

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070506

PERMIT ISSUED

JUN - 1 2007

This is to certify that 75 YORK STREET LLC / Corner Line Construction, Inc.has permission to Construction of new stairs to connect 1st floor to 2nd floor for inter-office communication (not in egress)AT 75 YORK ST

CITY OF PORTLAND 040 C026001

provided that the person or persons who obtain or accept this permit shall comply with all of the provisions of the Statutes of the State 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 is procured before this building or part thereof is leased or closed-in. 4 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. Jay Kelley P.F.D.Health Dept. Appeal Board Other

Department Name

James Bonka 6/1/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Please call 874-8703 or 874-8693 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"/> Footing/Building Location Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> Re-Bar Schedule Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> Foundation Inspection:	Prior to placing ANY backfill
<input checked="" type="checkbox"/> Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/> Final/Certificate of Occupancy:	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.

NO CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Donna Martin Admin

6-1-07

Signature of Inspections Official

Date

CBL: *40 C 026*

Building Permit #: *07-0506*

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0506		Issue Date:		CBL: 040 C026001	
Location of Construction: 75 YORK ST		Owner Name: 75 YORK STREET LLC		Owner Address: 15 FRANKLIN ST	
Business Name:		Contractor Name: Center Line Construction, Inc.		Contractor Address: P.O. Box 1264 Portland	
Lessee/Buyer's Name		Phone:		Phone: 2072336487	
Past Use: Commercial / Office		Proposed Use: Commercial / Office Construction of new stairs to connect 1st floor to 2nd floor for inter-office communication. (not an egress)		Permit Type: Alterations - Commercial	
Proposed Project Description: Construction of new stairs to connect 1st floor to 2nd floor for inter-office communication (not an egress)		Permit Fee: \$200.00		Cost of Work: \$18,000.00	
Legal use: office only		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>John Kelley P.F.D.</i>		INSPECTION: Use Group: B Type: 3B Signature: <i>DMB 6/1/07</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: dmartin		Date Applied For: 05/08/2007		Zoning Approval	
<ol style="list-style-type: none">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>5/21/07</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 type="checkbox"/> Denied Date: _____	
		Historic Preservation <input checked="" 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: _____			

PERMIT ISSUED

JUN - 1 2007

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: 07-0506	Date Applied For: 05/08/2007	CBL: 040 C026001
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Location of Construction: 75 YORK ST	Owner Name: 75 YORK STREET LLC	Owner Address: 15 FRANKLIN ST	Phone:
Business Name:	Contractor Name: Center Line Construction, Inc.	Contractor Address: P.O. Box 1264 Portland	Phone (207) 233-6487
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Office Construction of new stairs to connect 1st floor to 2nd floor for inter-office communication. (not an egress)	Proposed Project Description: Construction of new stairs to connect 1st floor to 2nd floor for inter-office communication (not an egress)
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 05/21/2007
Note: **Ok to Issue:** ☒

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 06/01/2007
Note: **Ok to Issue:** ☒

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Jay Kelley **Approval Date:** 05/31/2007
Note: **Ok to Issue:** ☒

1) Build to NFPA requirements. Maintain NFPA 13 Standards



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>75 YORK STREET, PORTLAND ME</u>			<u>BECKER STRUCTURAL ENGRS</u> <u>SCOTT SIMONS ARCHITELTS</u> <u>OFFICE</u>	
Total Square Footage of Proposed Structure <u>8000 SF EXTG. BUILDING, 4000 SF FLR</u>		Square Footage of Lot <u>11,738 SF</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>C</u> Lot# <u>26</u>		Owner: <u>75 YORK STREET LLC</u>		Telephone: <u>6/6 207</u> <u>879-1838</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>		Applicant name, address & telephone: <u>BECKER STRUCTURAL</u> <u>ENGINEERS INC</u>		Cost Of Work: \$ <u>18,000.00</u> Fee: \$ <u>200.00</u> C of O Fee: \$
Current legal use (i.e. single family) <u>BUSINESS</u> If vacant, what was the previous use? Proposed Specific use: <u>ENGINEERING OFFICE</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>CONSTRUCTION OF NEW STAIR TO CONNECT FIRST & SECOND</u> <u>FLOOR AS MEANS OF INTER-OFFICE COMMUNICATION ONLY,</u> <u>THIS IS NOT AN EGRESS STAIR</u>				
Contractor's name, address & telephone: <u>CENTERLINE CONSTRUCTION, 120 THADEUS STREET, S. PORTLAND</u> Who should we contact when the permit is ready: <u>PAUL BECKER</u> <u>870-4888</u> Mailing address: <u>OR ANGELA COMEAU</u> <u>207-879-1838 X100</u> <u>207-879-1838 X105</u> <u>page</u>				

