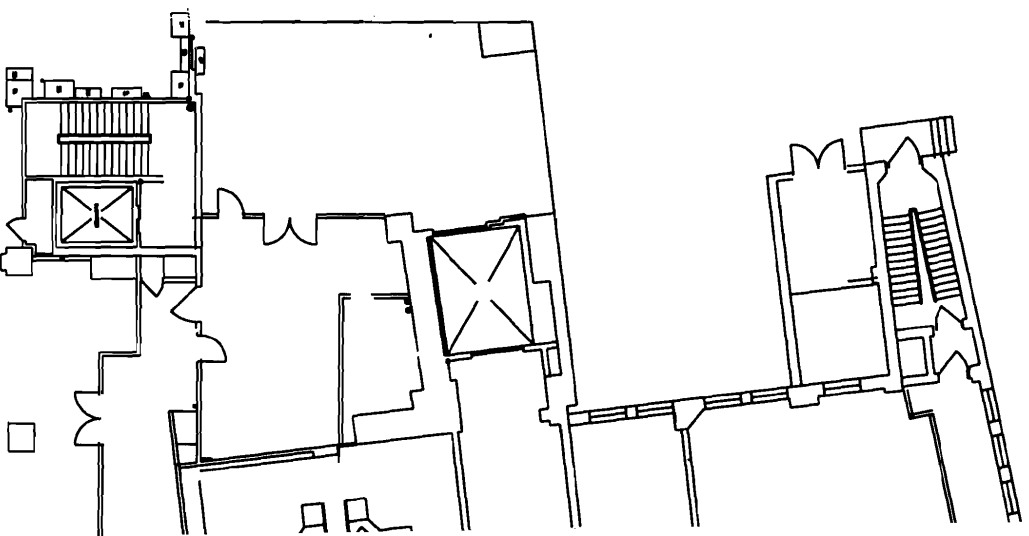
MARKET OPENING	NOTES
A	3' 0" x 1' 0"
B	3' 0" x 1' 0"
C	3' 0" x 1' 0"
D	4' 8" x 5' 0"
E	4' 8" x 5' 0"

WINDOW MAINTENANCE & STORM PANELS

NOTE:
Patch, Repair & Seal Masonry below windows to stop through wall moisture infiltration the wall

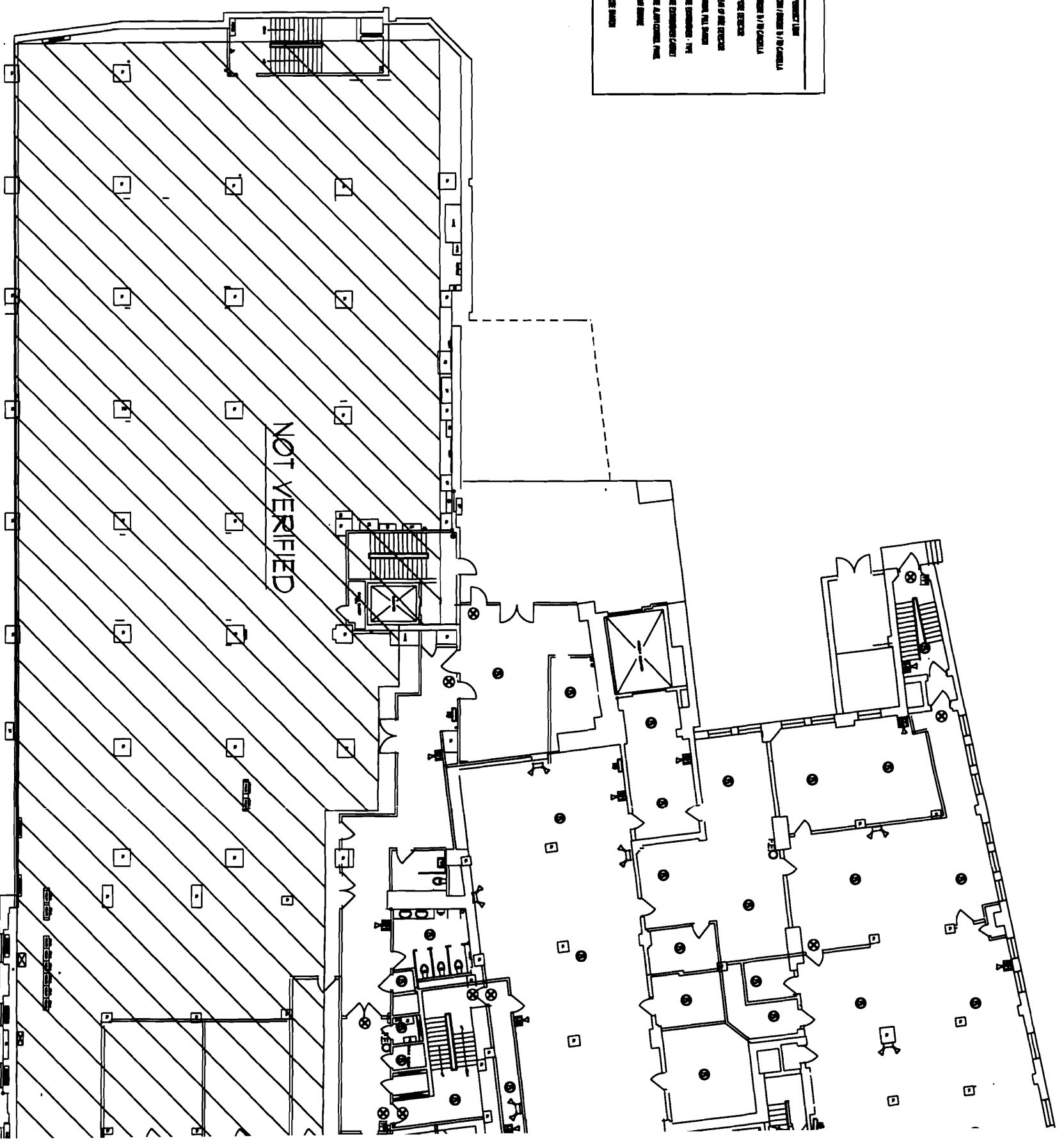


Partial First Floor Plan - Portland Central Office
Scale 1" = 10'-0"



Just over

LEGEND	
	STRUCTURAL LINE
	STAIR / PLATFORM / DRIVEWAY
	EGRESS 37.2 (17) (2) (A)
	FIRE DETECTOR
	EXIT SIGN
	FIRE ALARM CONTROL PANEL
	FIRE ALARM CALL POINT
	FIRE ALARM CONTROL PANEL WITH MANUAL CALL POINT
	FIRE ALARM CONTROL PANEL WITH CALL POINT



Existing First Floor Plan - Life Safety Devices
 Scale 1" = 8'-0"