Please submit all of the information outlined in the Commercial Application 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 of applicant:

Date:

5/7/07

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



Certificate of Design

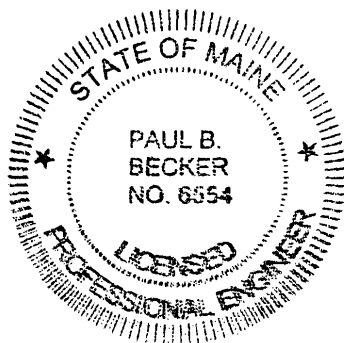
Date: MAY 7, 2007

From: BECKER STRUCTURAL ENGINEERS INC

These plans and / or specifications covering construction work on:

BECKER STRUCTURAL ENGINEERS OFFICE STAIR
C 75 YORK STREET 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.



(SEAL)

Signature: 

Title: PRESIDENT

Firm: BECKER STRUCTURAL ENGINEERS

Address: 75 YORK STREET

PORTLAND ME 04101

Phone: 207-879-1838

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



Certificate of Design Application

From Designer:

BECKER STRUCTURAL ENGINEERS INC

Date:

5/7/07

Job Name:

BECKER STRUCTURAL ENGINEERS INC STAIR

Address of Construction:

75 YORK STREET, PORTLAND ME

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 MB

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? 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) N/A

Structural Design Calculations

AVAILABLE 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>OFFICE</u>	<u>50 psf</u>

Wind loads (1603.1.4, 1609)

<u>N/A</u>	Design option utilized (1609.1.1, 1609.6)
<u>N/A</u>	Basic wind speed (1809.3)
<u>N/A</u>	Building category and wind importance Factor, I_w table 1604.5, 1609.5)
<u>N/A</u>	Wind exposure category (1609.4)
<u>N/A</u>	Internal pressure coefficient (ASCE 7)
<u>N/A</u>	Component and cladding pressures (1609.1.1, 1609.6.2.2)
<u>N/A</u>	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)
<u>N/A</u>	Seismic use group ("Category")
<u>N/A</u>	Spectral response coefficients, S_D s & S_{D1} (1615.1)
<u>N/A</u>	Site class (1615.1.5)

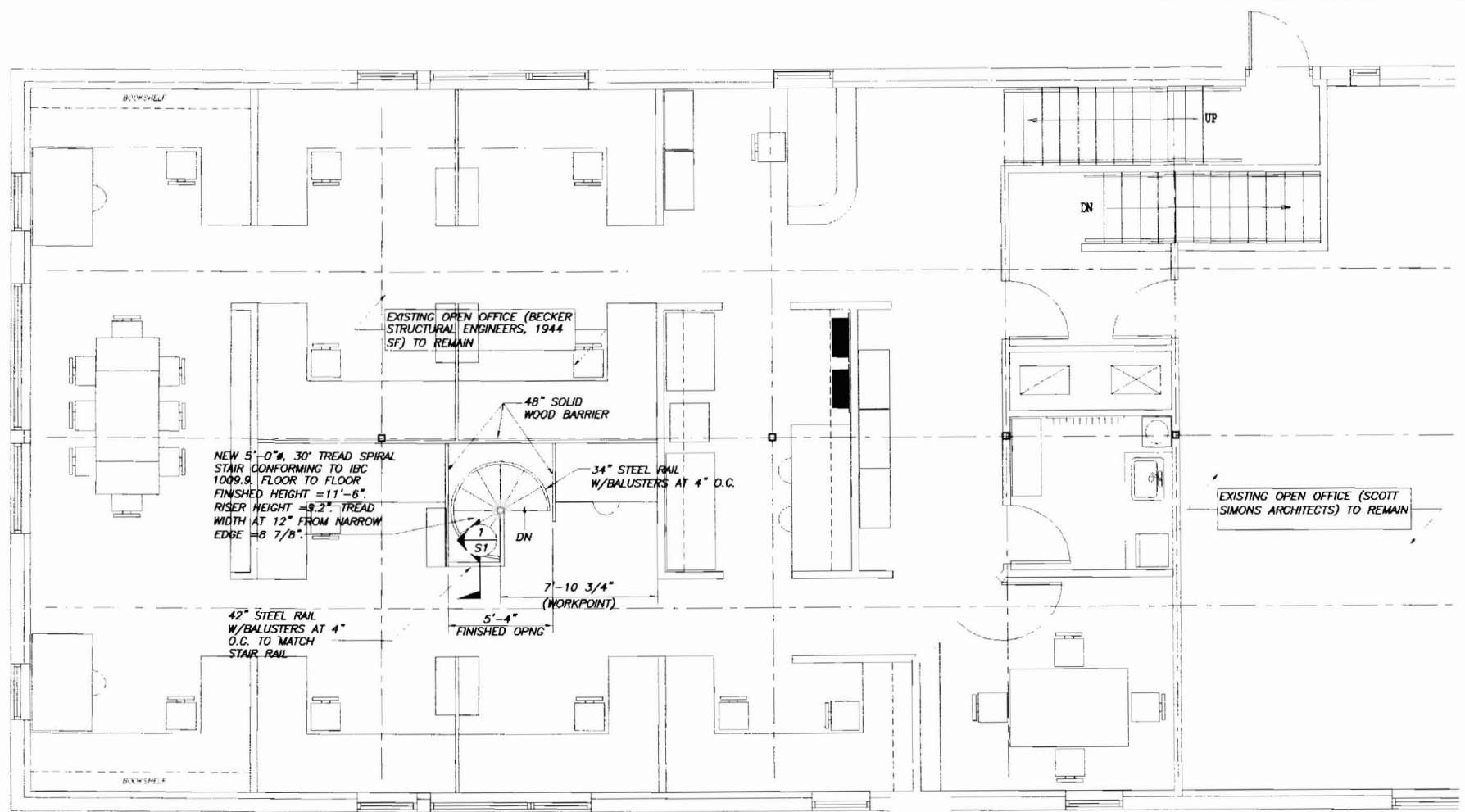
	Live load reduction
	Roof live loads (1603.1.2, 1607.11)
	Roof snow loads (1603.7.3, 1608)
	Ground snow load, P_g (1608.2)
	If $P_g > 10$ psf, flat-roof snow load p_f
	If $P_g > 10$ psf, snow exposure factor, C_e
	If $P_g > 10$ psf, snow load importance factor, I_s
<u>N/A</u>	Roof thermal factor, C_t (1608.4)
<u>N/A</u>	Sloped roof snowload, P_s (1608.4)
<u>N/A</u>	Seismic design category (1616.3)
<u>N/A</u>	Basic seismic force resisting system (1617.6.2)
<u>N/A</u>	Response modification coefficient, R_d and deflection amplification factor C_d (1617.6.2)
<u>N/A</u>	Analysis procedure (1616.6, 1617.5)
<u>N/A</u>	Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

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

Other loads

<u>N/A</u>	Concentrated loads (1607.4)
<u>N/A</u>	Partition loads (1607.5)
<u>N/A</u>	Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



SECOND FLOOR PLAN

